

R & G PLACE SUBDIVISION

Engineering Comments: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Provide and label the monument set or found at each subdivision corner.
- C. Provide a legible vicinity map.
- D. Show and label all flood zones.
- E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- F. ACCORDING TO THE PRELIMINARY 2019 FEMA MAP THIS PARCEL IS PROPOSED TO BE LOCATED WITHIN IS AN AE (el 11) and X (SHADED) FLOOD ZONE WHEN THE MAPS ARE ADOPTED AND BECOME EFFECTIVE. ANY CHANGE TO A FLOOD ZONE MAY NECESSITATE ADDITIONAL CITY OF MOBILE CODE REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, ENFORCEMENT OF THE BASE FLOOD ELEVATION.
- G. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- H. Provide the Surveyor's Certificate and Signature.
- I. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- J. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
- K. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.
- L. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- M. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile.
- N. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- O. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.
- P. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.

Traffic Engineering Comments: Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO Standards. If a single shared drive is anticipated for Lots 3 and 6, then a shared access easement should be included on the plat for clarification with future development.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.

Fire-Rescue Department Comments: All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).

The preliminary plat illustrates the proposed 6-lot, 19.0± acre subdivision which is located at the Northeast corner of Audubon Drive East and Cole Drive East, extending to the Northwest corner of Audubon Drive East and Audubon Drive, extending to the South terminus of Clemson Drive, within Council District 4. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create six (6) legal lots of record from the Future Development Area of a previously-approved subdivision. The proposed lots meet the minimum size requirements of the Subdivision Regulations.

The site has been given a Low Density Residential (LDR) land use designation, per the Future Land Use Plan and Map, adopted on May 18, 2017 by the Planning Commission. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline.

The primary land use in the LDR districts is residential and the predominant housing type is the single-family housing unit, detached or semi-detached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre (du/ac).

These neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as complementary retail, parks and civic institutions such as schools, community centers, neighborhood playgrounds, and churches or other religious uses if those uses are designed and sited in a manner compatible with and connected to the surrounding context. The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many case the designation of the new Future Land Use Map may match the existing use of land, but in others

the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and the City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

The applicant states:

The owners purchased this property in 2018 with the intention of constructing a new home for themselves which will be located on Lot 1. The purpose of this subdivision is for them to sell a portion of the property they do not need. Lots 3, 4, 5 & 6 are very large lots being 2.0 acres or greater. Lots 3 and 6 are "flag" lots which are common in this area. Audubon Cove, Phase 1 joins this subdivision on the East line and it has a total of 40 lots with 8 lots being "flag" lots.

The subject site was included in Audubon Cove Subdivision, Phase 1, as the Future Development Area. That subdivision was approved by the Commission in 2004, with several extensions, until finally recorded in 2007. The current application includes all of the Future Development Area.

The site has frontage on Audubon Drive, Audubon Drive East and Cole Drive East, all of which are minor streets. The preliminary plat does not provide the current right-of-way widths for any of the streets, but the recorded plat for Audubon Cove Subdivision, Phase 1, indicates a 50' width for all. Although none have curb and gutter, as there was no dedication required for the previously-approved subdivision to provide 30' from the centerlines of the streets, no dedication should be required for the current subdivision. However, the plat should be revised to label each street with its current right-of-way width.

The plat indicates compliant radius curves at the intersections of Audubon Drive and Audubon Drive East, and at Audubon Drive East and Cole Drive East. As on the preliminary plat, the 25' minimum building setback line along all street frontages should be retained on the Final Plat. On Lots 3 and 6, the 25' minimum building setback line should be retained as measured from a point where the lots are at least 60' wide.

The lot size labels in both square feet and acres should be retained on the Final Plat, or a table should be furnished on the Final Plat providing the same information.

As per the Traffic Engineering comments, the driveway number, size, location and design are to be approved by Traffic Engineering and conform to AASHTO Standards. If a single shared drive is anticipated for Lots 3 and 6, then a shared access easement should be included on the plat for clarification with future development. A note should be required on the Final Plat stating these comments.

As Lots 3 and 6 are proposed as "flag" lots, a waiver of Section V.D.1. of the Subdivision Regulations would be required. While "flag" lots are typically discouraged, an allowance for such may be made if irregularly-shaped lot designs are common in the area and the informality of design is consistent with other lots in the vicinity. As Audubon Cove Subdivision, Phase 1

contains several “flag” lots, and as two of those are adjacent to the two proposed “flag” lots, a waiver of Section V.D.1. would seem in order.

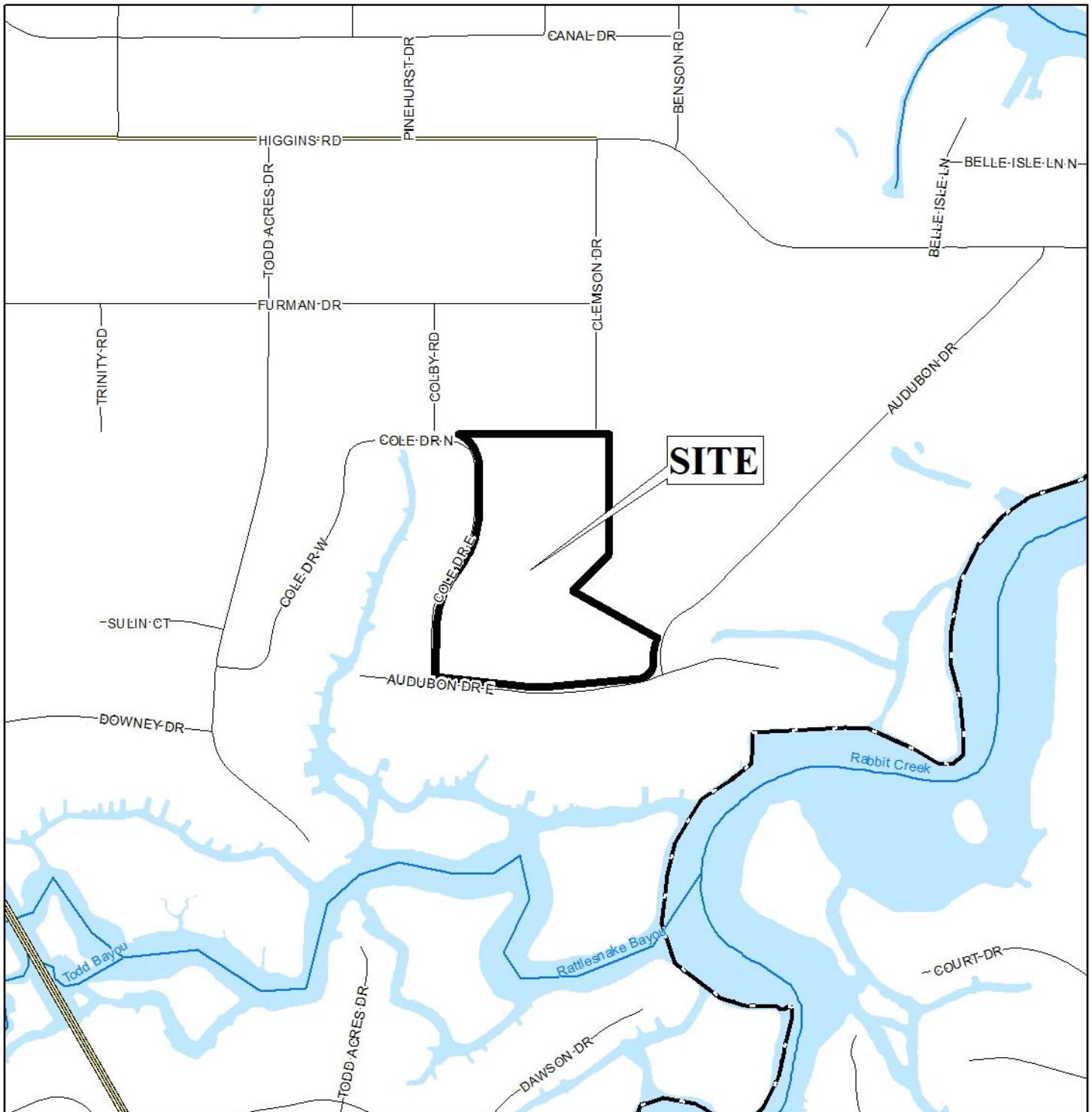
With a waiver of Section V.D.1., the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) revision of the plat to label all streets with their current right-of-way widths;
- 2) retention of the 25’ minimum building setback line along all street frontages on the Final Plat;
- 3) retention of the 25’ minimum building setback lines for Lots 5 and 6 as measured from a point where the lots are at least 60’ wide;
- 4) retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 5) compliance with the Engineering comments: *[FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide and label the monument set or found at each subdivision corner. C. Provide a legible vicinity map. D. Show and label all flood zones. E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. F. ACCORDING TO THE PRELIMINARY 2019 FEMA MAP THIS PARCEL IS PROPOSED TO BE LOCATED WITHIN IS AN AE (el 11) and X (SHADED) FLOOD ZONE WHEN THE MAPS ARE ADOPTED AND BECOME EFFECTIVE. ANY CHANGE TO A FLOOD ZONE MAY NECESSITATE ADDITIONAL CITY OF MOBILE CODE REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, ENFORCEMENT OF THE BASE FLOOD ELEVATION. G. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. H. Provide the Surveyor’s Certificate and Signature. I. Provide the Owner’s (notarized), Planning Commission, and Traffic Engineering signatures. J. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. K. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. L. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. M. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. N. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. O. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in*

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- 6) *placement of a note on the Final Plat stating the Traffic Engineering comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO Standards. If a single shared drive is anticipated for Lots 3 and 6, then a shared access easement should be included on the plat for clarification with future development.);*
- 7) *compliance with the Urban Forestry comments: [Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.]; and*
- 8) *compliance with the Fire Department comments: [All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code)].*

LOCATOR MAP



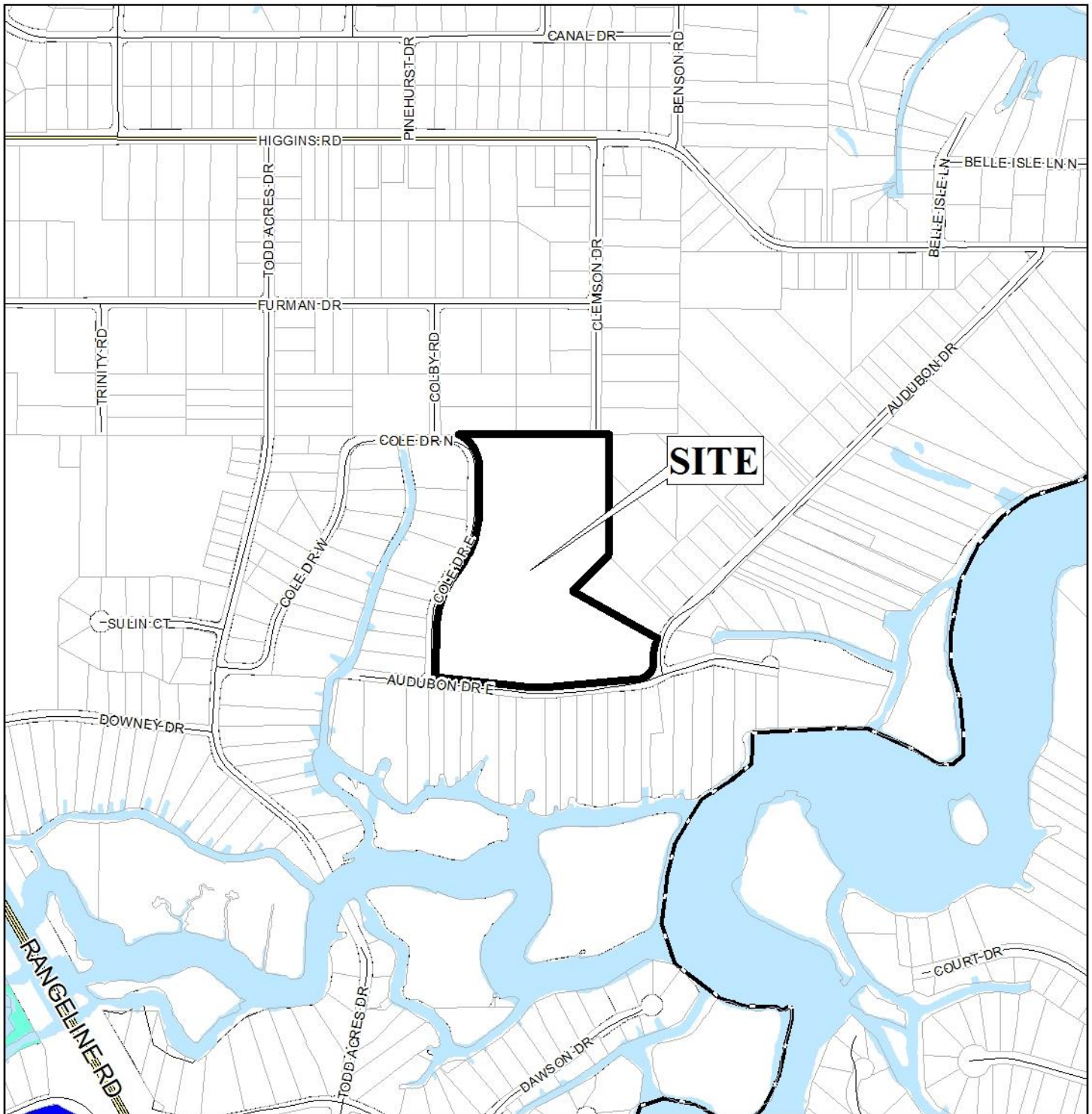
APPLICATION NUMBER 6 DATE October 3, 2019

APPLICANT R & G Place Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



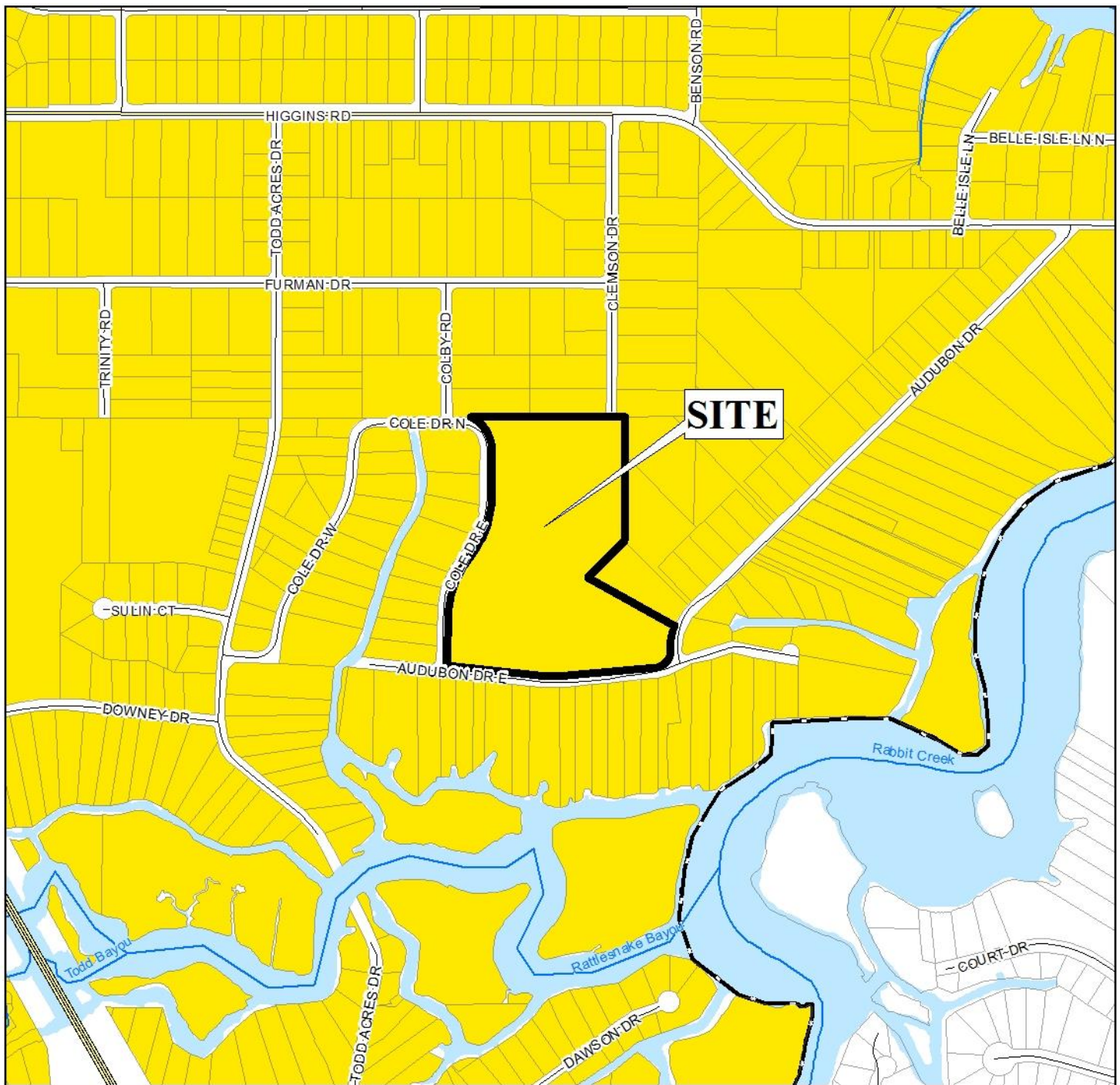
APPLICATION NUMBER 6 DATE October 3, 2019

APPLICANT R & G Place Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 6 DATE October 3, 2019

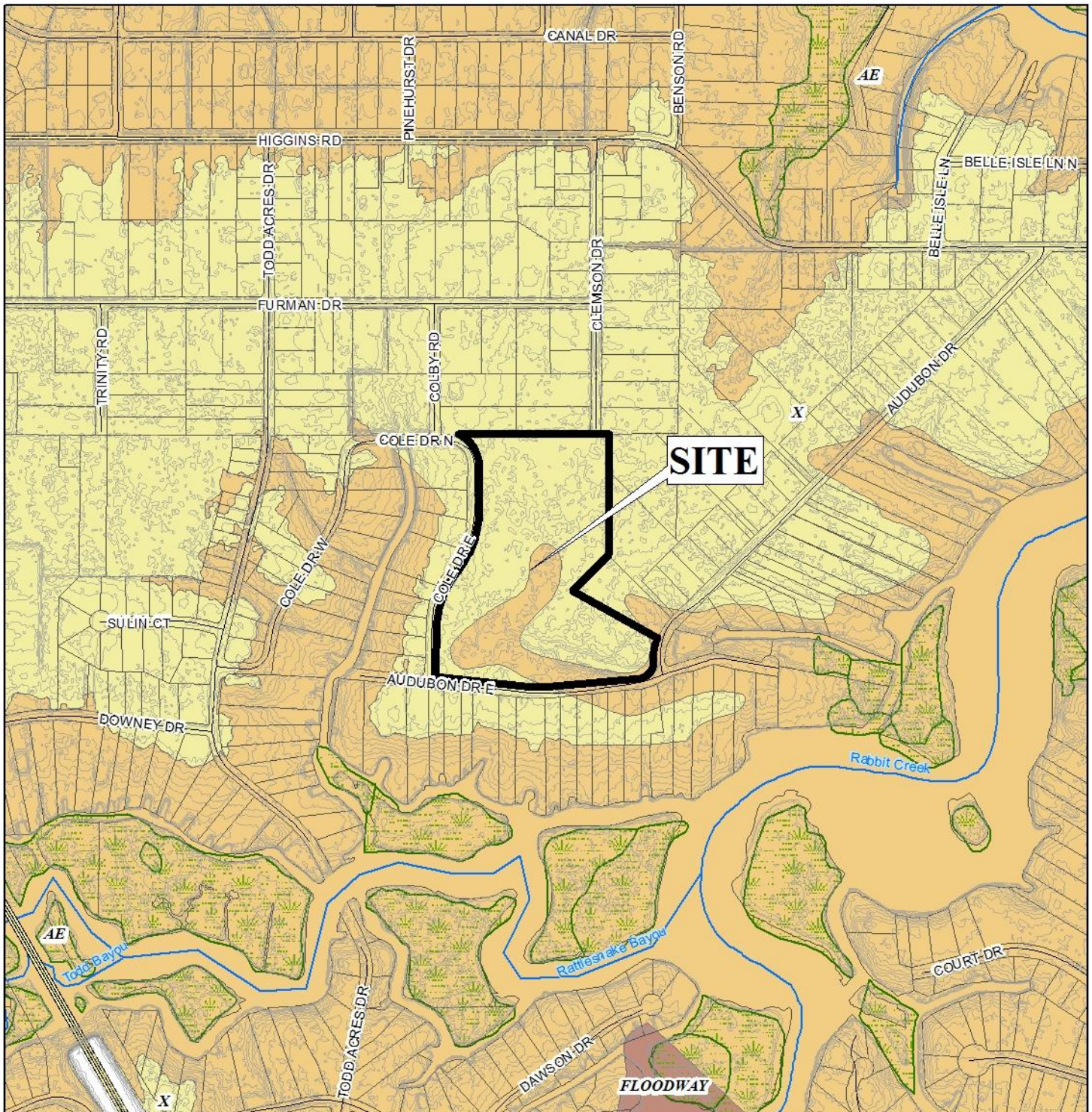
APPLICANT R & G Place Subdivision

REQUEST Subdivision

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



ENVIRONMENTAL LOCATOR MAP



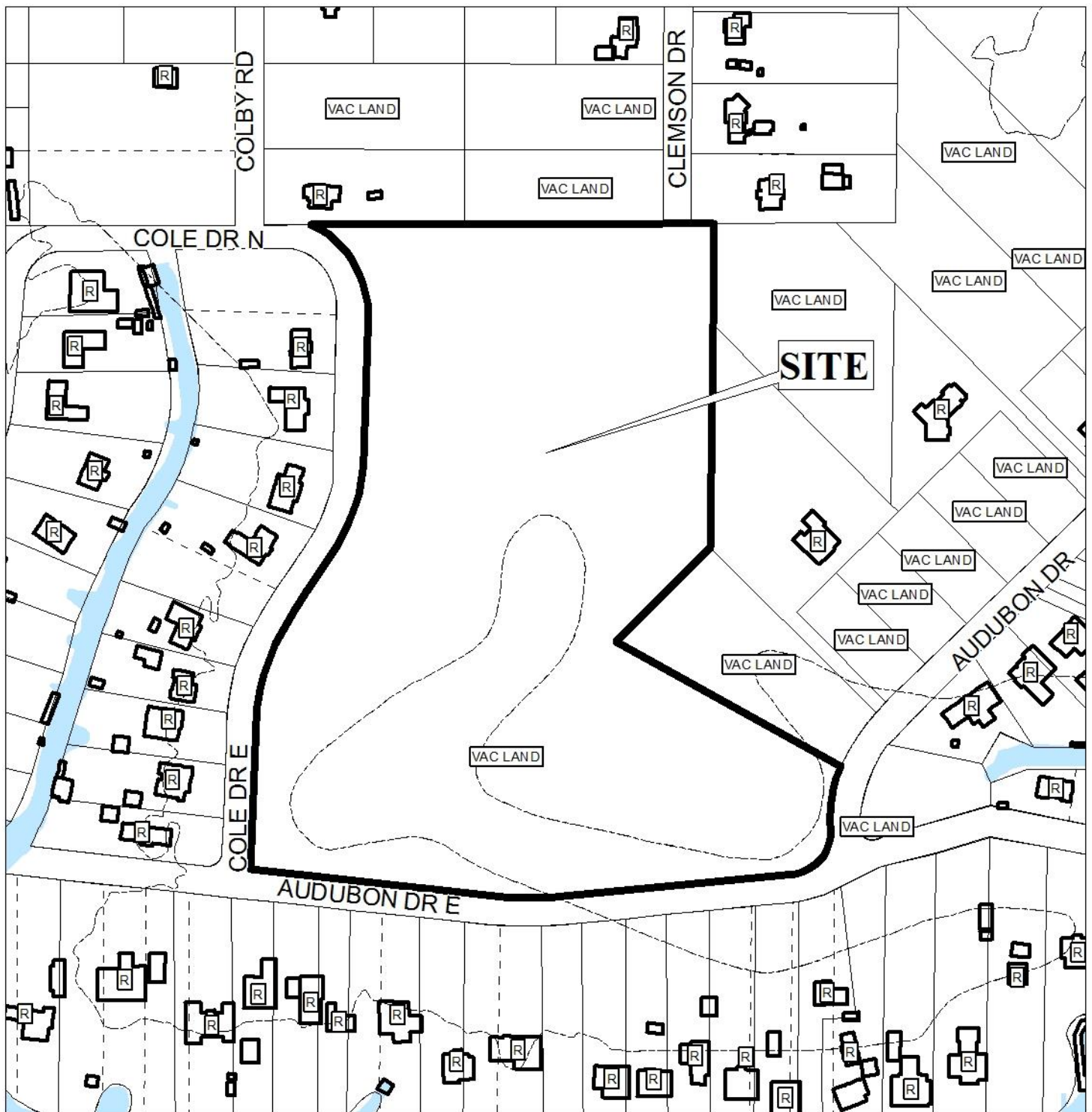
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APPLICANT R & G Place Subdivision

REQUEST Subdivision



R & G PLACE SUBDIVISION

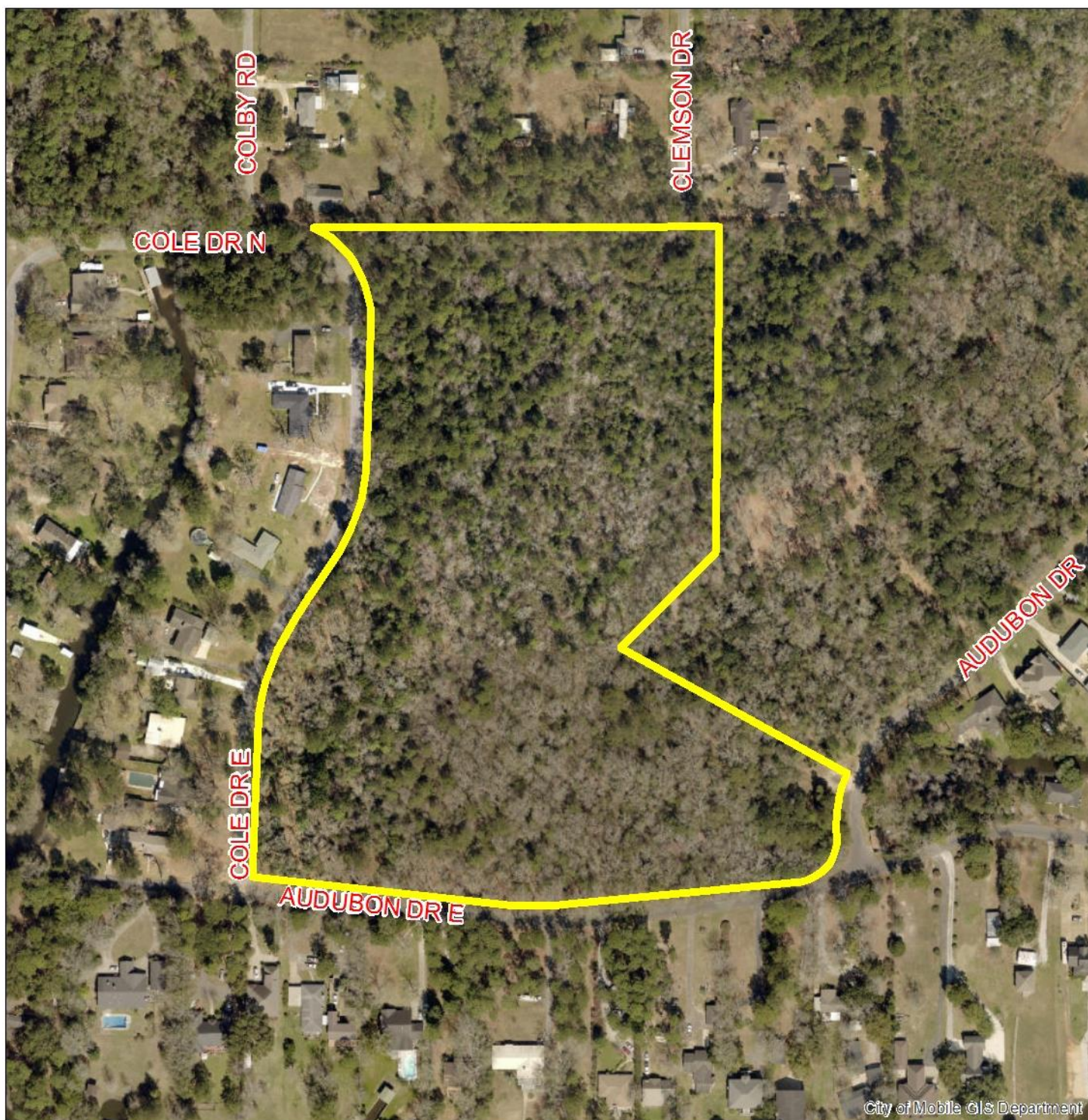


APPLICATION NUMBER 6 DATE October 3, 2019

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



R & G PLACE SUBDIVISION

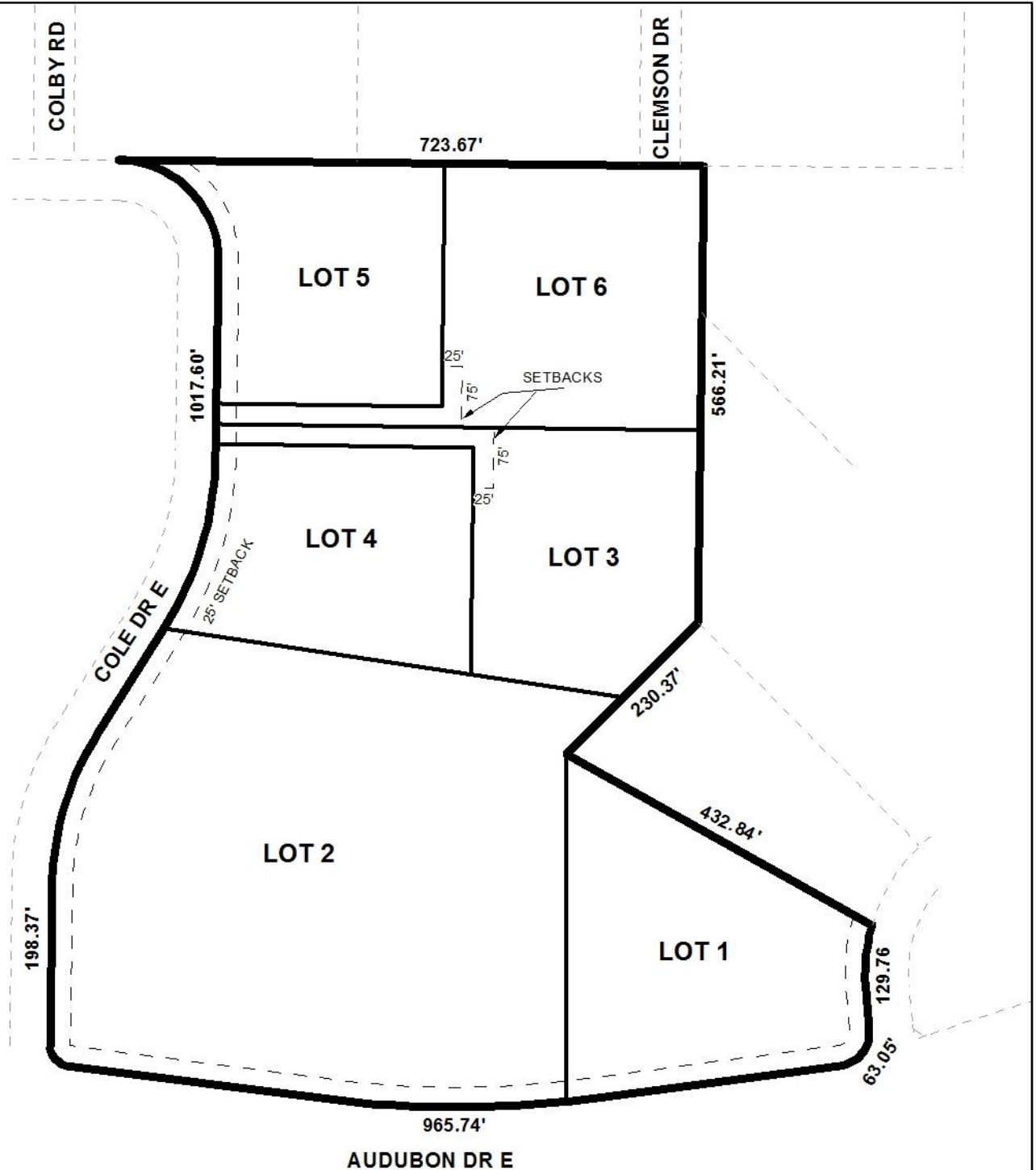


City of Mobile GIS Department

APPLICATION NUMBER 6 DATE October 3, 2019



DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE October 3, 2019

APPLICANT R & G Place Subdivision

REQUEST Subdivision

