

BROOKWOOD PROPERTIES SELF STORAGE **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. Show and label each and every Right-Of-Way and easement. GIS information indicates a drainage easement exists along the south property line for the existing concrete ditch and references a document recorded in RPB 1363 PG78.
- C. Show the monuments set at the interior lot line between LOT 1 and LOT 2.
- D. Revise NOTE #1 – clarify the date of the Flood Insurance Rate Map.
- E. Provide the Surveyor's and Owner's (notarized) signatures.
- F. As shown on the 1984 aerial photo (FLIGHT 24 - #82) LOTS 1 and 2 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Applicant will need to coordinate with City Engineering Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review and signatures.
- G. 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.
- H. 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.
- I. 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.
- J. 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.
- K. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- L. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.
- M. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.

Traffic Engineering Comments: US Highway 90 Service Road is an ALDOT maintained roadway. Each lot is limited to no more than one curb cut each with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

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 2-lot, 3.6± acre subdivision which is located on the South side of Government Boulevard, 200'± East of the South terminus of Lakeside Drive, adjacent to the West side of Montlimar Creek, 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 two (2) legal lots of record from one (1) existing metes-and-bounds parcel.

The site has been given a Mixed Commercial Corridor (MCC) land use designation, per the adopted 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 land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses.

This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Over time, new development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

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 cases the designation on 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 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 site has frontage on Government Boulevard, which is a component of the Major Street Plan with an existing, compliant 250' right-of-way. Therefore, no dedication would be required. As on the preliminary plat, the right-of-way width of Government Boulevard should be retained on the Final Plat, if approved.

The preliminary plat indicates a proposed 20' minimum building setback line along Government Boulevard instead of the required 25' setback. Therefore, if the subdivision is approved, it should be subject to the applicant having a Front Yard Setback Variance approved by the Board of Zoning Adjustment prior to the signing of the Final Plat. A waiver of Section V.D.9. of the Subdivision Regulations would be required if the Variance is approved. It should be noted that, if that Variance is approved, the applicant must wait at least 15 days following the Board's approval until the Final Plat can be signed. Should the Setback Variance not be approved, the Final Plat should be revised to indicate at least a 25' front minimum building setback line.

The proposed lots meet the minimum size requirements of the Subdivision Regulations. As on the preliminary plat, the lot size label 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. Proposed Lot 2 exceeds the 3.5 depth-to-width ratio of Section V.D.3. of the Subdivision Regulations; however, as the site is zoned B-3, Community Business, and other commercial sites within the area exceed that ratio, a waiver of Section V.D.3. would seem in order.

The preliminary plat indicates an access road along a portion of the front and rear of the site to the Mobile Area Water and Sewer System (MAWSS) lift station located adjacent to the South side of the site. Although not indicated as an easement, a note should be required on the Final Plat stating that no structures shall be constructed or placed within any easement without permission of the easement holder.

As per the Traffic Engineering comments, US Highway 90 Service Road is an ALDOT maintained roadway. Each lot is limited to no more than one curb cut each with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. A note should be required on the Final Plat stating these comments.

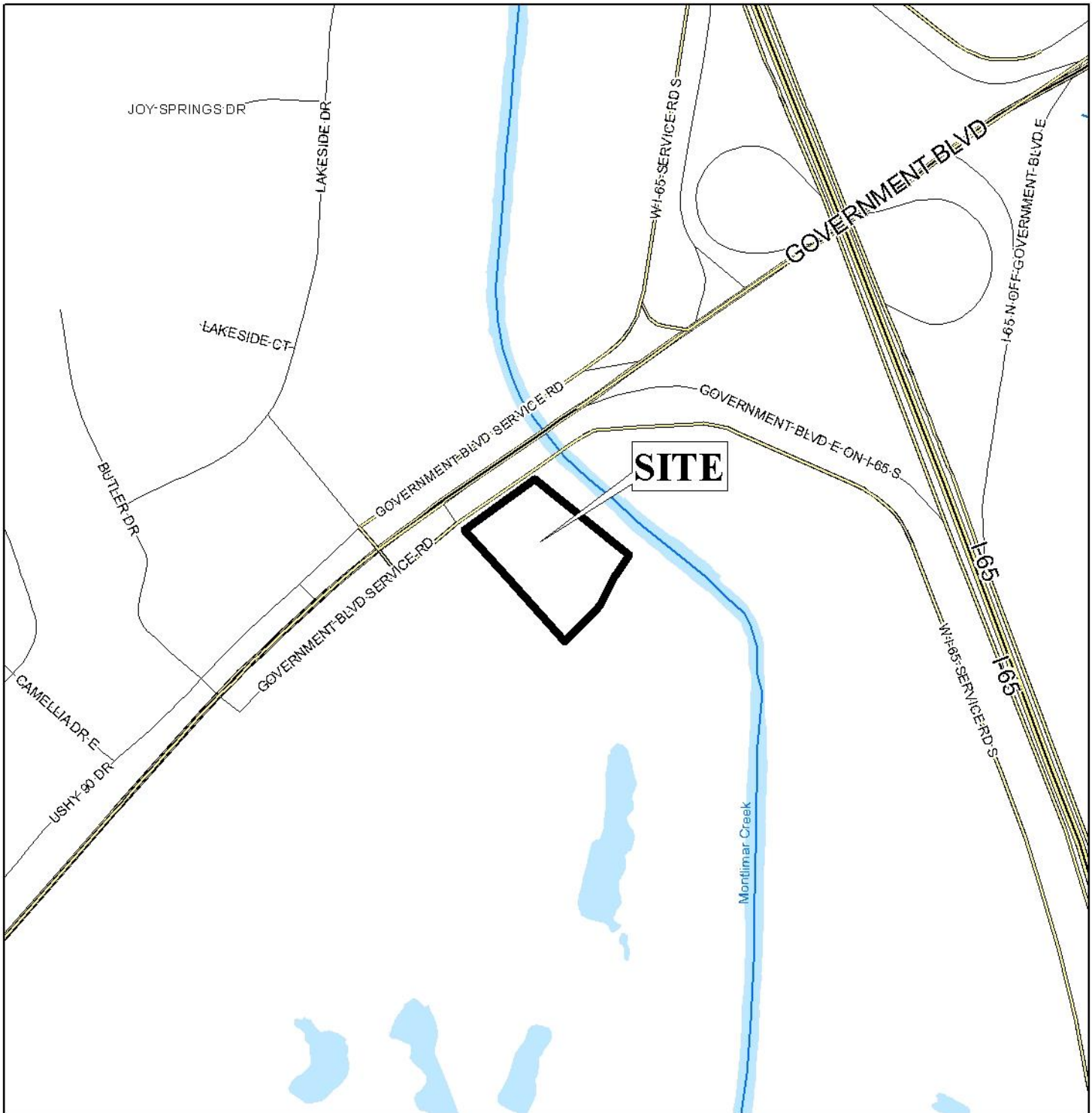
With a waiver of Section V.D.3. and V.D.9., the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) retention of the right-of-way width of Government Boulevard on the Final Plat;
- 2) subject to the approval of a Front Yard Setback Variance by the Board of Zoning Adjustment for the proposed 20' minimum building setback line along Government Boulevard prior to the signing of the Final Plat, or the revision of the Final Plat to indicate at least a 25' front minimum building setback line;

- 3) 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;
- 4) placement of a note on the Final Plat stating that no structures shall be constructed or placed within any easement without permission of the easement holder;
- 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. Show and label each and every Right-Of-Way and easement. GIS information indicates a drainage easement exists along the south property line for the existing concrete ditch and references a document recorded in RPB 1363 PG78. C. Show the monuments set at the interior lot line between LOT 1 and LOT 2. D. Revise NOTE #1 – clarify the date of the Flood Insurance Rate Map. E. Provide the Surveyor's and Owner's (notarized) signatures. F. As shown on the 1984 aerial photo (FLIGHT 24 - #82) LOTS 1 and 2 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Applicant will need to coordinate with City Engineering Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review and signatures. G. 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. H. 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. I. 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. J. 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. K. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. L. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. M. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.];*
- 6) placement of a note on the Final Plat stating the Traffic Engineering comments: *(US Highway 90 Service Road is an ALDOT maintained roadway. Each lot is limited to no more than one curb cut each with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*

- 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



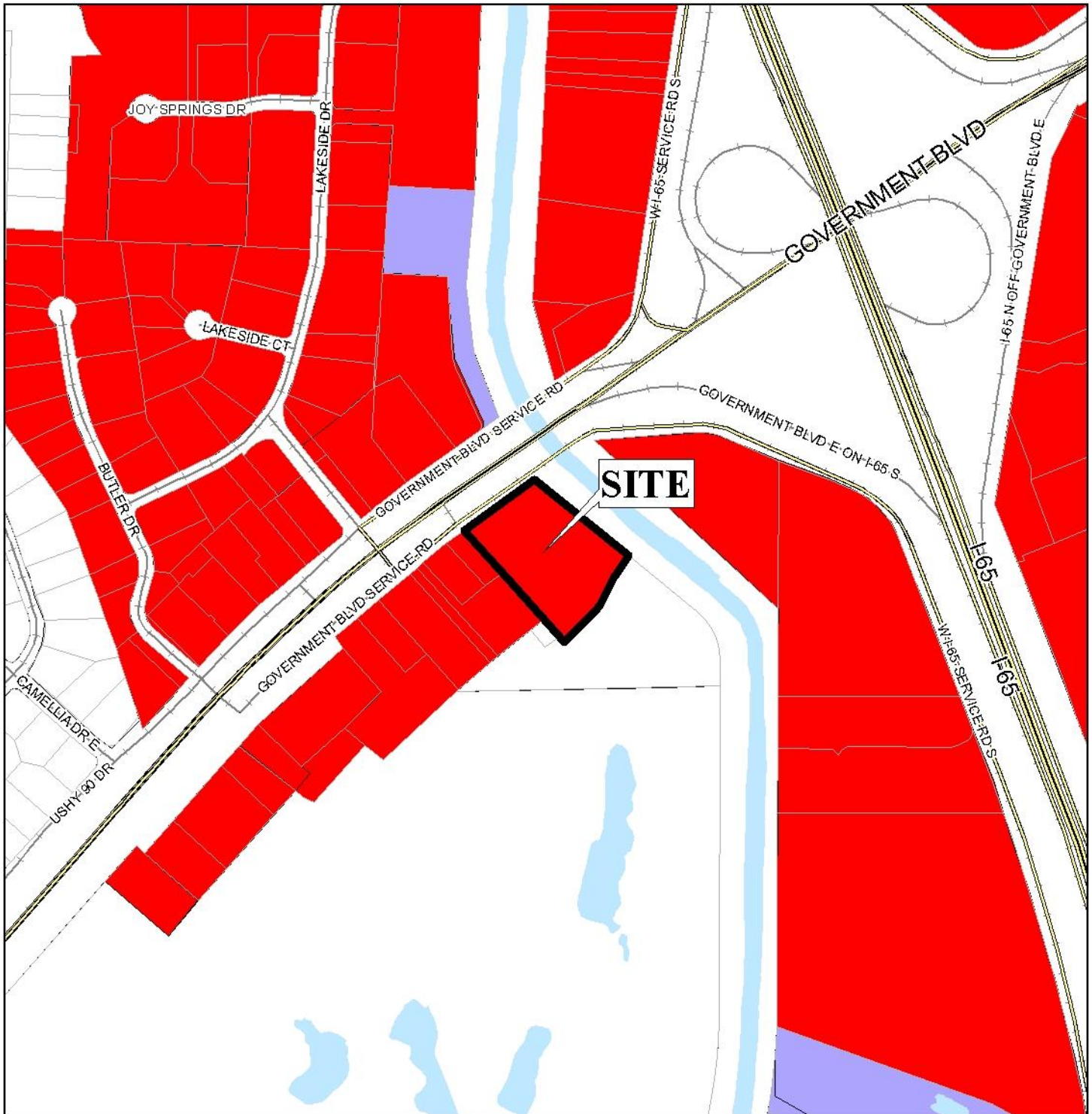
APPLICATION NUMBER 7 DATE August 20, 2020

APPLICANT Brookwood Properties Self Storage Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



APPLICATION NUMBER 7 DATE August 20, 2020

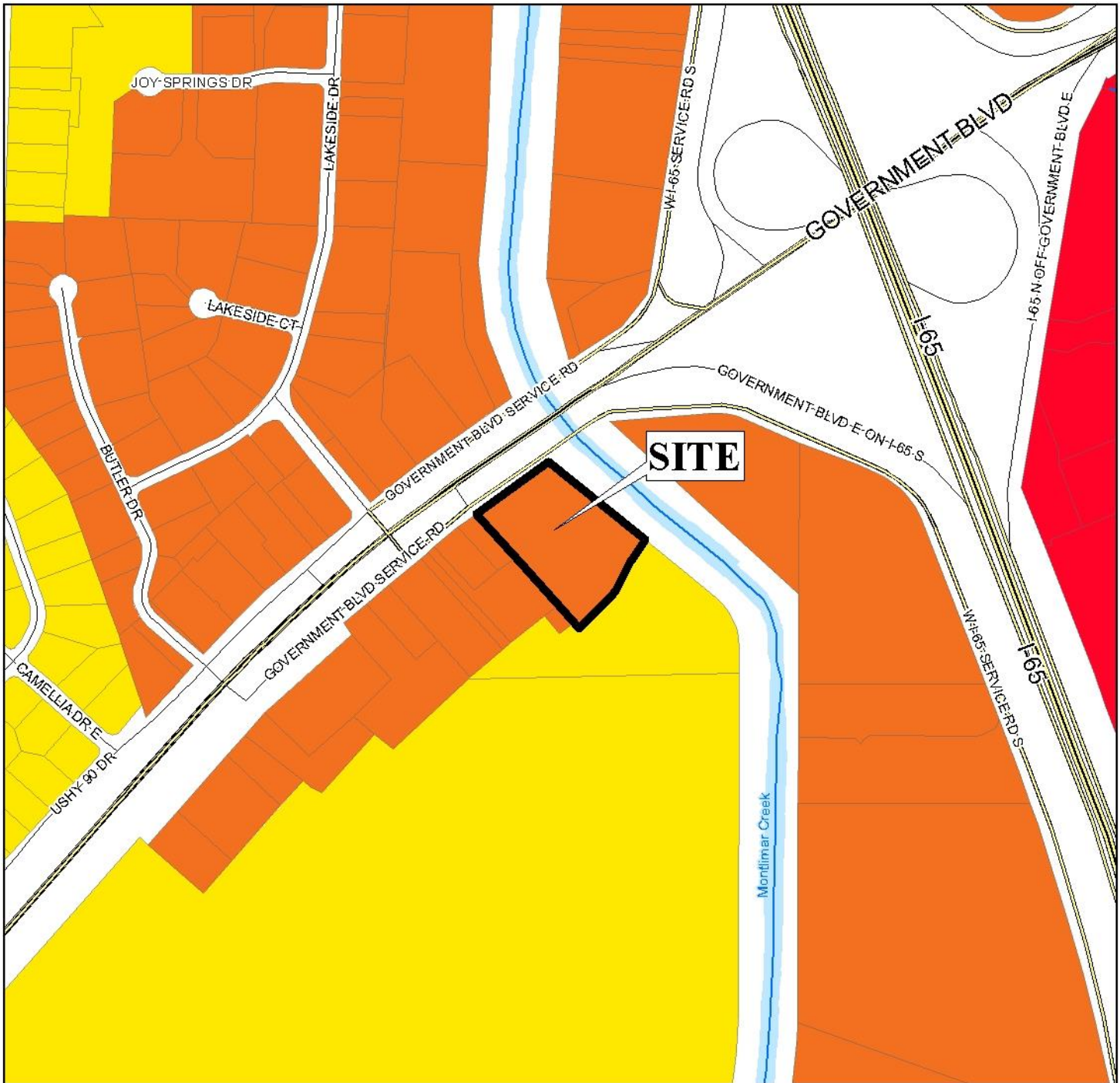
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REQUEST Subdivision



NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 7 DATE August 20, 2020

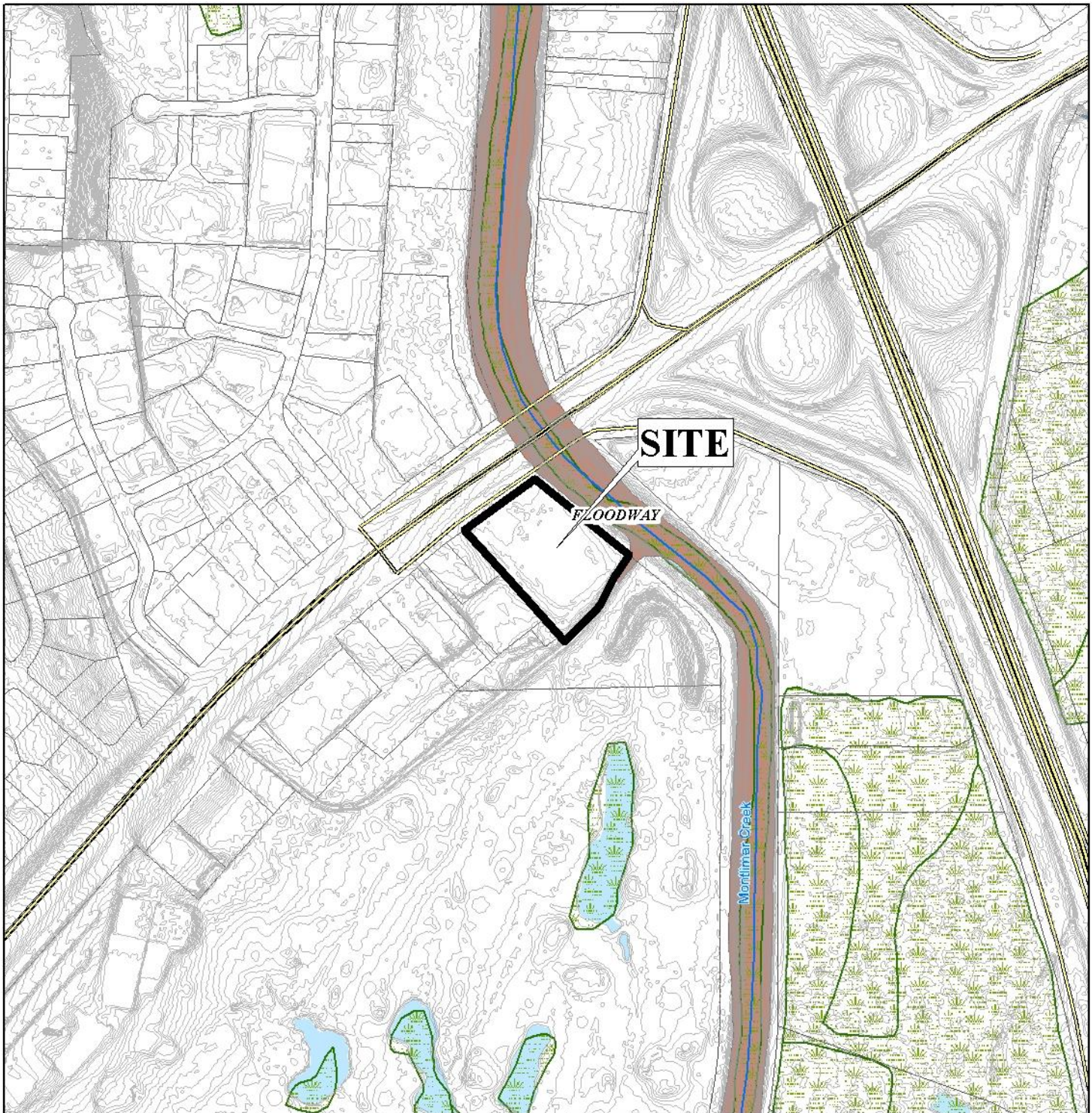
APPLICANT Brookwood Properties Self Storage Subdivision

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



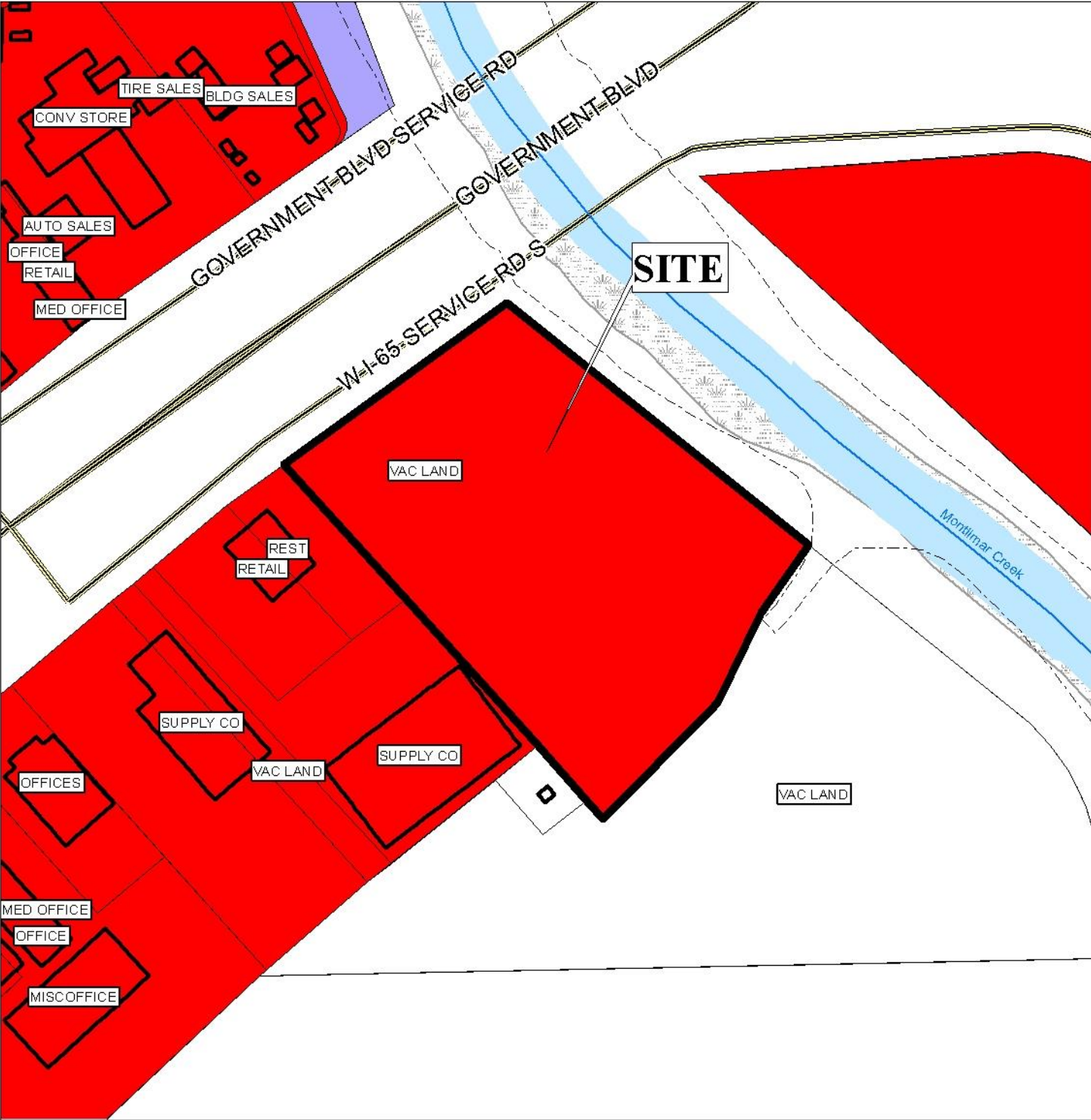
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APPLICANT Brookwood Properties Self Storage Subdivision

REQUEST Subdivision



BROOKWOOD PROPERTIES SELF STORAGE SUBDIVISION



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 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



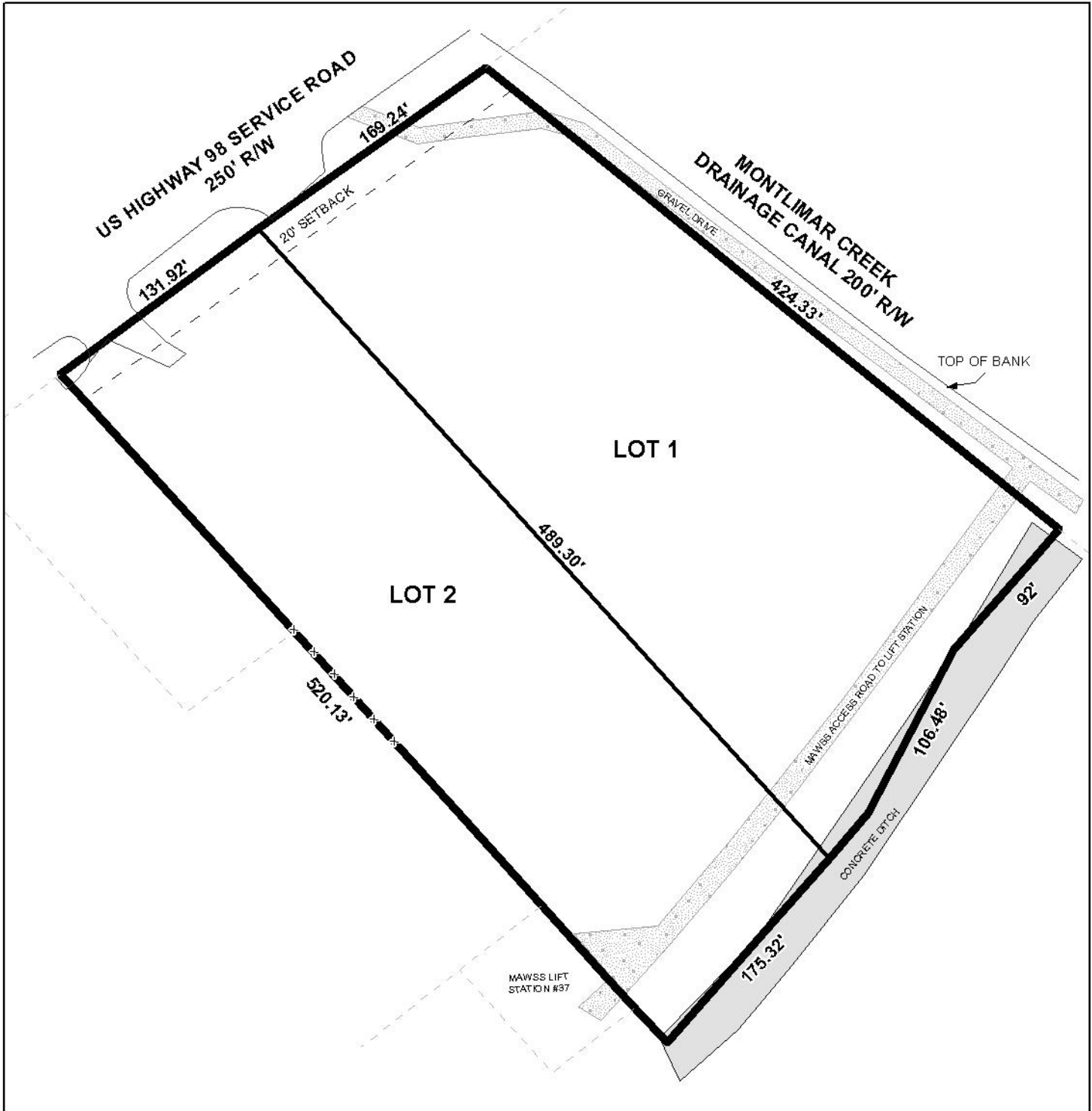
BROOKWOOD PROPERTIES SELF STORAGE SUBDIVISION



APPLICATION NUMBER 7 DATE August 20, 2020



DETAIL SITE PLAN



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REQUEST Subdivision

