

GRIDER-GHRE 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. Update the PLAT to reflect the ROW dedication shown in RP book 1171 page 129-131 or provide recording information for the ROW Vacation.
- C. Dedicate ROW for a turnaround at the north end of Grider Road.
- D. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated.
- E. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
- F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 20 - #66) LOTS 1, 2, and 3 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) as follows: LOT 1 – 2,500 sf, LOT 2 – NONE, and LOT 3 - NONE.
- G. 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.
- H. Add a note that all existing and 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.
- I. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- J. 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.
- K. 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: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards

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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of

the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

The plat illustrates the proposed 3-lot, 87.1±-acre subdivision located at the North terminus of Grider Road, in Council District 7. The applicant indicates the site is served by public water and sanitary sewer systems. The purpose of this application is to create three (3) legal lots of record from one (1) metes-and-bound parcel, and two (2) legal lots of record.

The site has been given a Low Density Residential 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.

The Low Density Residential 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 Low Density Residential districts is residential development where 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.)

Low Density Residential 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, bike-able 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 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.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The site consists of one (1) metes-and-bounds parcel and two (2) legal lots of record: Lot 1 of Norton Heights Subdivision, Resubdivision of Grider Hills; and, Lot 1 of J.E. Graham Estates Subdivision. It should be noted that the right-of-way along the West property line of the existing metes-and-bounds parcel was vacated in 1972, the remaining land of which is being incorporated into the proposed subdivision. While this information is not depicted on City maps, the preliminary plat references the recorded instrument granting the land to the property owner at that time. The purpose of this request, therefore, is to create three (3) legal lots of record from two (2) metes-and-bounds parcels, one of which is the result of a vacated right-of-way, and two (2) legal lots of record.

The proposed lots have frontage on Grider Road, a minor street without curb and gutter requiring a 60' right-of-way. The plat depicts a 50-foot right-of-way at this location, which reflects the existing right-of-way as recorded via previous subdivisions on the East and West sides of Grider Road. As such, no additional dedication should be required at this time.

Each lot is irregularly shaped, and the widths of Lots 2 and 3 contribute to lot width-to-depth ratios slightly greater than the 3.5 maximum allowed by Section V.D.3. of the Subdivision Regulations. Similarly designed lots within the vicinity of the subject site have been approved by the Planning Commission, therefore a waiver of Section V.D.3. may be appropriate; however, given the limited amount of street frontage for Lot 3, a note should be placed on a revised plat stating further resubdivision of Lot 3 will not be allowed until additional public street frontage is provided.

The lots meet the minimum size requirements for lots served by public water and sanitary sewer systems, but are only labeled with their sizes in acres. If approved, the Final Plat should be revised to label the size of each lot in both square feet and acres; or, the provision of a table on the Final Plat with the same information may suffice.

The 25-foot minimum building setback line is not illustrated along any portion of Grider Road, as required by Section V.D.9. of the Subdivision Regulations. If approved, the Final Plat should be revised to illustrate the required 25-foot minimum building setback line along Grider Road where each lot is at least 60 feet in width.

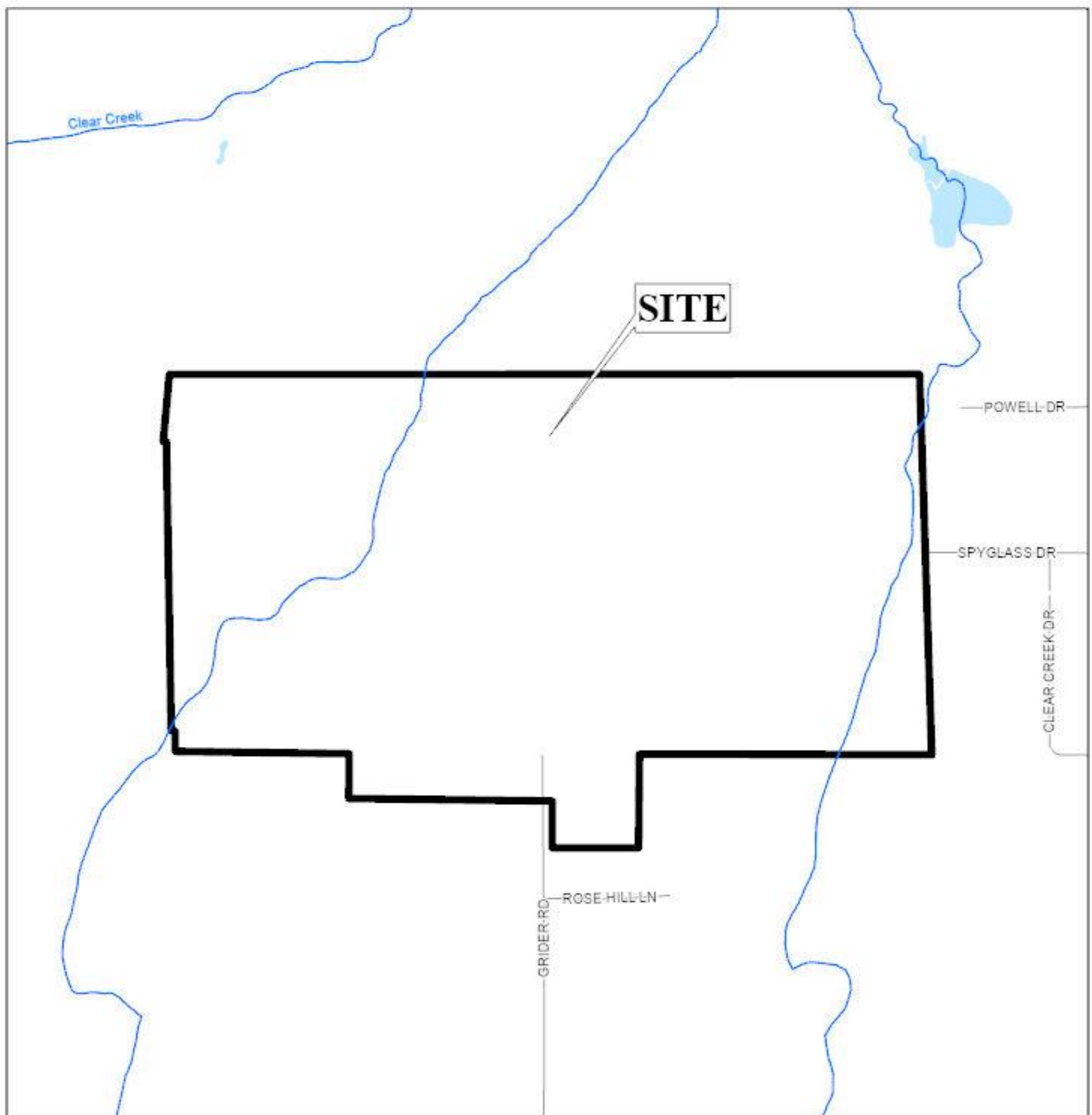
For access management, a note should be placed on the Final Plat, if approved, stating Traffic Engineering comments.

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

- 1) Revision of the Final Plat to provide the size of each lot in both square feet and acres, or provision of a table on the Final Plat with the same information;
- 2) Revision of the Final Plat to illustrate the 25-foot minimum building setback line along Grider Road where each lot is at least 60 feet in width, per Section V.D.9. of the Subdivision Regulations;
- 3) Compliance with 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) Update the PLAT to reflect the ROW dedication shown in RP book 1171 page 129-131 or provide recording information for the ROW Vacation. C) Dedicate ROW for a turnaround at the north end of Grider Road. D) National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. E) Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. F) Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 20 - #66) LOTS 1, 2, and 3 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) as follows: LOT 1 – 2,500 sf, LOT 2 – NONE, and LOT 3 - NONE. G) 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. H) Add a note that all existing and 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. I) Add a note that all easements shall remain in effect until vacated through the proper Vacation process. J) 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. K) 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.);*
- 4) Placement of a note on the Final Plat stating Traffic Engineering comments: (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);
 - 5) Compliance with 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);
 - 6) Compliance with Fire Department comments and placement of a note: (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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.); and,
 - 7) Full compliance with all other Codes and Ordinances.

LOCATOR MAP



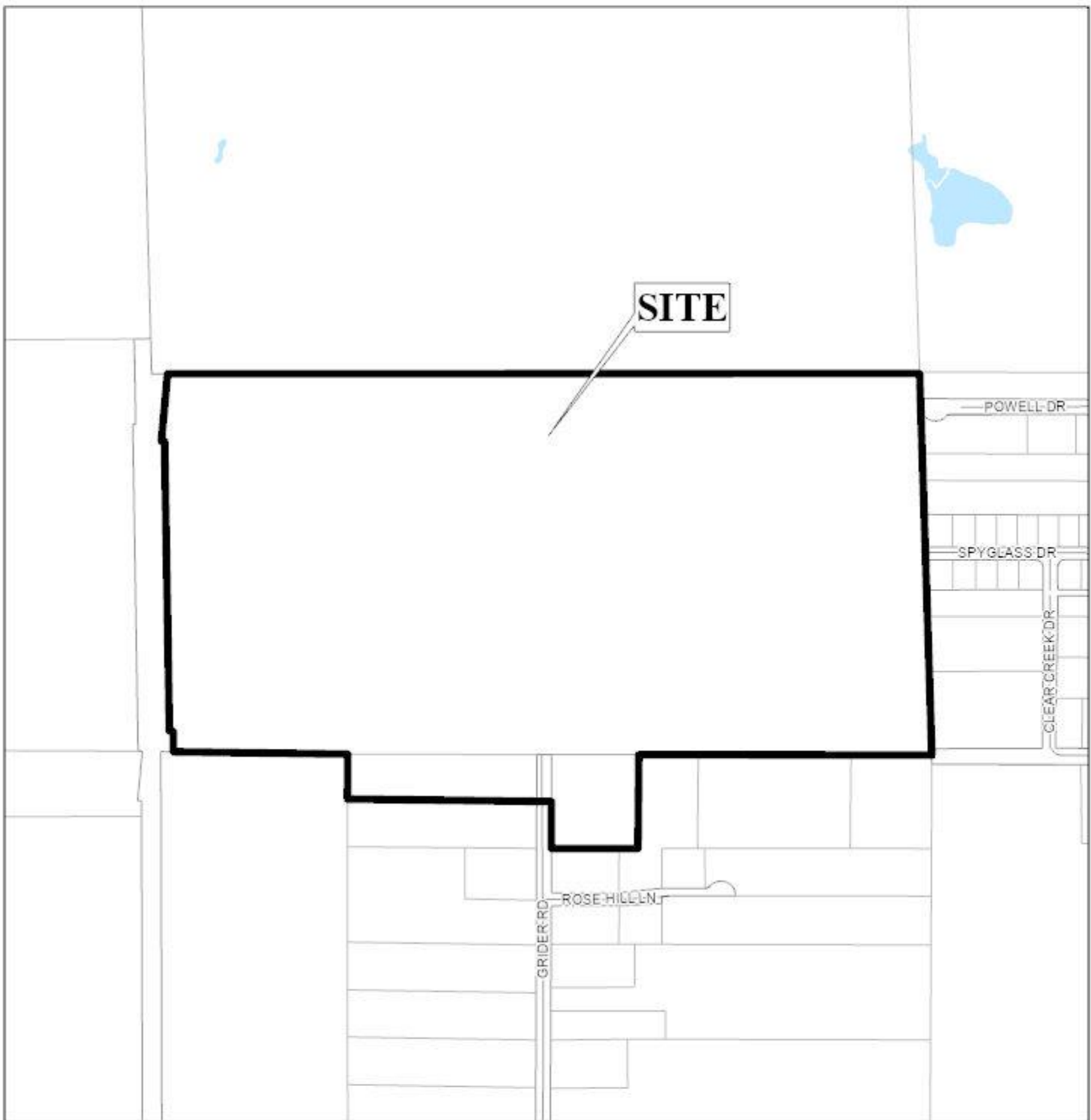
APPLICATION NUMBER 7 DATE August 4, 2022

APPLICANT Grider Road - GHRE Subdivision

REQUEST Subdivision



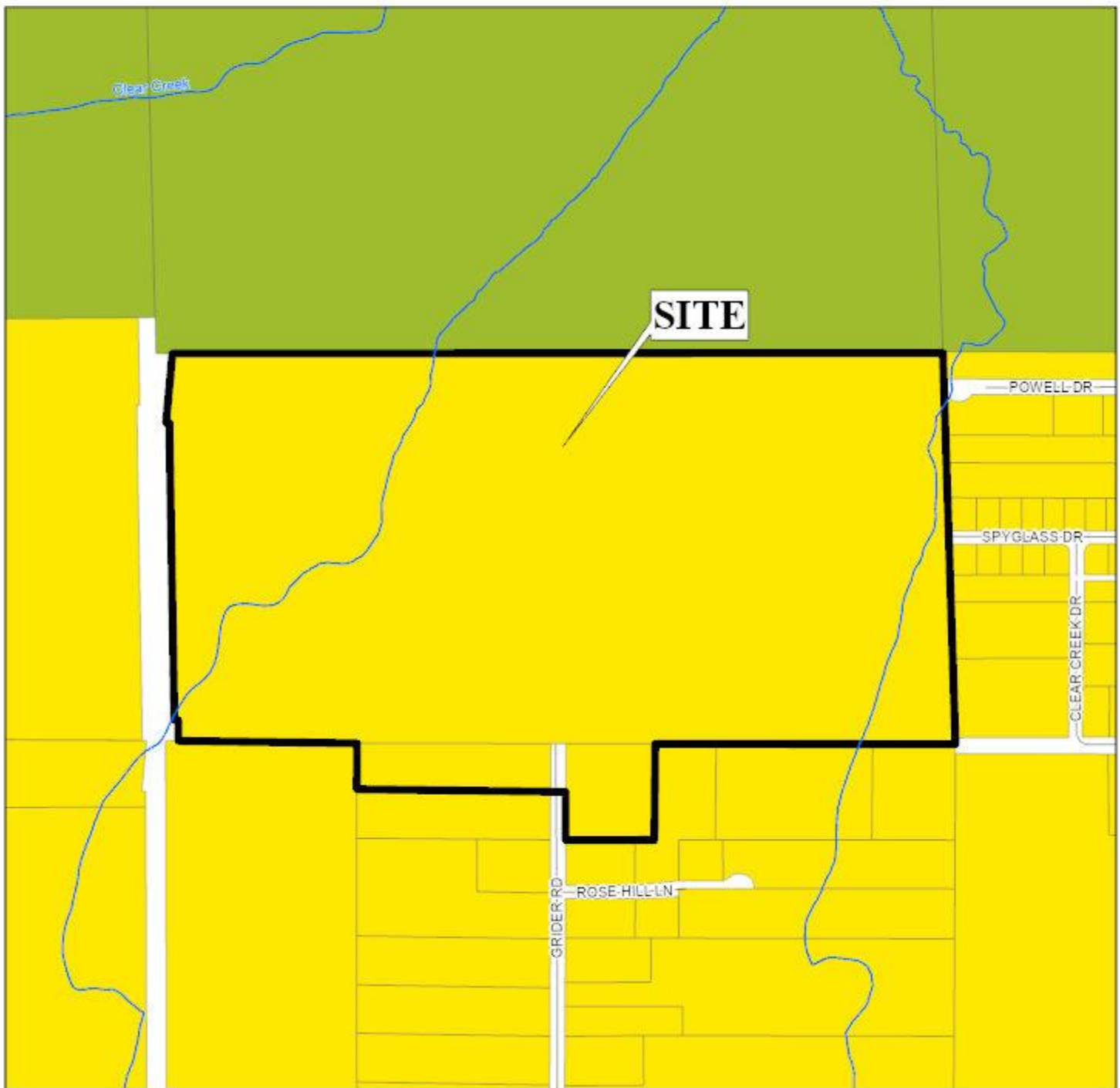
LOCATOR ZONING MAP



APPLICATION NUMBER 7 DATE August 4, 2022
APPLICANT Grider Road - GHRE Subdivision
REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 7 DATE August 4, 2022

APPLICANT Grider Road - GHRE Subdivision

REQUEST Subdivision

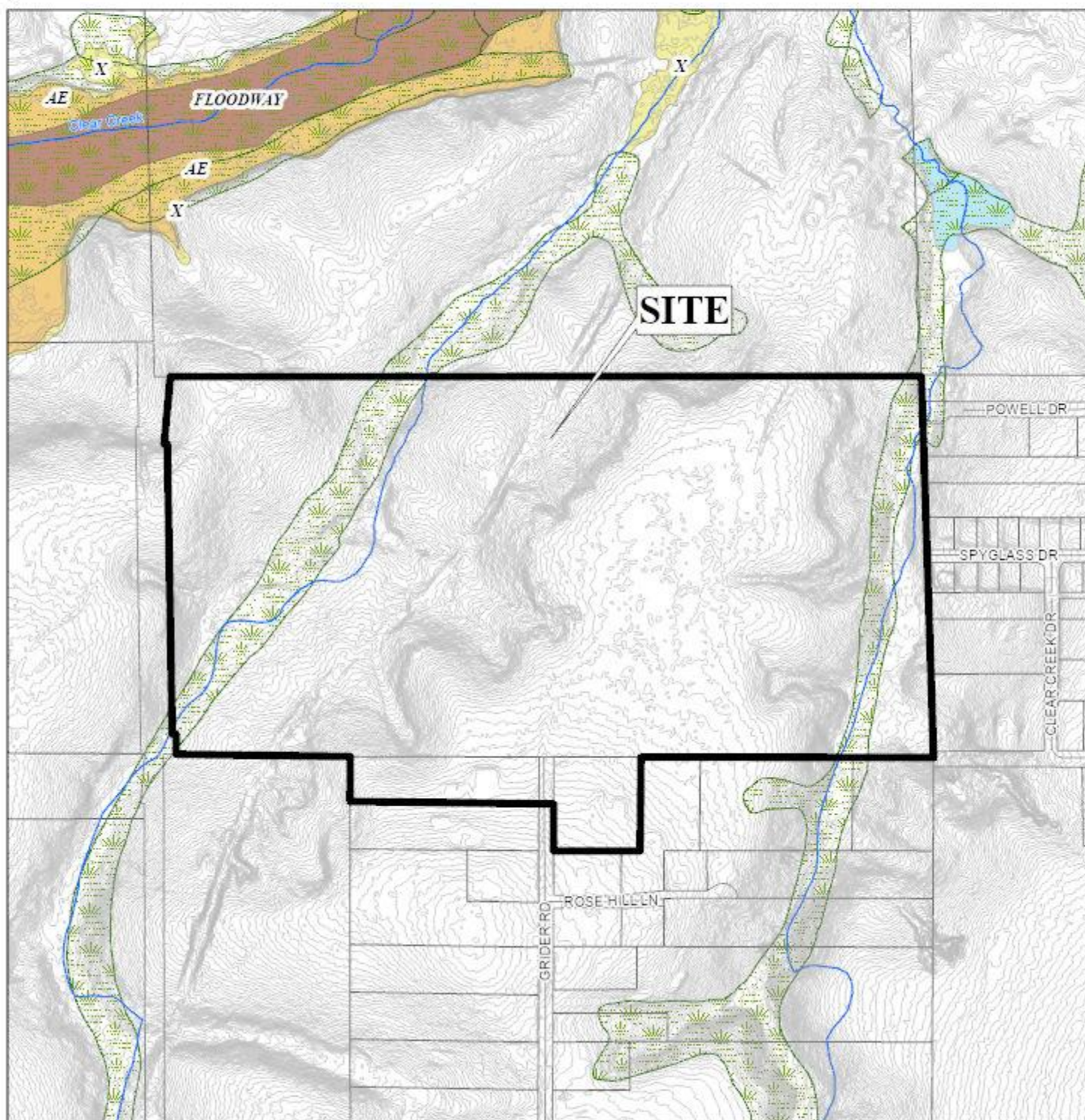
Layer2

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



NTS

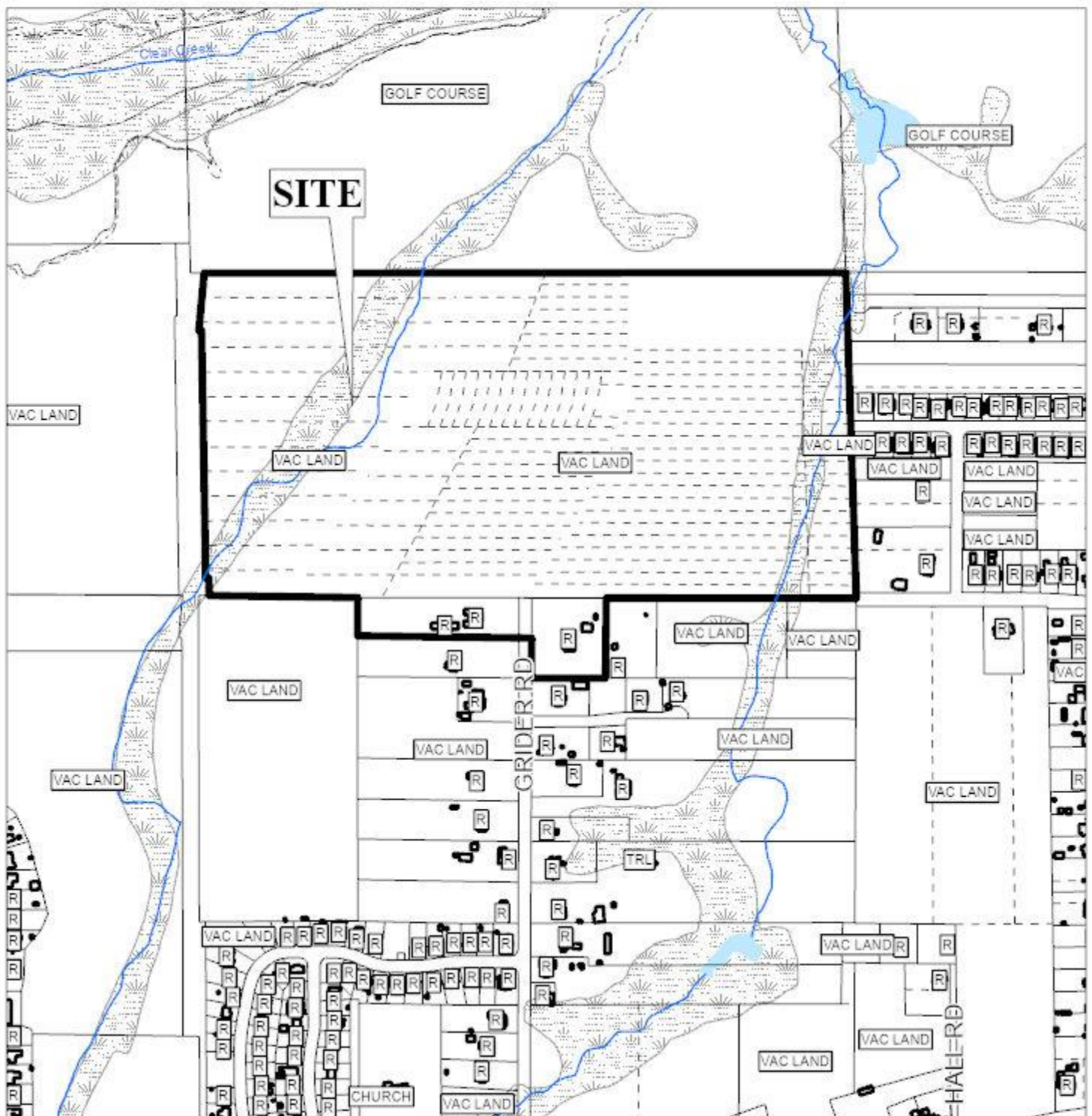
ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 7 DATE August 4, 2022
APPLICANT Grider Road - GHRE Subdivision
REQUEST Subdivision



LIFE CHURCH/FAITH ACADEMY NO. 3 SUBDIVISION



APPLICATION NUMBER 7 DATE August 4, 2022

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

N
NTS

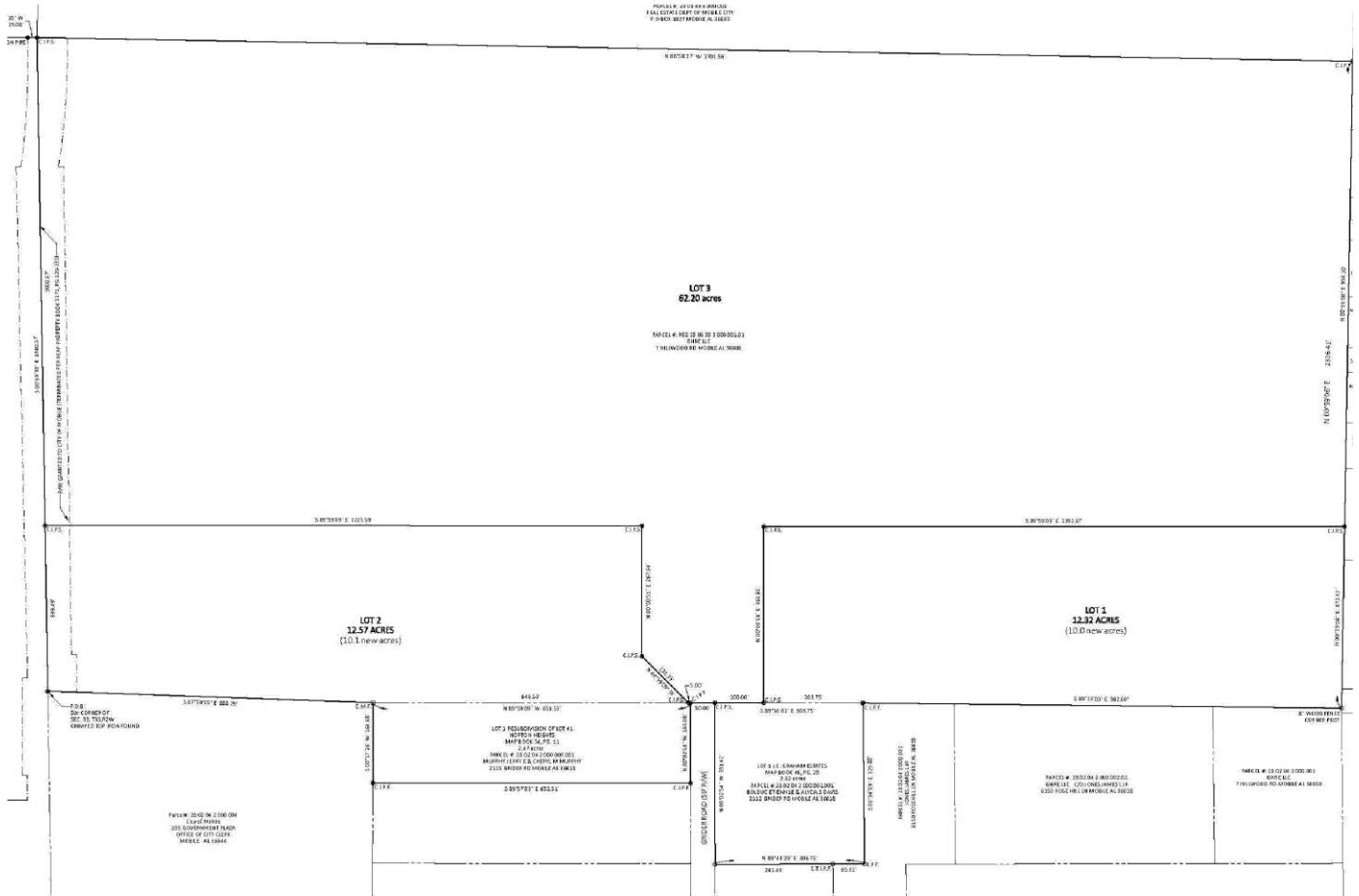
GRIDER ROAD - GHRE SUBDIVISION



APPLICATION NUMBER 7 DATE August 4, 2022



SITE PLAN



This site illustrates the lots and the ROW granted to the City of Mobile.

APPLICATION NUMBER 7 DATE August 4, 2022
 APPLICANT Grider Road - GHRE Subdivision
 REQUEST Subdivision



