

GEORGIAN 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 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.
- C. 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 that the wetlands shown on this plat are scaled from the NWI data and have not been delineated.
- 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. Show and label each and every Right-Of-Way and easement.
- G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- H. The proposed subdivision may require additional drainage easement. The width and alignment of the easement shall be coordinated with, and approved by, the City Engineer. Additional width may be required to allow vehicular and equipment access.
- I. 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.
- J. 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.
- K. 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.
- L. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- M. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- N. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.

Traffic Engineering Comments: Lot 1 is limited to one curb cut to Georgian Drive with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as

defined in Section 64-6 of the City's Zoning Ordinance. Site may be subject to a traffic impact study dependent based upon the density and proposed use of the 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).

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).

MAWWS Comments: No Comments

The plat illustrates the proposed 1-lot, 3.4± acres subdivision located at the North terminus of Georgian Drive, in Council District 5. The applicant states the property is served by public water and sewer.

The site had similar application heard by the Planning Commission previously, which was ultimately withdrawn at the December 1, 2016 meeting. That application included some adjacent properties that are not included in the current request.

The site has been given a **Mixed Commercial Corridor** land use designation per the recently adopted Future Land Use Plan and Map. 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 purpose of this application is combine one recorded reserved access and one metes-and-bounds parcels into a single legal lot of record. A proposed “greenspace buffer” is depicted along the Eastern portion of the property.

The site has frontage on Georgian Drive via a previous reserved access, a minor road with sufficient right-of-way, therefore no dedication should be required at this time.

The lot size is provided in square feet and acres, as is that of the “greenspace buffer”. If approved, this information should be retained on the Final Plat.

A 25’ minimum building setback line is depicted along Georgian Drive, where the lot is only 50’ wide. If approved, this setback should be relocated to where the lot is at least 60’ wide.

Regarding access management, if approved, a note should be placed on the Final Plat stating that the site is limited to one curb cut to Georgian Drive with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Based on the preceding, the plat is recommended for Tentative Approval subject to the following conditions:

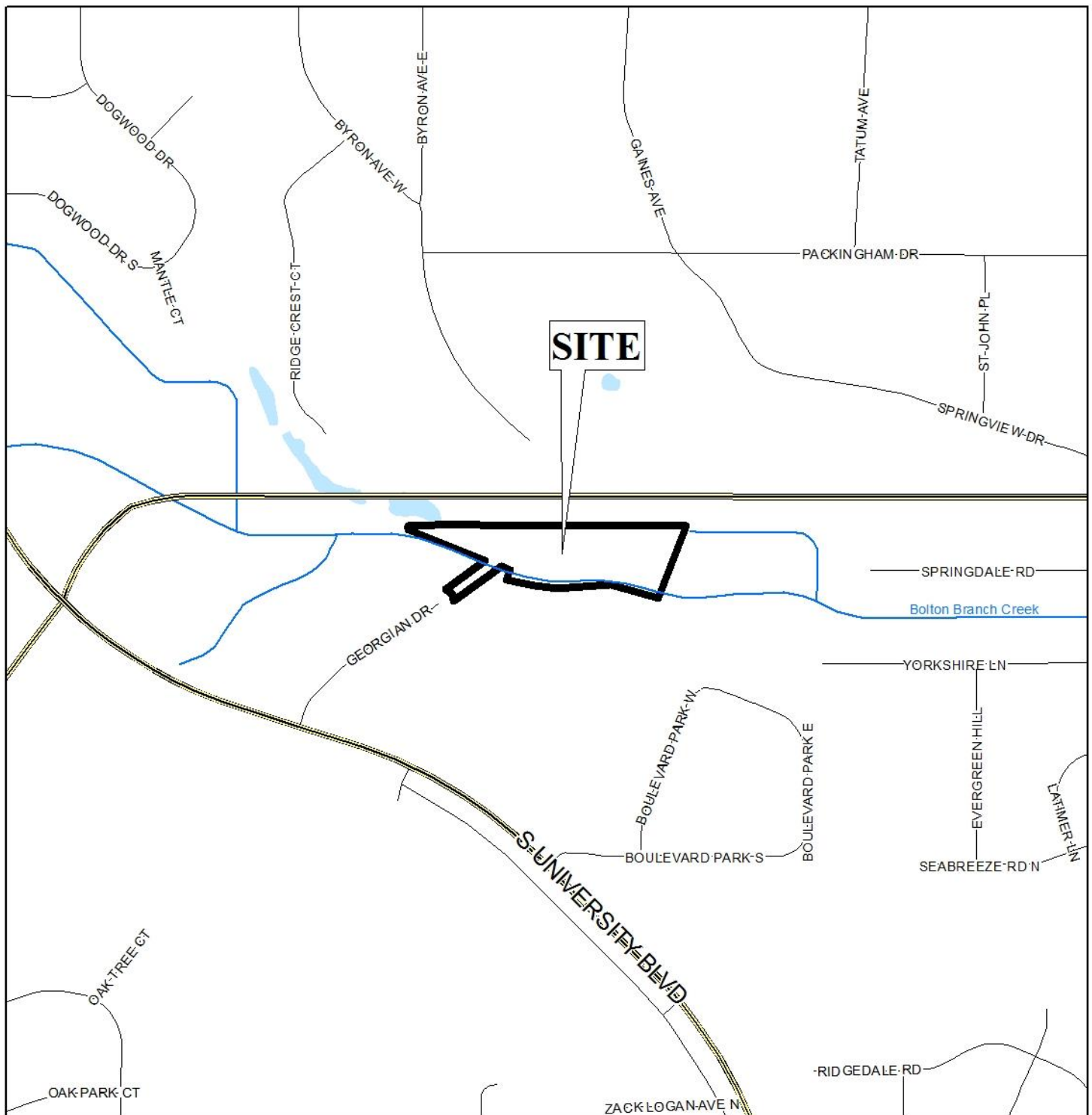
- 1) relocation of the 25’ minimum building setback to where the site is a minimum of 60’ wide;
- 2) retention of the lot and “greenspace buffer” sizes in square feet and acres on the Final Plat, or provision of a table on the Final Plat providing the same information;
- 3) placement of a note stating that the lot is limited to one curb cut to Georgian Drive with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) 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. 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. C. 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 that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. 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. Show and label each and every Right-Of-Way and easement. G. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures. H. The proposed subdivision may require additional drainage easement. The width and alignment of the easement shall be coordinated with, and approved by, the City Engineer. Additional width may be required to allow vehicular and equipment access. I. 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.

J. 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. K. 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. L. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. M. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. N. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);

- 5) *compliance with Traffic Engineering comments: (Lot 1 is limited to one curb cut to Georgian Drive with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Site may be subject to a traffic impact study dependent based upon the density and proposed use of the development.);*
- 6) *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 (State Act 2015-116 and City Code Chapters 57 and 64).); and,*
- 7) *compliance with 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).); and*
- 8) *completion of the Subdivision process prior to any request for land disturbing or building activities.*

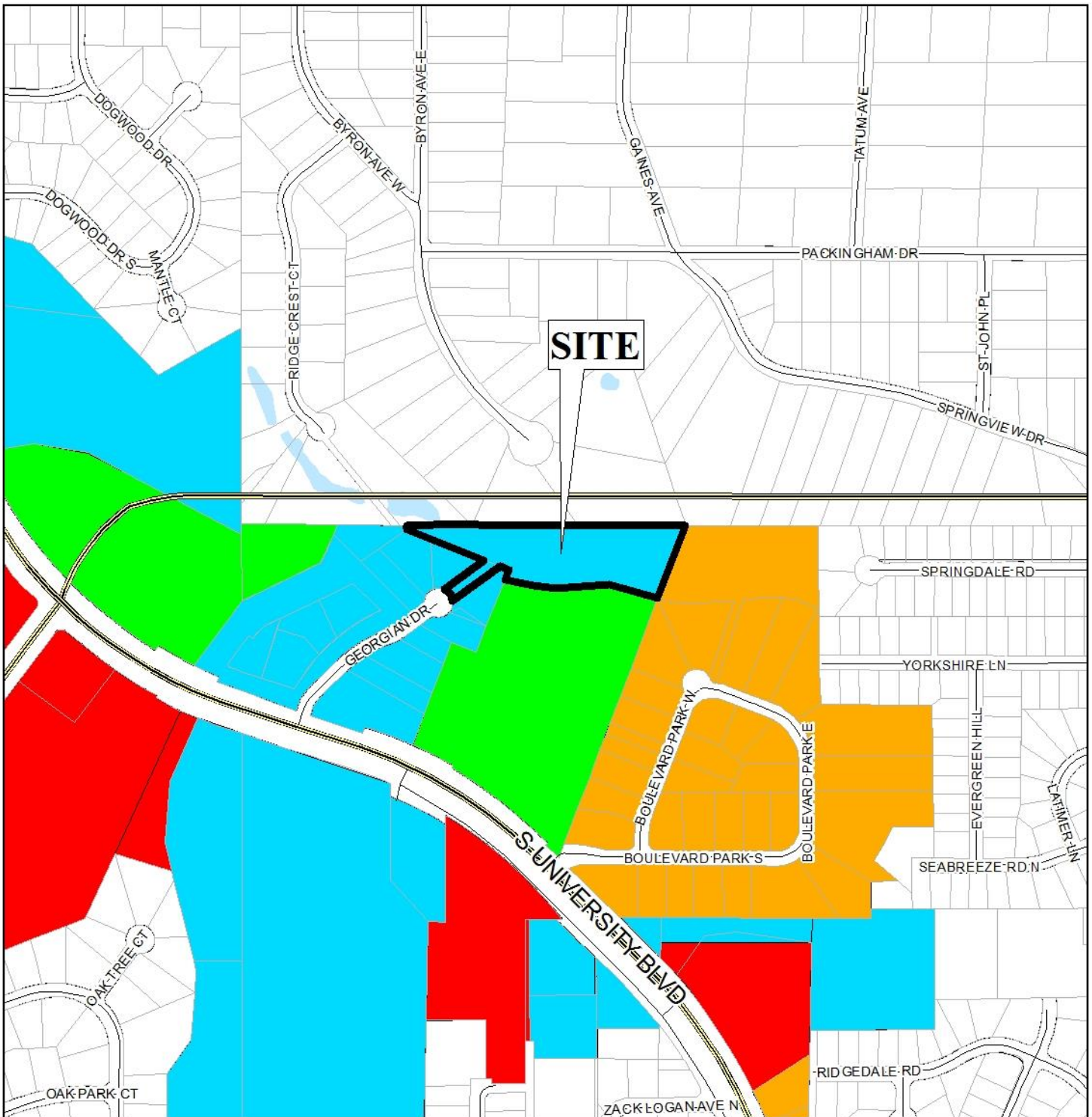
LOCATOR MAP



APPLICATION NUMBER 9 DATE December 21, 2017
 APPLICANT Georgian Place Sudivision
 REQUEST Subdivision



LOCATOR ZONING MAP



APPLICATION NUMBER 9 DATE December 21, 2017

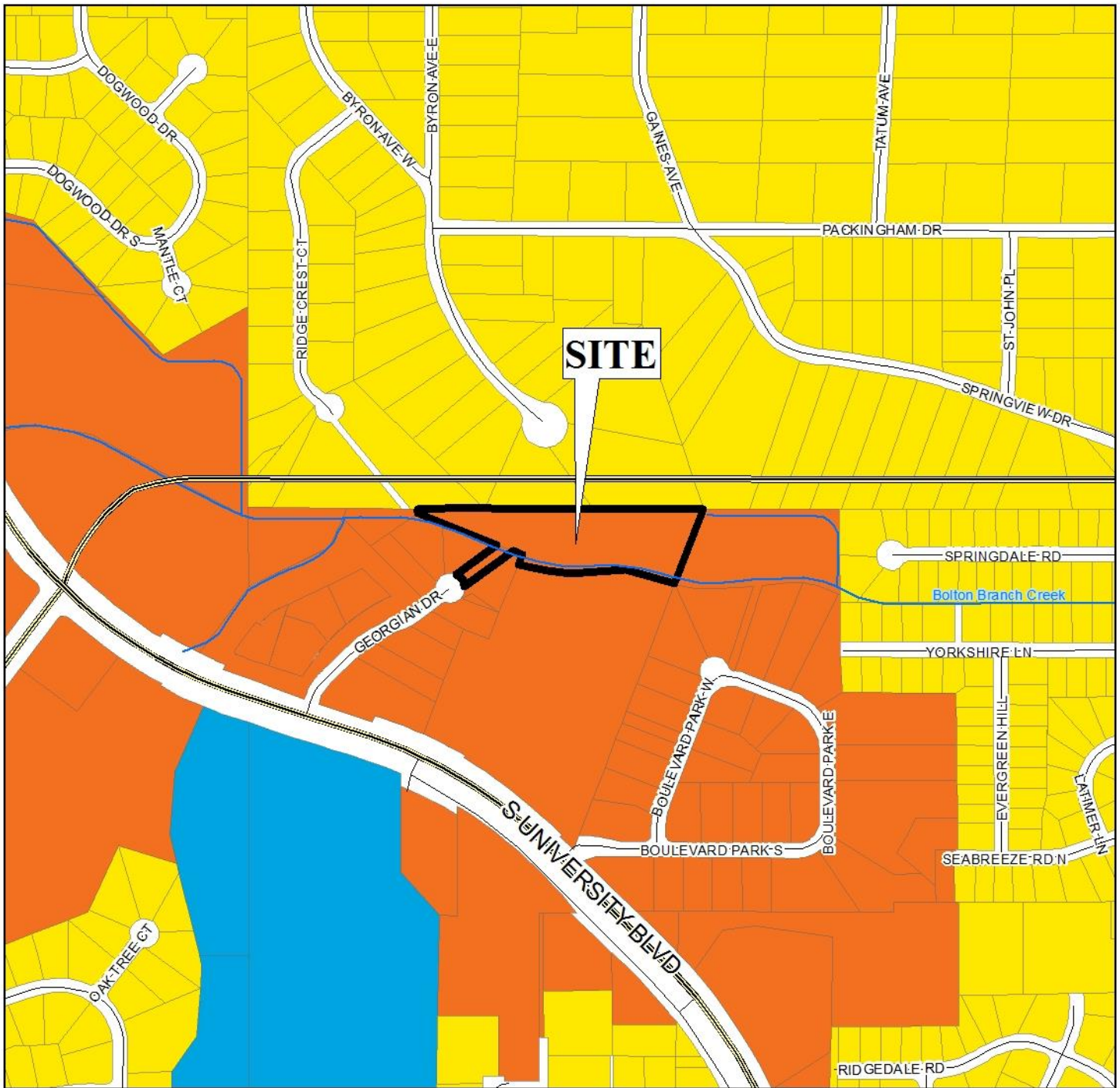
APPLICANT Georgian Place Sudivision

REQUEST Subdivision



NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 9 DATE December 21, 2017

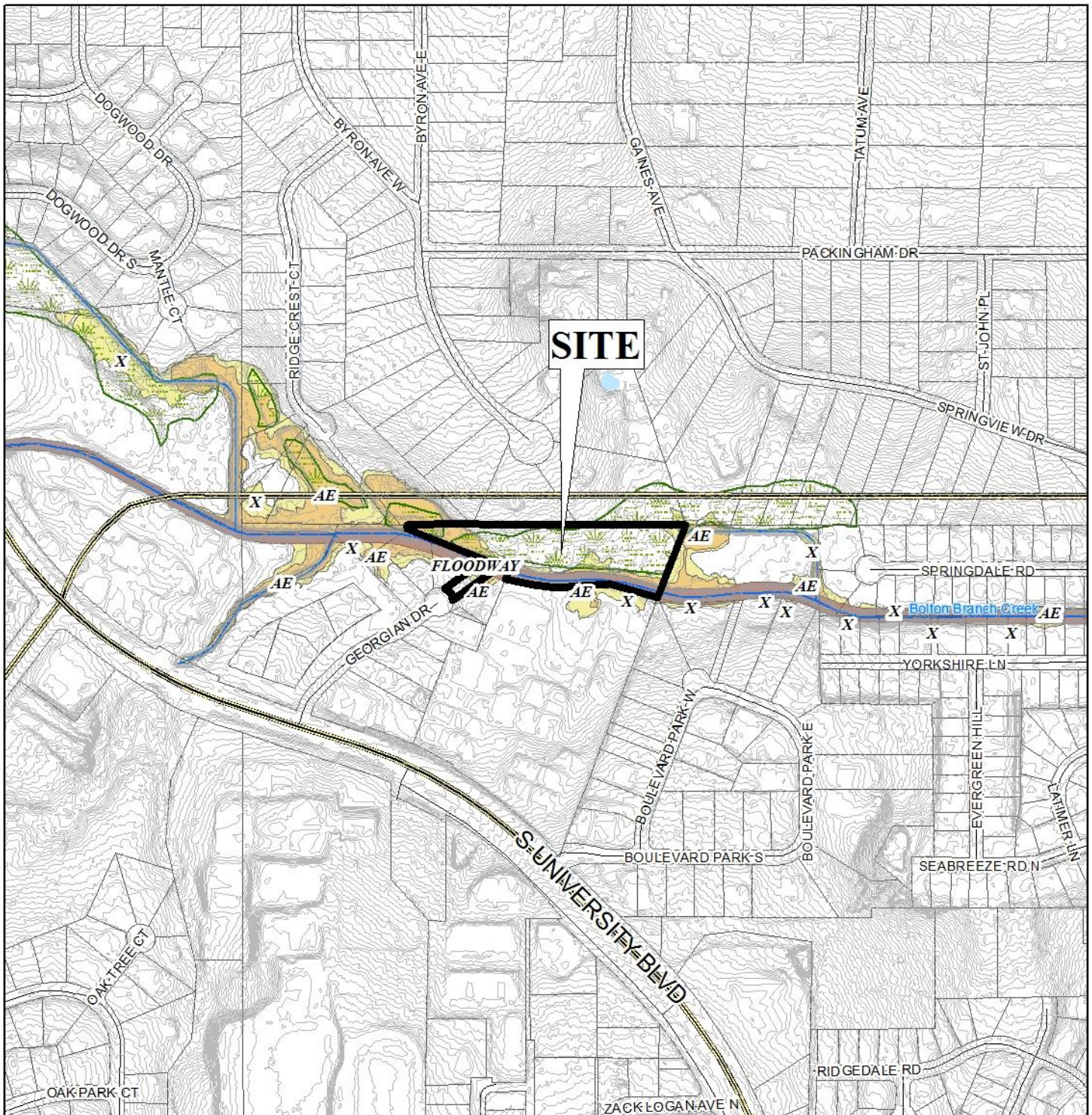
APPLICANT Georgian Place Sudivision

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



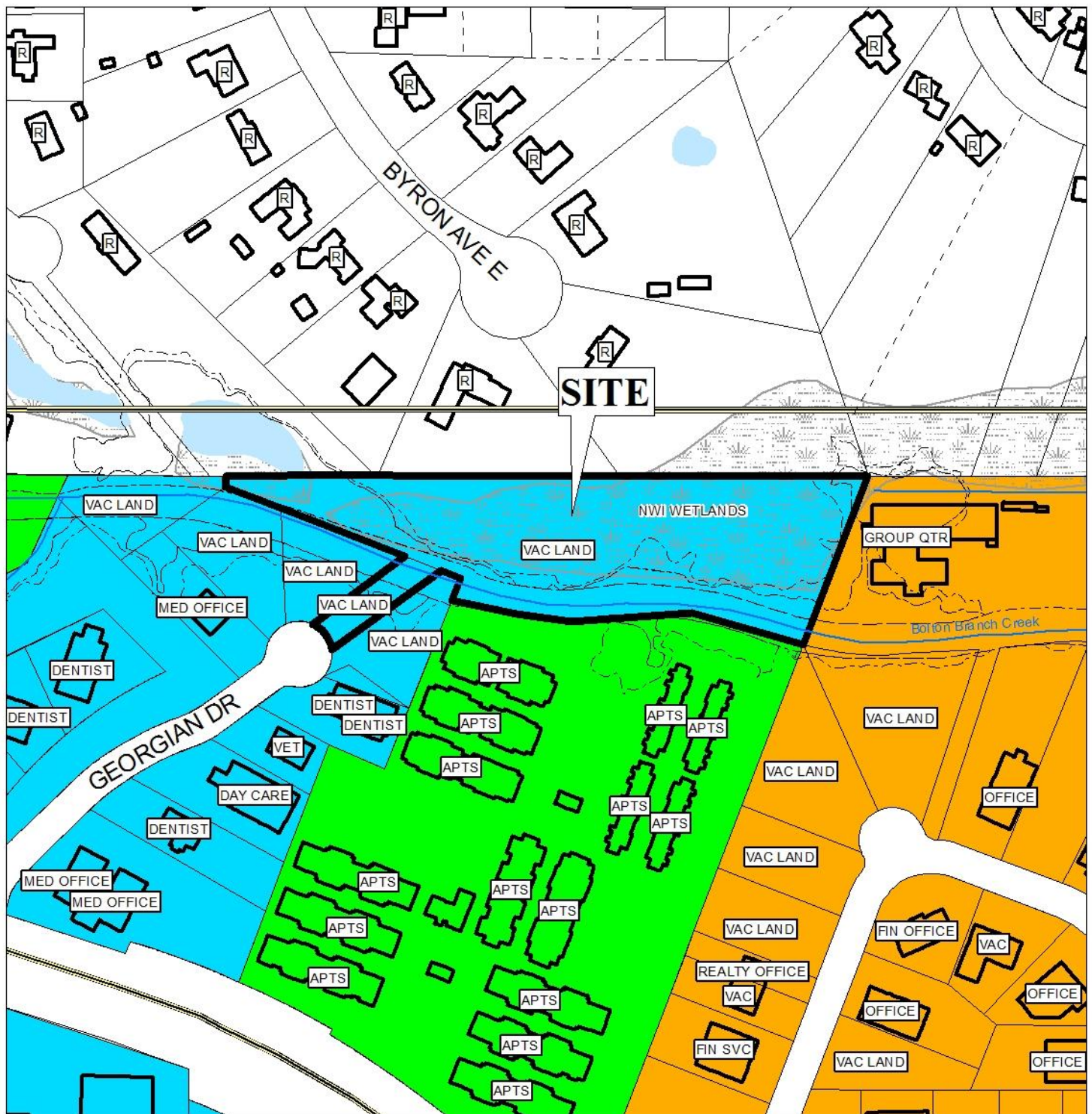
APPLICATION NUMBER 9 DATE December 21, 2017

APPLICANT Georgian Place Sudivision

REQUEST Subdivision



GEORGIAN PALCE SUBDIVISION



APPLICATION NUMBER 9 DATE December 21, 2017

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



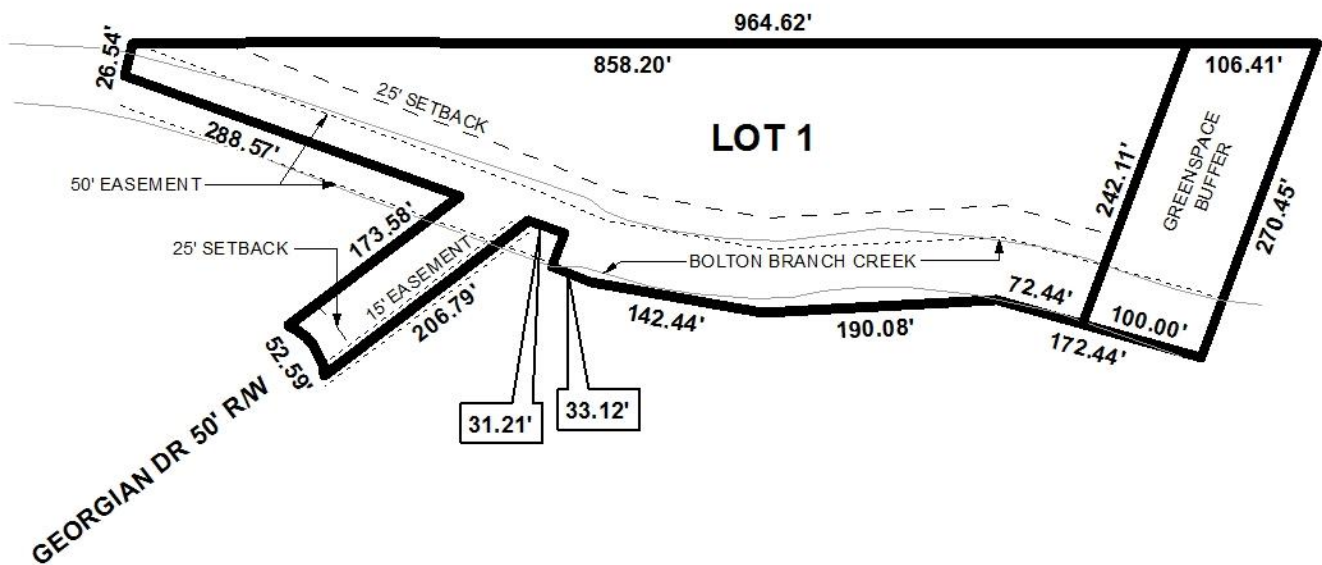
GEORGIAN PALCE SUBDIVISION



APPLICATION NUMBER 9 DATE December 21, 2017



DETAIL SITE PLAN



APPLICATION NUMBER 9 DATE December 21, 2017

APPLICANT Georgian Place Sudivision

REQUEST Subdivision



