

WYNNFIELD SUBDIVISION, UNIT FIVE, **RESUBDIVISION OF LOT 11**

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. REVIEW AND REVISE THE NOTES. MANY OF THEM INCLUDE REFERENCE TO MOBILE COUNTY CODES AND REQUIREMENTS; HOWEVER, THIS SITE IS LOCATED WITHIN THE CITY OF MOBILE.
- C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- D. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- E. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- F. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. 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.

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 (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 1-lot, 1.0± acre subdivision which is located at the Northeast corner of Wynngate Court and Wynngate Way, within Council District 6. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create one (1) legal lot of record from one (1) existing legal lot of record, and a portion of one (1) existing metes-and bounds tax parcel. The proposed lot meets 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 cases 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 subject site consists of Lot 12, Wynnfield Subdivision, Unit Five, approved by the Commission in October, 2015, and a portion of the Future Development area of that recorded subdivision. The Future Development area was shown with proposed lots and streets on the preliminary plat for Unit Five, but it was never developed or signed and thus expired. As the Future Development area has never been subdivided, but is still an existing tax parcel (R023303072000036), the remainder of the Future Development area must be included on the Final Plat as Future Development.

The site has frontage on Wynngate Court and Wynngate Way, both minor streets with compliant 50' rights-of-way. Therefore, no dedication would be required. As on the preliminary plat, the 30' minimum building setback line recorded with Wynngate Subdivision, Unit Five, should be retained on the Final Plat.

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.

The preliminary plat indicates easements along all boundaries of the site. Therefore, a note should be required on the Final Plat stating that no structure may be placed or constructed within any easement. Wynngate Subdivision, Unit Five, was recorded with Common Areas. Therefore,

a note should be required on the Final Plat stating that the maintenance of the Common Areas is the responsibility of the property owners.

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. A note should be required on the Final Plat stating these comments.

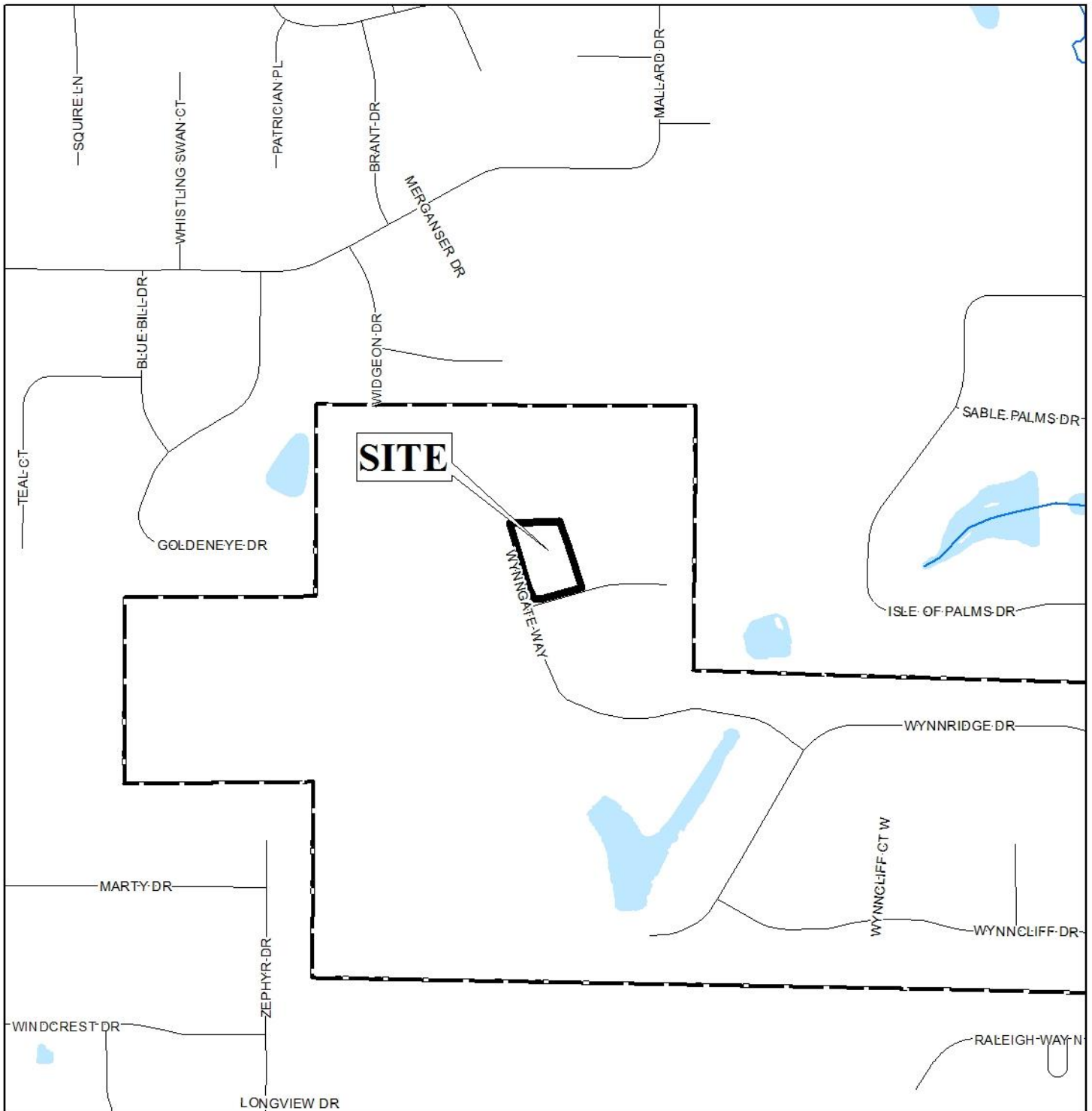
The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) revision of the plat to include the remainder of Tax Parcel R023303072000036 as Future Development on the Final Plat;
- 2) retention of the 30' minimum building setback line along Wynngate Court and Wynngate Way on the Final Plat;
- 3) retention of the lot size label in both square feet and acres on the Final Plat for proposed Lot 11, or the furnishing of a table on the Final Plat providing the same information;
- 4) revision of the plat to label the Future Development area in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 5) placement of a note on the Final Plat stating that no structure may be placed or constructed within any easement.
- 6) placement of a note on the Final Plat stating that the maintenance of the Common Areas is the responsibility of the property owners;
- 7) 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. REVIEW AND REVISE THE NOTES. MANY OF THEM INCLUDE REFERENCE TO MOBILE COUNTY CODES AND REQUIREMENTS; HOWEVER, THIS SITE IS LOCATED WITHIN THE CITY OF MOBILE. C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. E. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. F. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. 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.];*
- 8) 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.);*
- 9) 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

- 10) 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).].*

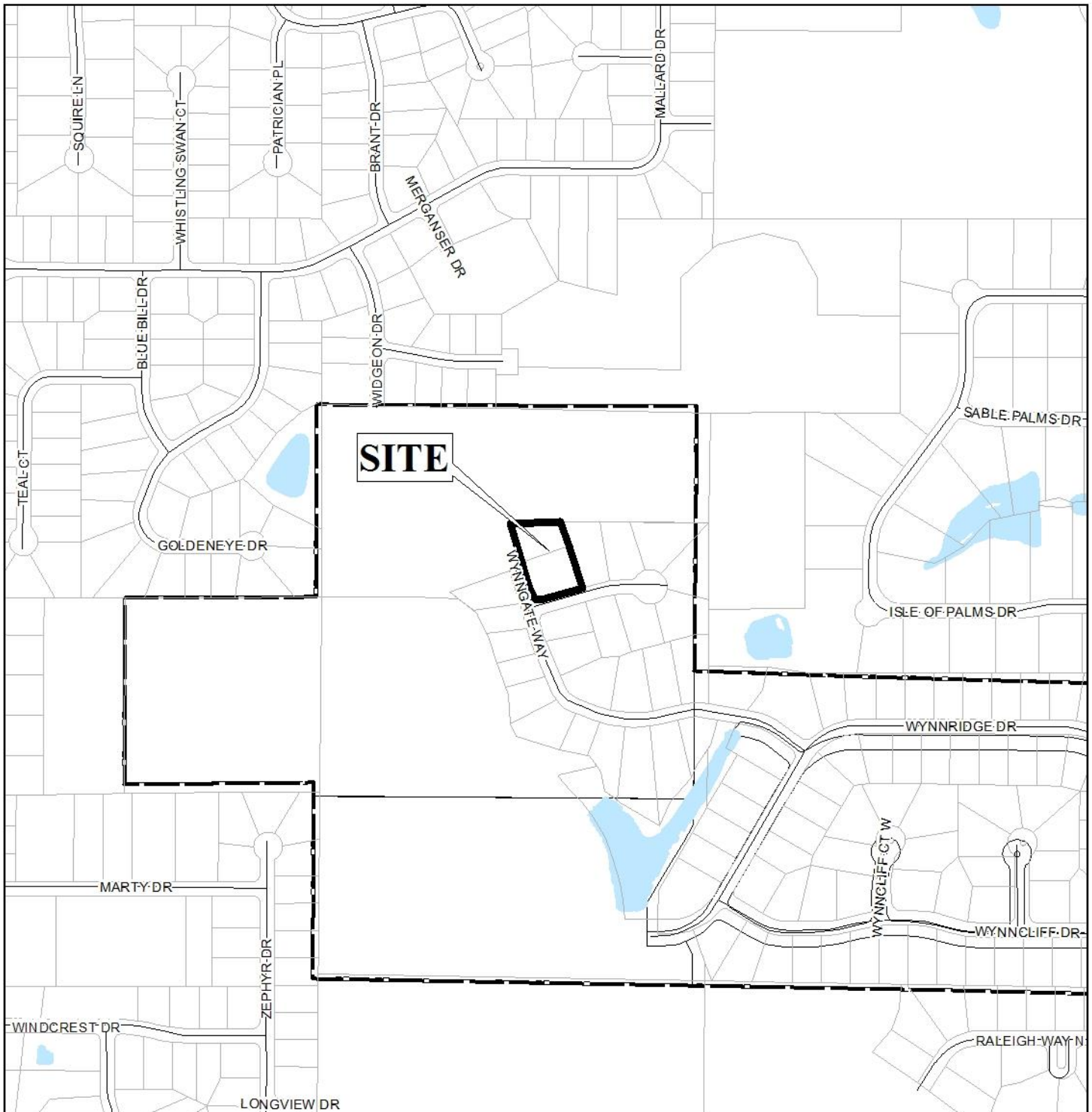
LOCATOR MAP



APPLICATION NUMBER 7 DATE September 5, 2019
 APPLICANT Wynnfield Subdivision, Unit 5, Resubdivision of Lot 11
 REQUEST Subdivision



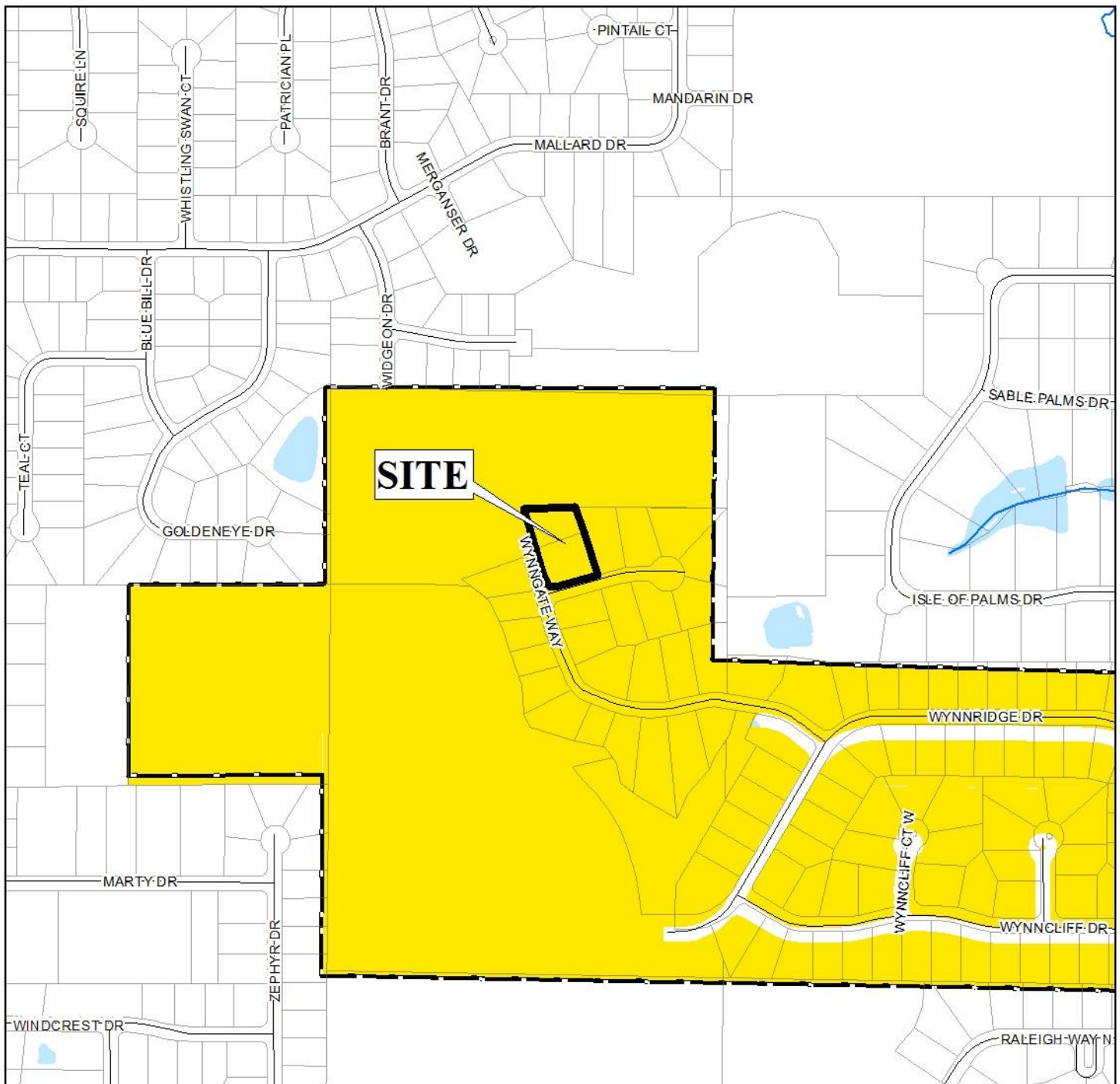
LOCATOR ZONING MAP



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FLUM LOCATOR MAP

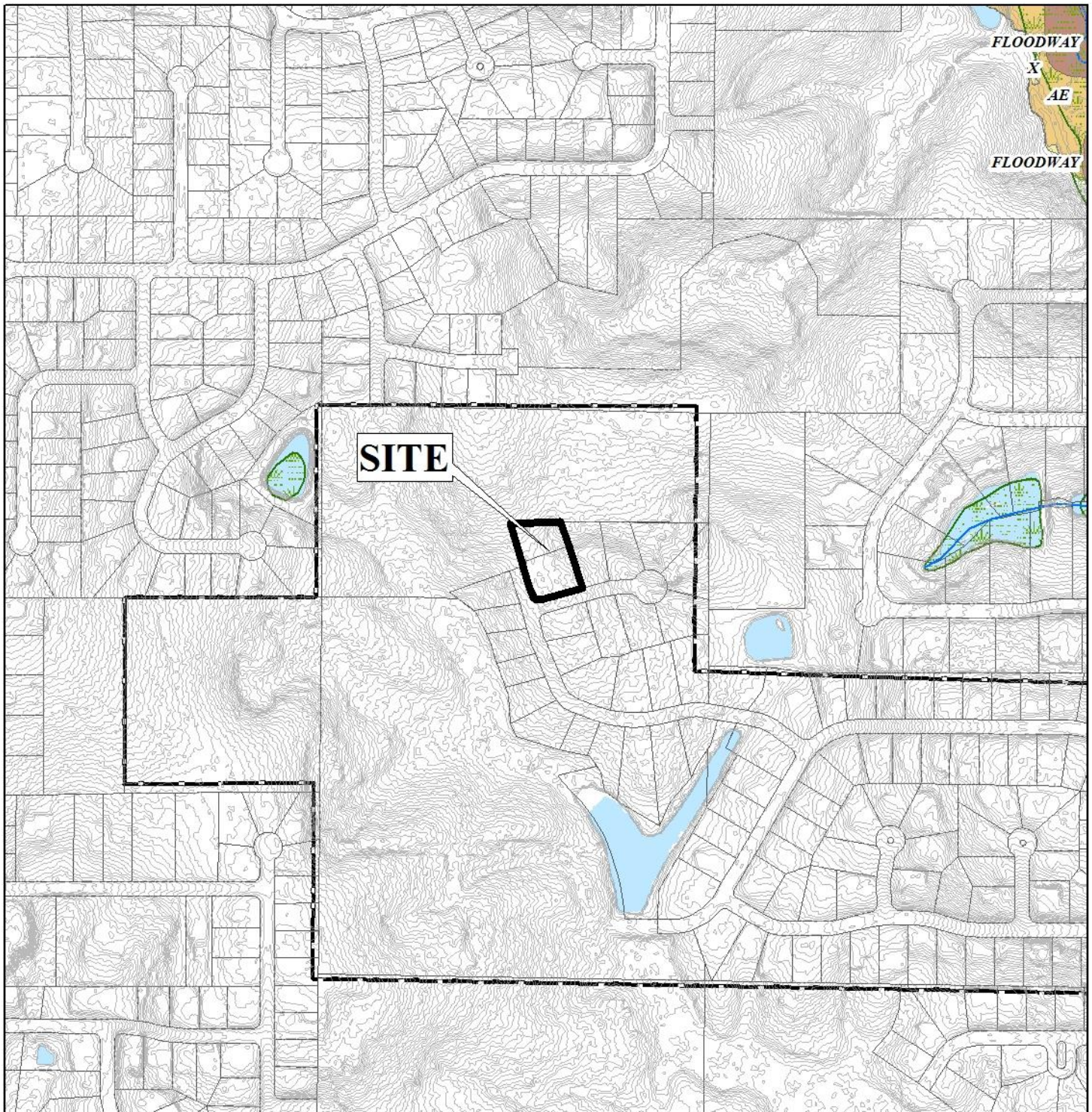


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Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed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



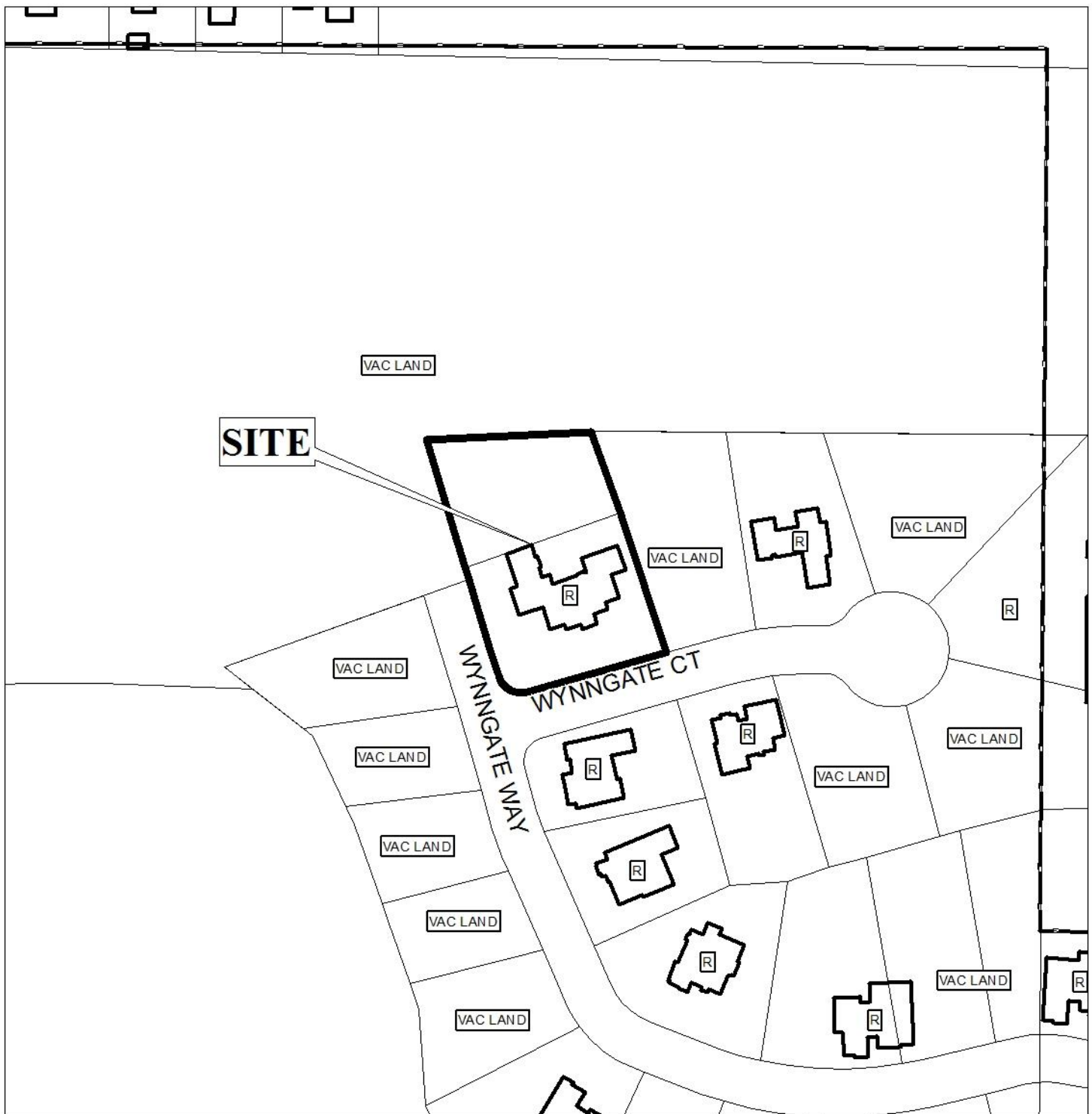
ENVIRONMENTAL LOCATOR MAP



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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



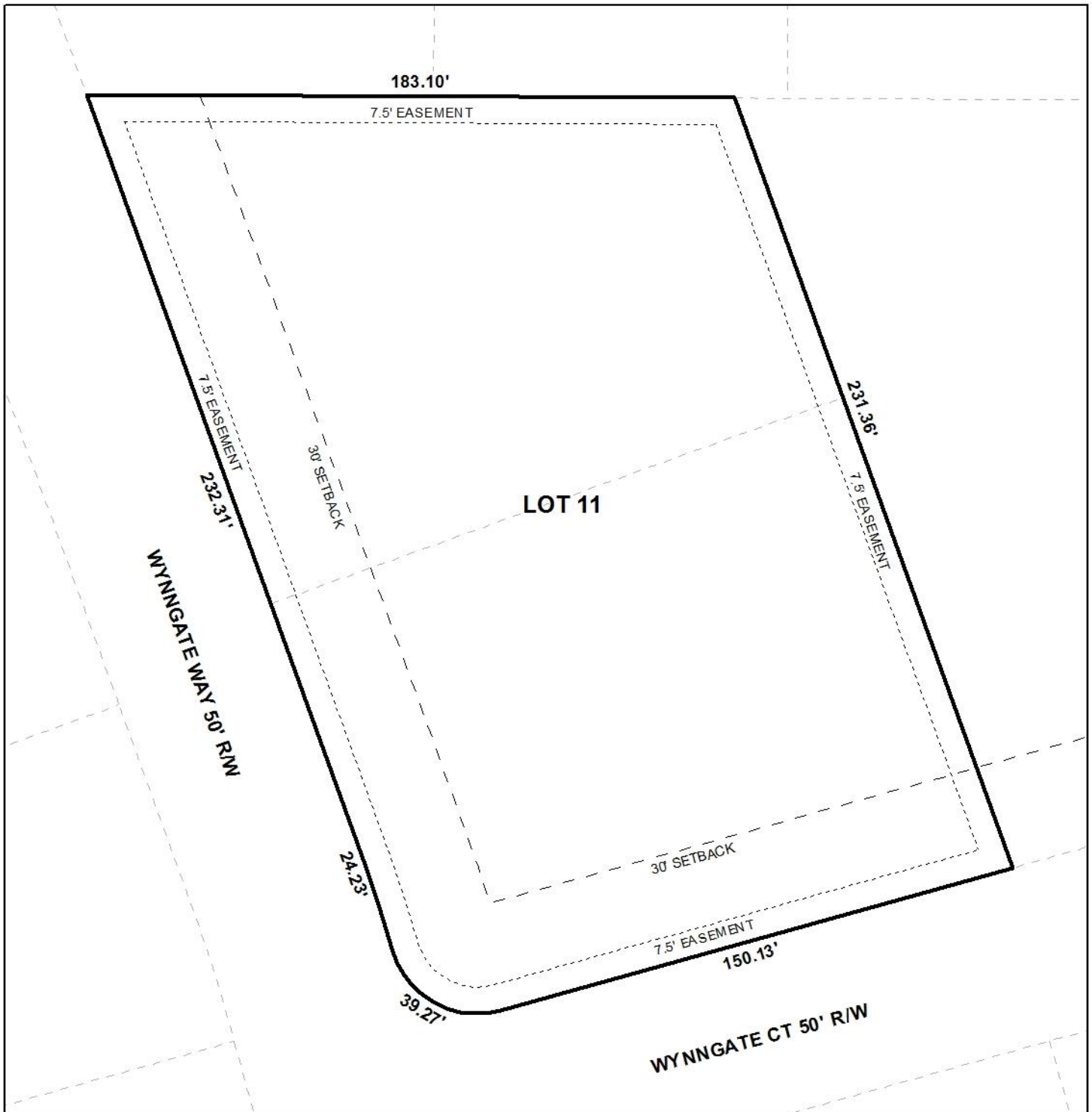
**WYNNFIELD SUBDIVISION, UNIT 5,
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APPLICATION NUMBER 7 DATE September 5, 2019



DETAIL SITE PLAN



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