

FOREST LANE ESTATES 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 reference, on the map and the description, to a monumented corner.
- C. Provide and label the monument set or found at each subdivision corner.
- D. Add a graphic scale.
- E. Provide a written description for the subdivision boundary.
- F. List the amount of ROW dedication in square feet and acres.
- G. Show and label all flood zones. New maps went into effect on June 5, 2020.
- H. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an A, AE, or X (shaded) flood zone designation. BFE = 11.
- I. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- J. Provide the Surveyor's Certificate.
- K. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 27 - #81) LOTS 1, 2, 3, and 4 will share the 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 - NONE, LOT 2 - NONE, LOT 3 - 1,700 sf, and LOT 4 - NONE.
- L. Add a note 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.
- M. Add a note 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.
- N. 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.
- O. 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.
- P. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- Q. 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.

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-Rescue Department Comments: All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2021 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 preliminary plat illustrates the proposed 4-lot, 1.5± acre subdivision which is located on the South side of Forest Lane, 129'± West of Pinecrest Lane, extending to the North terminus of Kentwood Lane, within Council District 3. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create four (4) legal lots of record from one (1) existing metes-and-bounds parcel.

The site has been given a Low Density Residential (LDR) land use designation, per the Future Land Use Plan and Map adopted 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.

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 applicant provides the following concerning the application:

THE OWNER PURCHASED THIS PROPERTY LAST YEAR AND IS PROPOSING THIS FOUR LOT SUBDIVISION TO SELL TO INDIVIDUAL BUYERS.

The site has frontage on Forest Lane, a minor street without curb and gutter with a current substandard 30-foot right-of-way. Therefore, dedication to provide 15 feet from the centerline of Forest Lane is required, and is indicated on the preliminary plat. This dedication should be retained on the Final Plat, if approved. The plat should be revised to indicate the right-of-way of Forest Lane after dedication, if approved.

The plat indicates a 25-foot minimum building setback line from the dedicated right-of-way along Forest Lane, and this should be retained on the Final Plat, if approved. The proposed lots meet the minimum size requirements of the Subdivision Regulations. As on the preliminary plat, 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, if approved.

The preliminary plat indicates a concrete block building straddling the East boundary property line of the site. This structure should be removed, with permits, prior to signing the Final Plat for the subdivision, if approved. Documentation of permits should be presented prior to signing the Final Plat.

The Forest Lane right-of-way is unopen for approximately 100-feet past the end of payment toward its West terminus. This would not provide compliant access to proposed Lot 1. Therefore, Forest Lane should be improved to standards as approved by the City sufficient to allow access to proposed Lot 1 and a turn-around prior to signing the Final Plat, if approved.

Proposed Lots 1 and 2 abut Kentwood Lane on the rear. Kentwood Lane is a minor street without curb and gutter and requiring a 60-foot right-of-way. As this portion of Kentwood Lane is indicated to have a substandard 20-foot right-of-way, dedication would be required to provide 30 feet from the centerline of Kentwood Lane. The plat should be revised to illustrate a 25-foot minimum building setback line from any required dedication along Kentwood Lane. Furthermore, this portion of Kentwood Lane is unimproved and unopen. Therefore, a note should be required on the Final Plat, if approved, stating that Lots 1 and 2 are denied access to Kentwood Lane.

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.

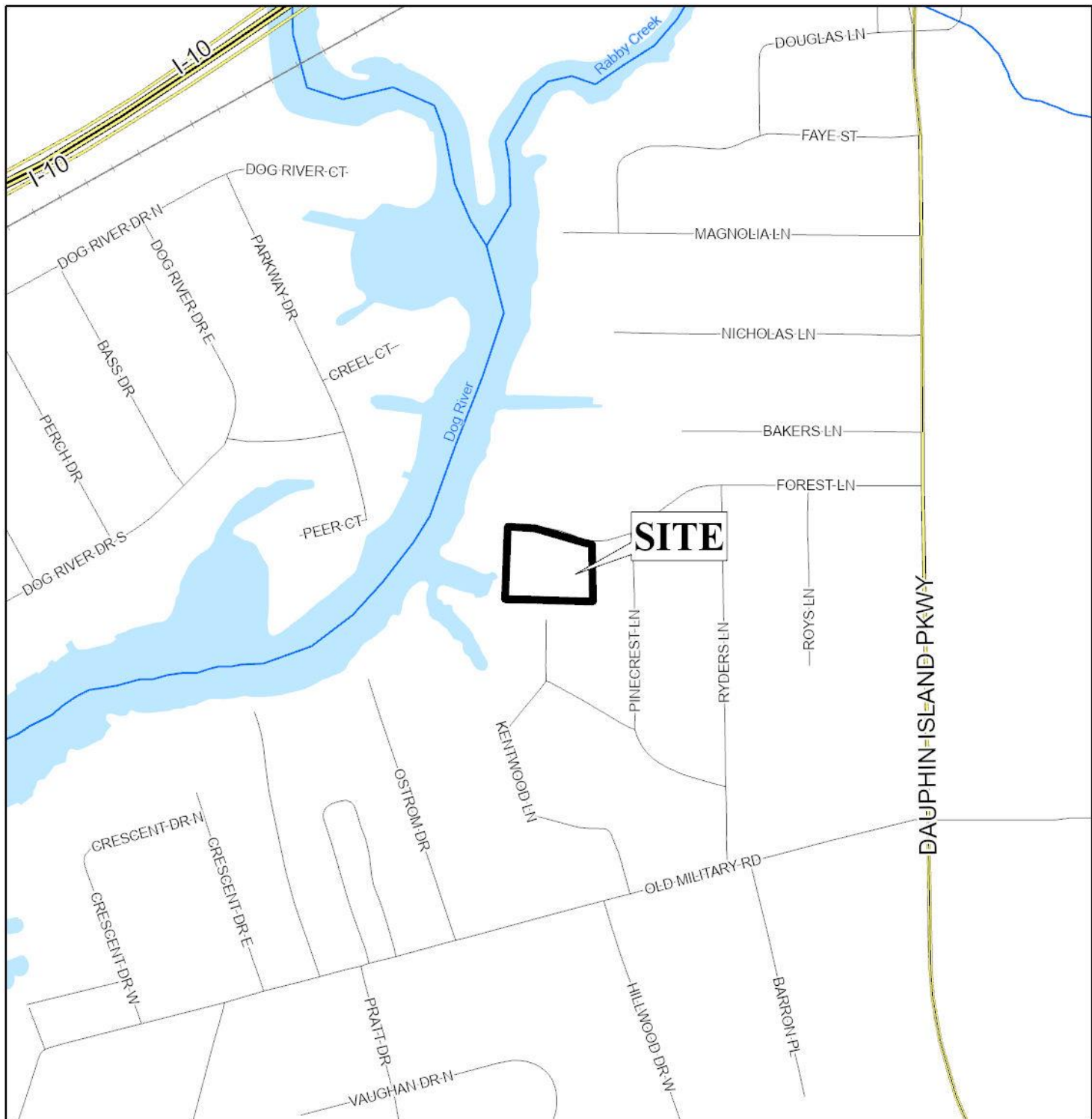
The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) retention of the dedication to provide 30-feet from the centerline of Forest Lane on the Final Plat;
- 2) revision of the plat to indicate the right-of-way width of Forest Lane after dedication;
- 3) dedication to provide 30-feet along the rear of Lots 1 and 2 from the centerline of Kentwood Lane;
- 4) revision of the plat to illustrate a 25-foot minimum building setback line from any required dedication along Kentwood Lane;
- 5) placement of a note on the Final Plat stating that access to Kentwood Lane is denied for Lots 1 and 2;
- 6) retention of the 25-foot minimum building setback line along Forest Lane on the Final Plat as measured from any required frontage dedication;
- 7) revision of the plat to label the lot sizes in both square feet and acres, on the Final Plat, after any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 8) removal of the concrete structure straddling the East boundary of the site, with permit documentation, prior to signing the Final Plat;
- 9) improvement of Forest Lane to standards approved by the City past its end of pavement sufficient to provide access to Lot 1 with a turn-around;
- 10) 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 reference, on the map and the description, to a monumented corner. C. Provide and label the monument set or found at each subdivision corner. D. Add a graphic scale. E. Provide a written description for the subdivision boundary. F. List the amount of ROW dedication in square feet and acres. G. Show and label all flood zones. New maps went into effect on June 5, 2020. H. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an A, AE, or X (shaded) flood zone designation. BFE = 11. I. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. J. Provide the Surveyor's Certificate. K. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 27 - #81) LOTS 1, 2, 3, and 4 will share the 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 - NONE, LOT 2 - NONE, LOT 3 - 1,700 sf, and LOT 4 - NONE. L. Add a note 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. M. Add a note 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. N. 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. O. 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. P. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. Q. 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.);

- 11) *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.);*
- 12) *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 [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.); and*
- 13) *compliance with the 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 (2021 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.).*

LOCATOR MAP



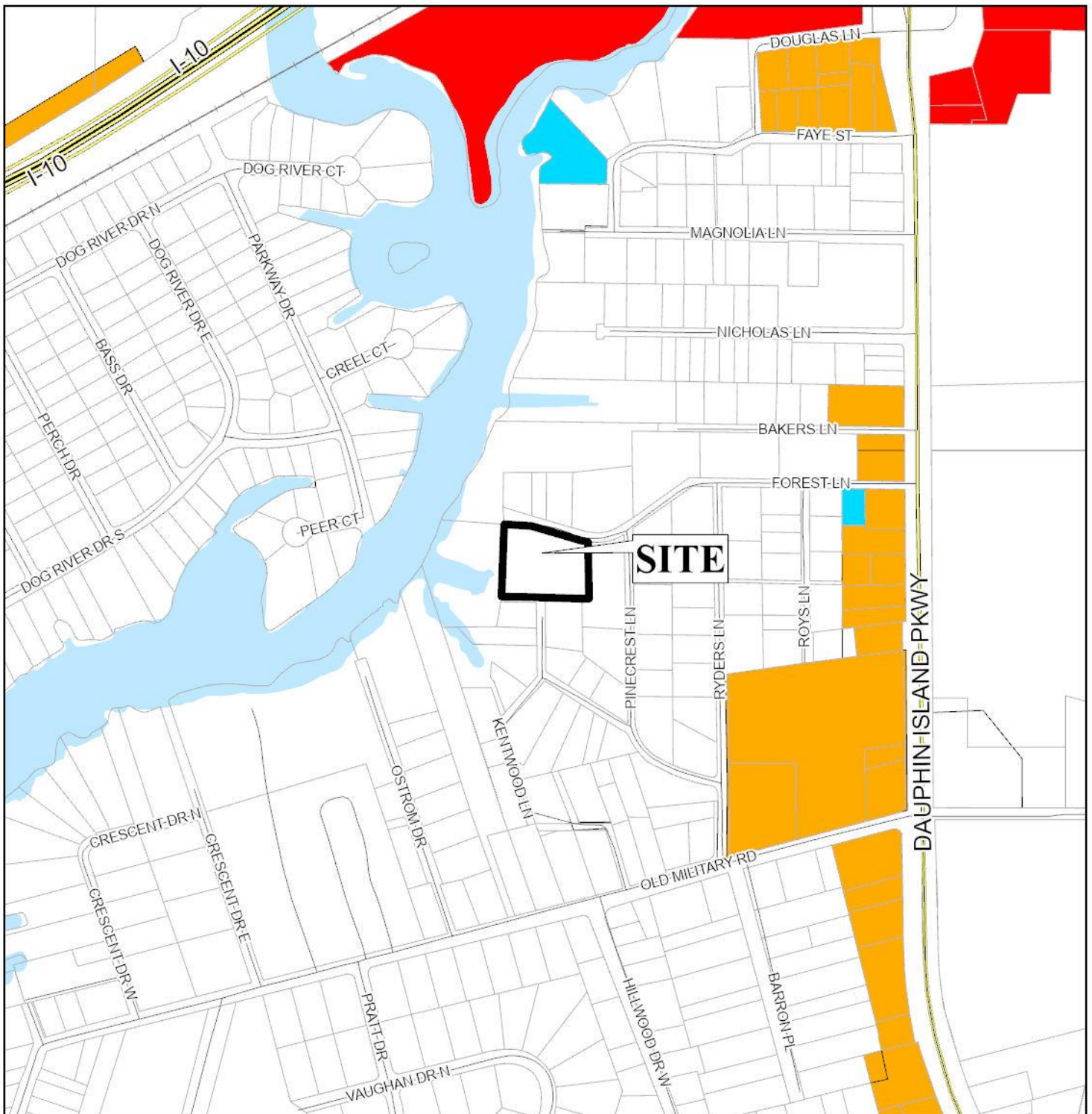
APPLICATION NUMBER 10 DATE March 2, 2023

APPLICANT Forest Lane Estates Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



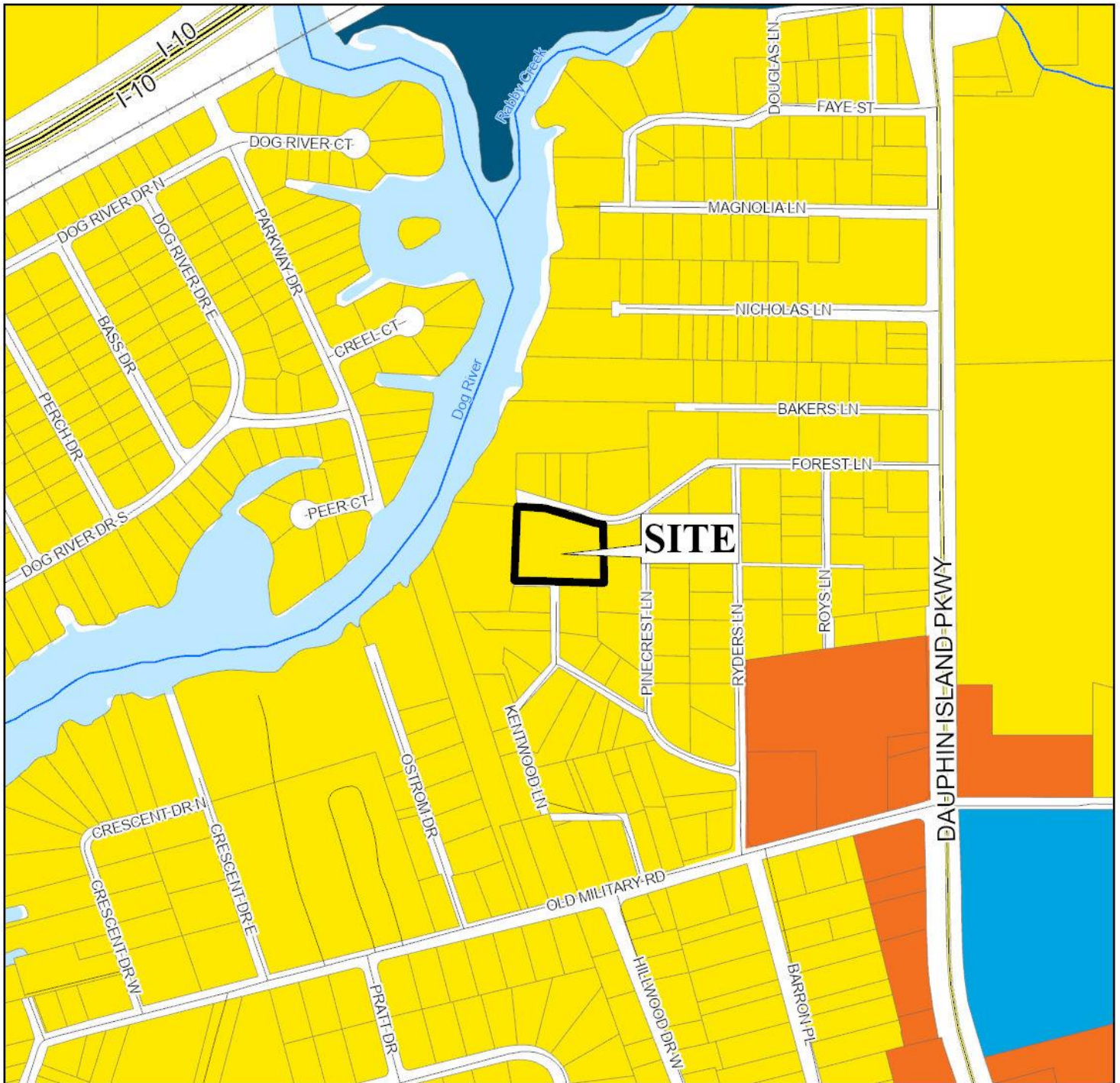
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APPLICANT Forest Lane Estates Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 10 DATE March 2, 2023

APPLICANT Forest Lane Estates Subdivision

REQUEST Subdivision

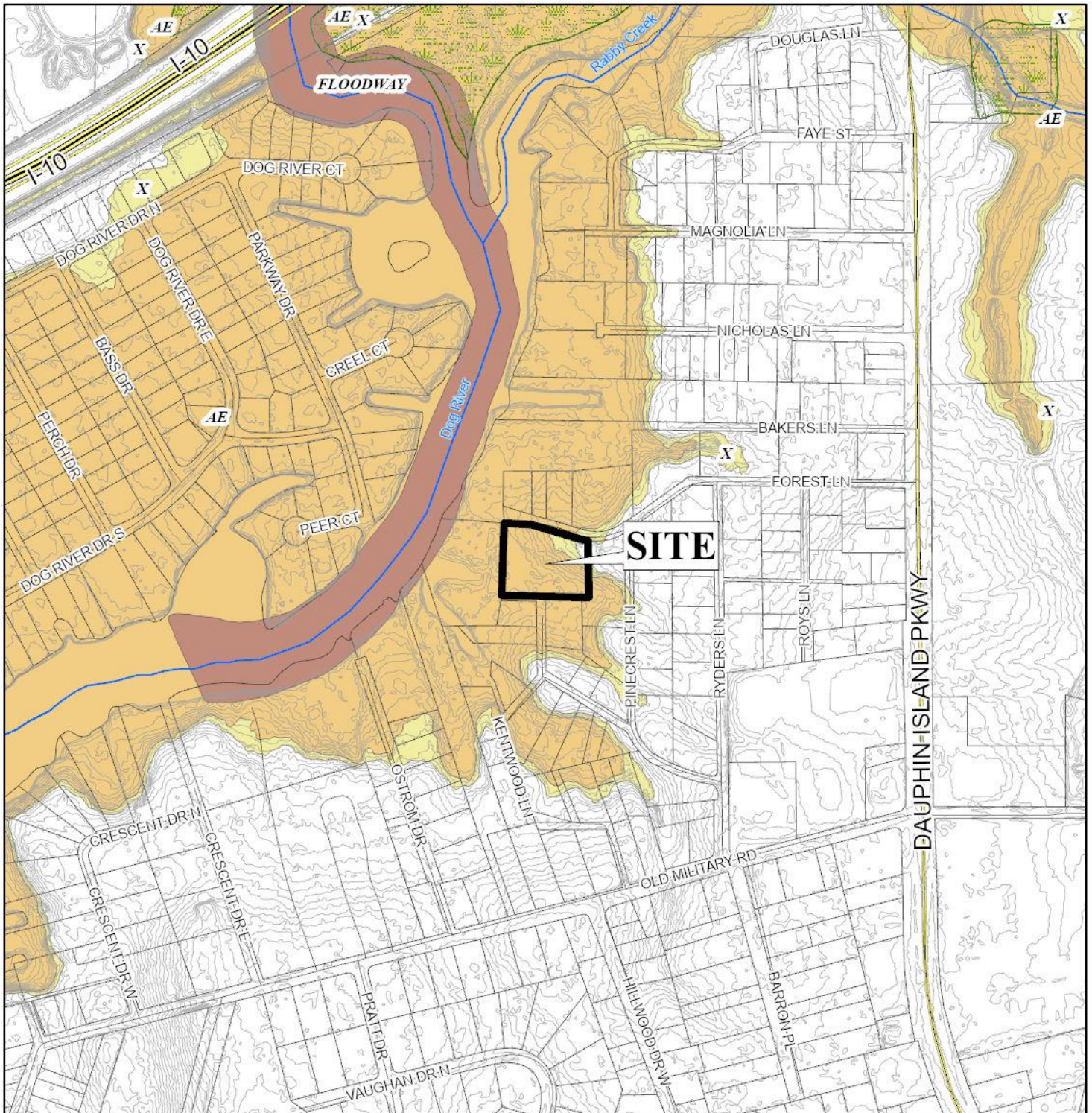
Layer2

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



NTS

ENVIRONMENTAL LOCATOR MAP



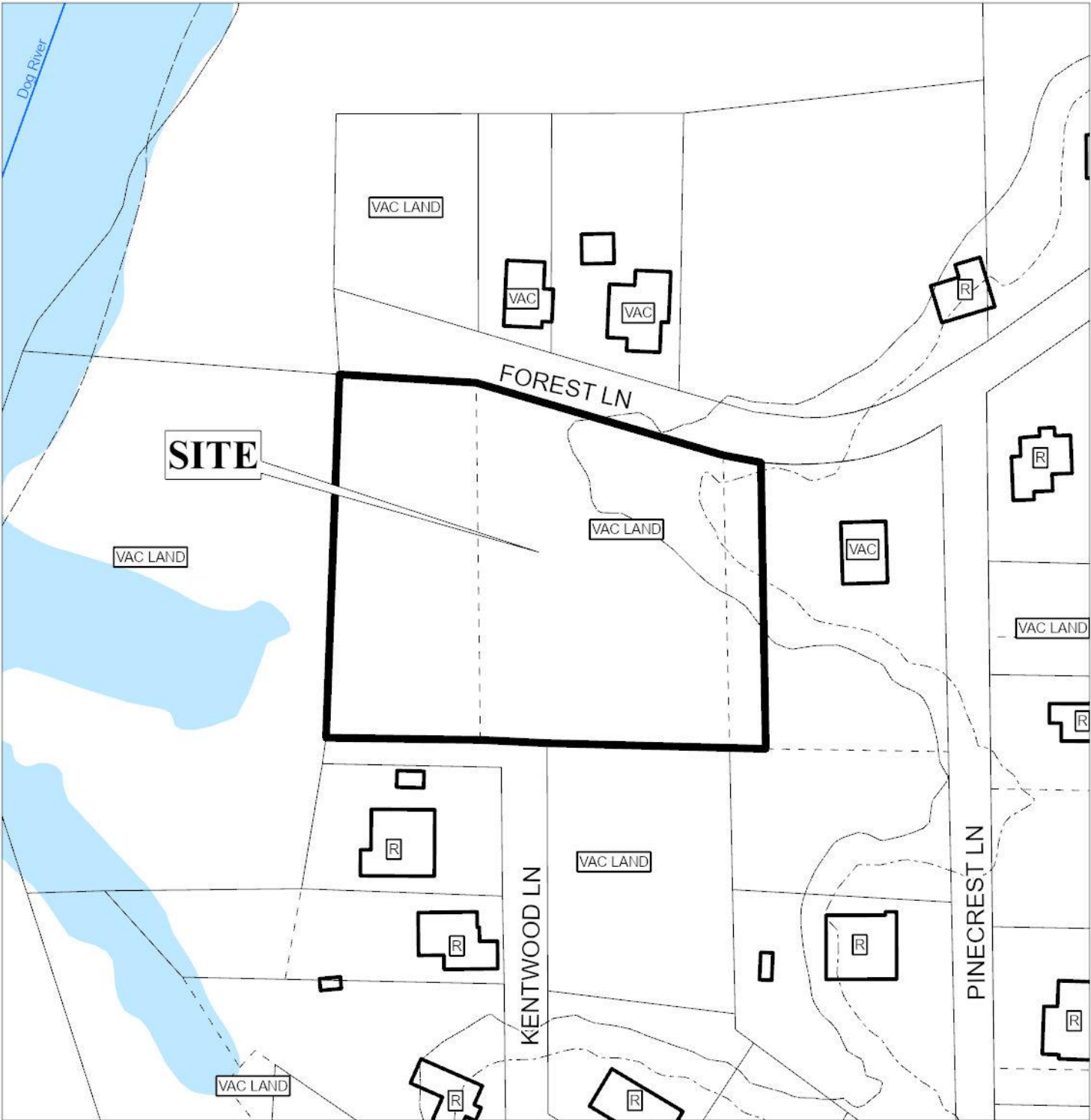
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FOREST LANE ESTATES SUBDIVISION



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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



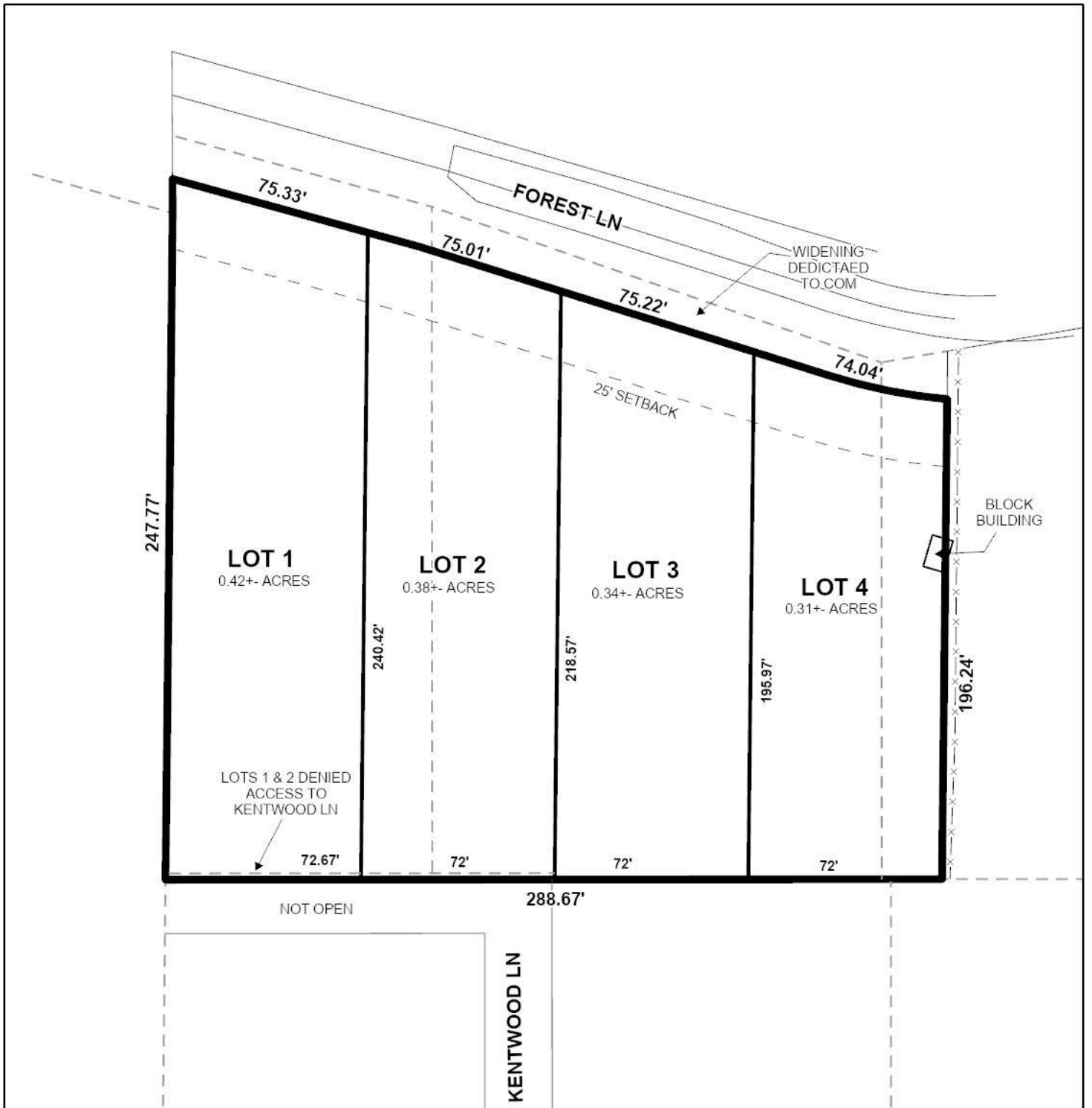
FOREST LANE ESTATES SUBDIVISION



APPLICATION NUMBER 10 DATE March 2, 2023



DETAIL SITE PLAN



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APPLICANT Forest Lane Estates Subdivision
REQUEST Subdivision

