

PERRY 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. Review the written legal description and bearing and distance labels for discrepancies.
- C. Review the Surveyor's Certificate and provides the correct land owner's name.
- D. Provide and label the monument set or found at each subdivision corner.
- E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- F. Add a note to the SUBDIVISION PLAT stating that as LOTS 1 and 2 will not receive any historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Each LOT must submit a TIER 2 Land Disturbance Permit and include stormwater detention.
- 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. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- M. 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: Lot 1 and 2 are limited to one shared curb cut with 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.)

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).

MAWSS Comments: No comments.

The plat illustrates the proposed 2-lot, 0.9±-Acre subdivision located at the East side of South McGregor Avenue, 125'± South of Dunleith Court (private street), in Council District 5. The applicant states the property is served by public water and sanitary sewer systems.

The applicant wishes to create two (2) legal lots from one (1) metes-and-bounds parcel.

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 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.

The proposed lots have frontage on South McGregor Avenue, a minor street with curb and gutter requiring a 60' right-of-way. The applicant requests a 45' minimum building setback line along

proposed Lot 1 in lieu of dedication, but the most recently adopted Major Street Plan permitted existing right-of-way along McGregor Avenue, north of Dauphin Street. As such, sufficient right-of-way is illustrated on the preliminary plat and no additional dedication should be required.

As mentioned, a 45' minimum building setback line is illustrated along proposed Lot 1, thus exceeding the 25' minimum building setback line requirement of the Subdivision Regulations. As such, retention of at least a 25' minimum building setback line for both lots where they exceed 60' in width should be required on the Final Plat, if approved.

Proposed Lot 2 is irregularly shaped and may be regarded as a "panhandle" lot, a design discouraged by Section V.D.1. of the Subdivision Regulations; the exception being the approval of lots located where varied and irregularly-shaped lot designs are common, and the informality of design is consistent with other lots in the vicinity. The Planning Commission has approved a similar design for several lots within the vicinity of the subject site, therefore a waiver of Section V.D.1. may be appropriate.

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 on the preliminary plat. As such, revision of the plat to provide the sizes of each lot in both square feet and acres should be required, if approved; or, provision of a table on the Final Plat providing the same information may suffice.

Regarding access management, both lots are proposed to share access via a 25' ingress/egress easement. As such, a note should be placed on the Final Plat stating Lots 1 and 2 are limited to one (1) shared curb cut, with any changes in its size, location or design to be approved by Traffic Engineering and conform to AASHTO standards.

In addition to the 25' ingress/egress easement, a 10' sewer easement is illustrated on the Northeast corner of Lot 2. As such, a note should be placed on the Final Plat stating no structures shall be constructed in any easement.

Finally, there are two accessory structures on the site in addition to a dwelling on the proposed Lot 1. The proposed subdivision will result in one (1) of the structures straddling the lot line and the other structure to be on a lot by itself, without a primary dwelling, within the 25' minimum building setback. As such, both structures should be removed from the site, with appropriate permits, prior to the signing of the Final Plat.

With a waiver of V.D.1. 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 plat to provide the size of each lot in both square feet and acres, or provision of a table on the Final Plat providing the same information;
- 2) retention of at least a 25' minimum building setback line along both lots where they are at least 60' wide;
- 3) placement of a note on the Final Plat stating Lots 1 and 2 are limited to one (1) shared curb cut, with any changes in its size, location or design to be approved by Traffic Engineering and conform to AASHTO standards;

- 4) placement of a note on the Final Plat stating no structures shall be constructed in any easement;
- 5) retention of the lot and common area sizes in both square feet and acres on the Final Plat, or provision of a table on the Final Plat with the same information;
- 6) demolition of the accessory structures on the site, with appropriate permits, prior to the signing of the Final Plat;
- 7) 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) *Review the written legal description and bearing and distance labels for discrepancies.* C) *Review the Surveyor's Certificate and provides the correct land owner's name.* D) *Provide and label the monument set or found at each subdivision corner.* E) *Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.* F) *Add a note to the SUBDIVISION PLAT stating that as LOTS 1 and 2 will not receive any historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control).* Each LOT must submit a TIER 2 Land Disturbance Permit and include stormwater detention. 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) *Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.* M) *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) compliance with Traffic Engineering comments: *(Lot 1 and 2 are limited to one shared curb cut with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 9) 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.));*
- 10) 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).);*

- 11) completion of the subdivision process prior to the approval of any land disturbing or building activities for new home construction; and,
- 12) compliance with all applicable Codes and Ordinances.

LOCATOR MAP



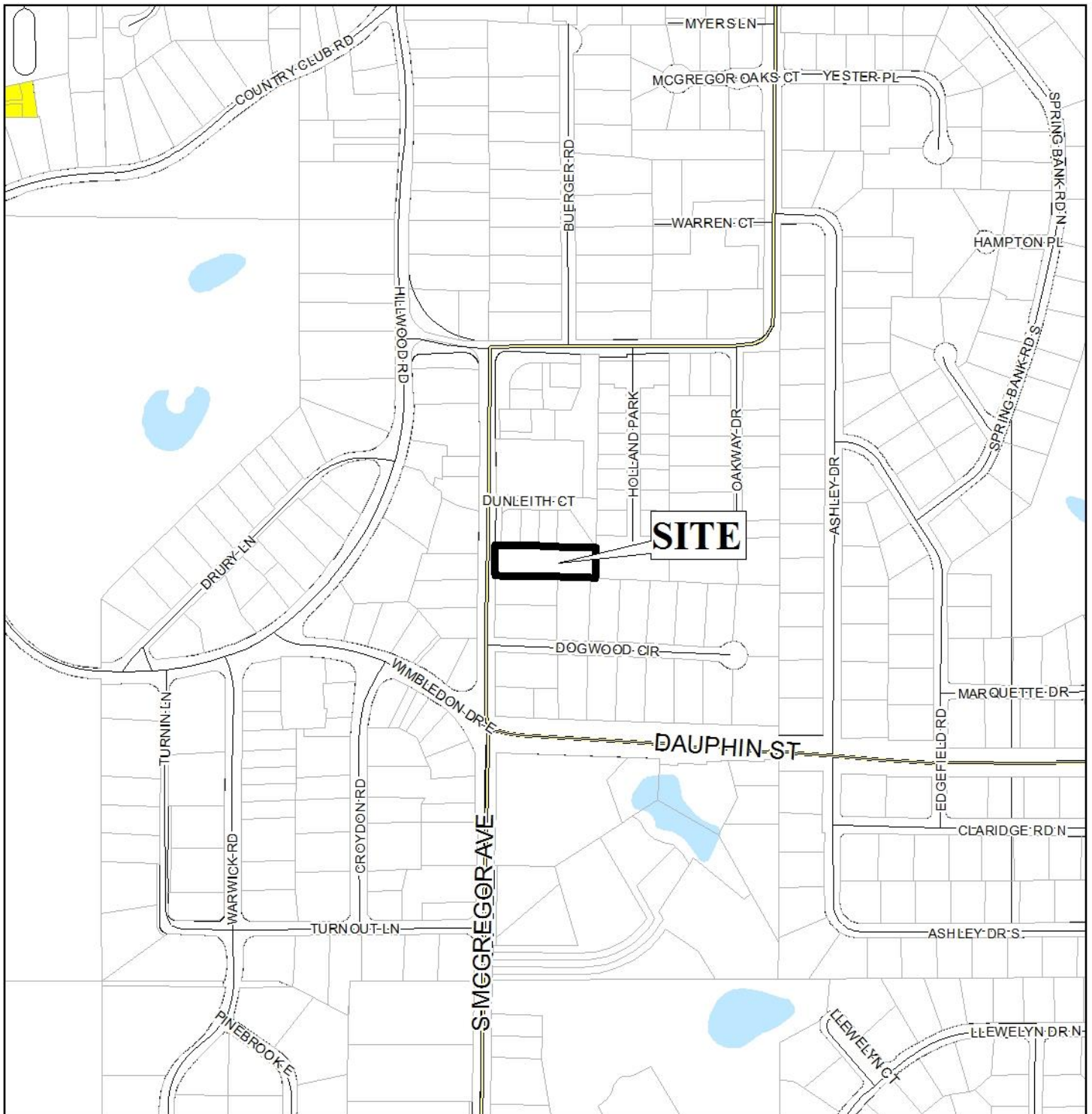
APPLICATION NUMBER 10 DATE July 19, 2018

APPLICANT Perry Place Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



APPLICATION NUMBER 10 DATE July 19, 2018

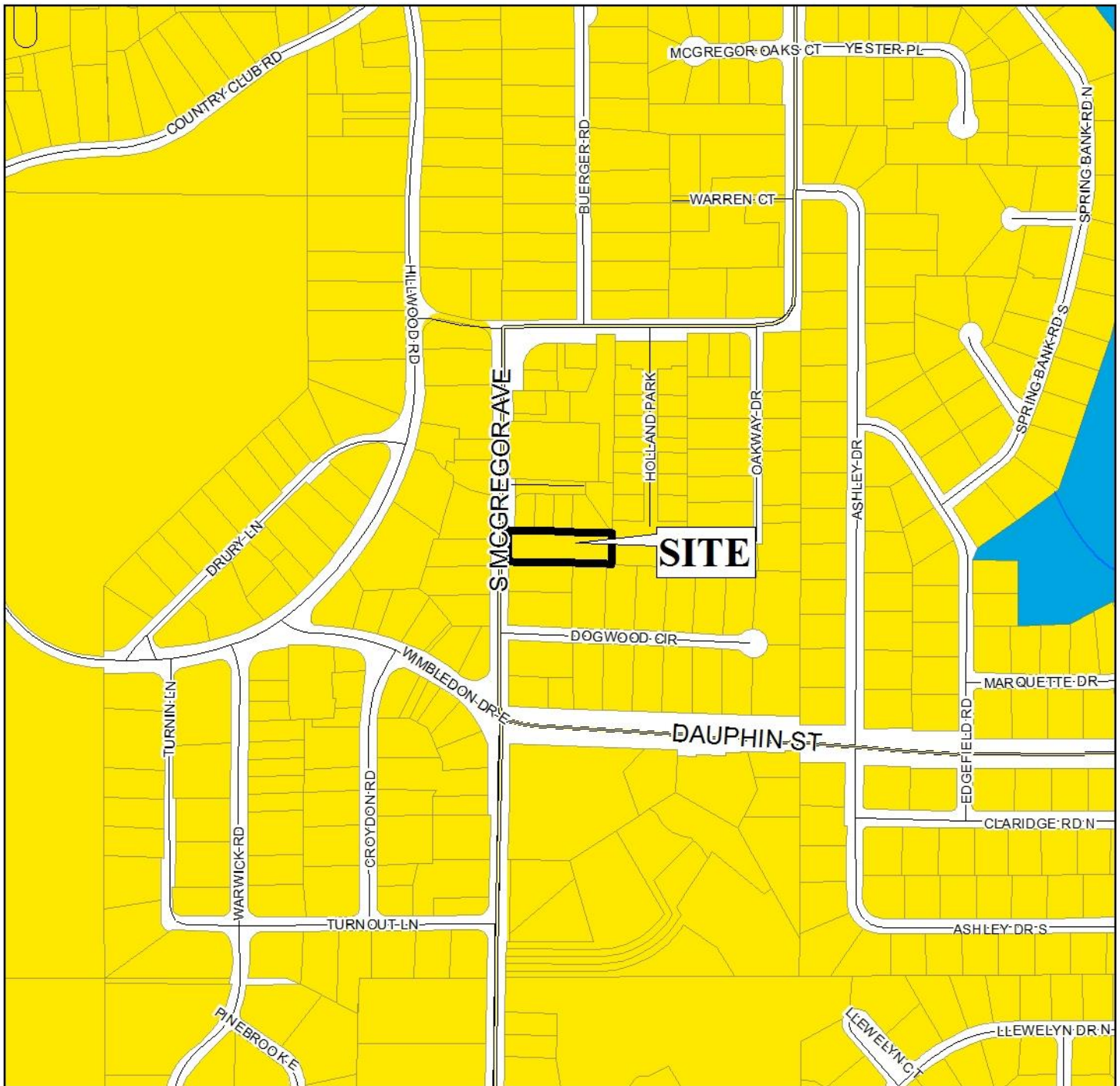
APPLICANT Perry Place Subdivision

REQUEST Subdivision



NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 10 DATE July 19, 2018

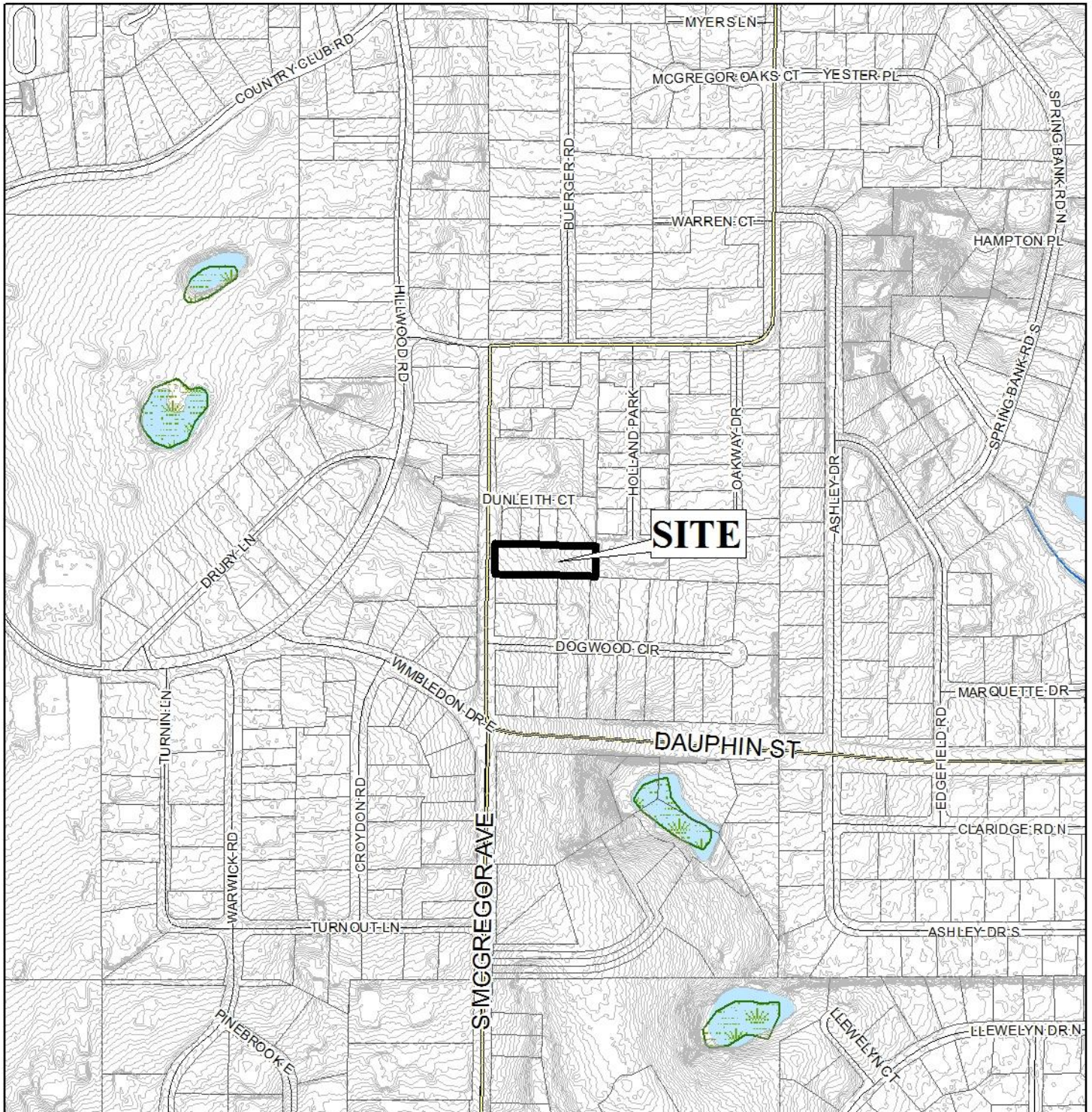
APPLICANT Perry Place Subdivision

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



APPLICATION NUMBER 10 DATE July 19, 2018

APPLICANT Perry Place Subdivision

REQUEST Subdivision



PERRY PLACE SUBDIVISION

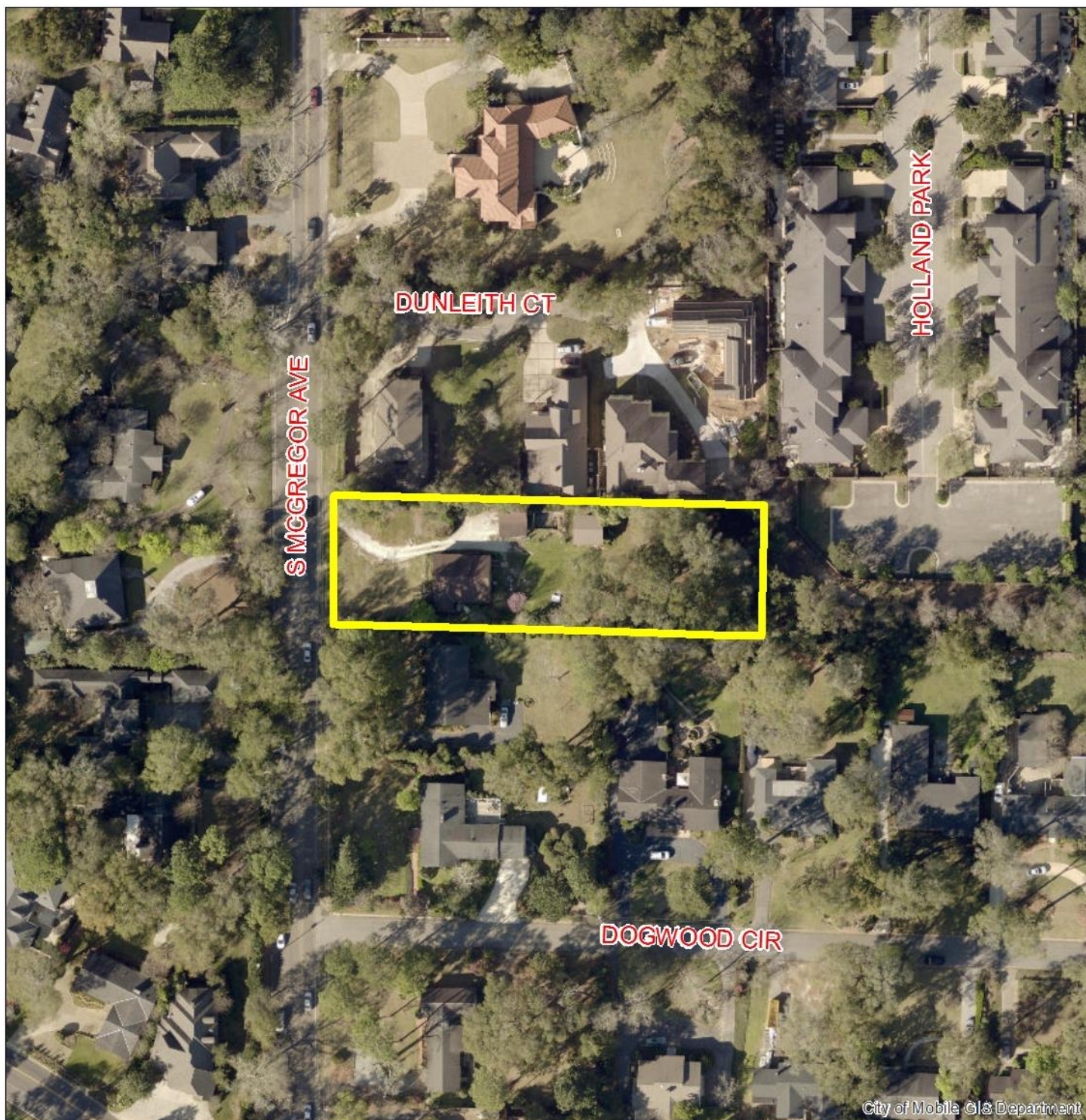


APPLICATION NUMBER 10 DATE July 19, 2018

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



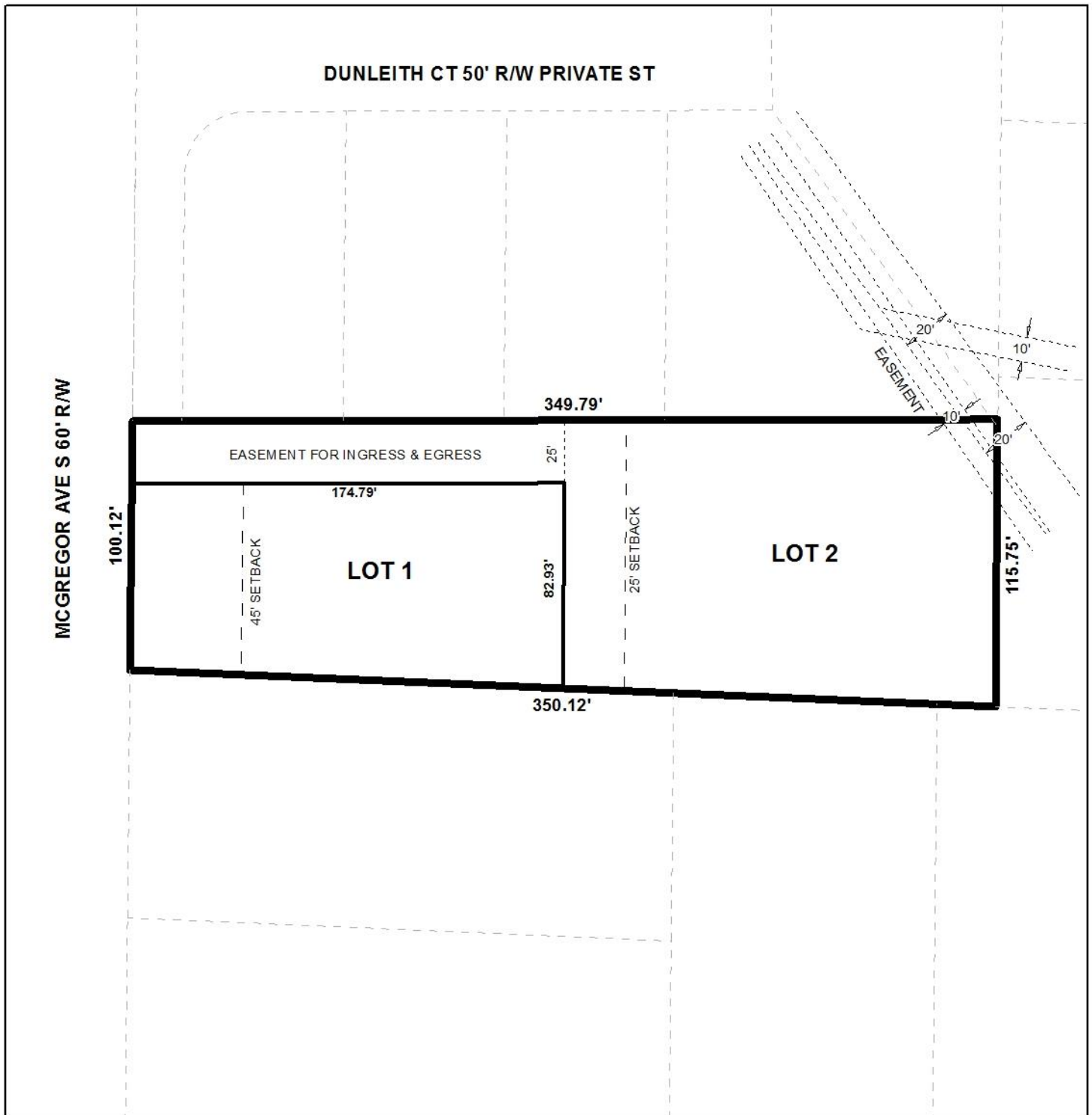
PERRY PLACE SUBDIVISION



APPLICATION NUMBER 10 DATE July 19, 2018



DETAIL SITE PLAN



APPLICATION NUMBER 10 DATE July 19, 2018

APPLICANT Perry Place Subdivision

REQUEST Subdivision

