

## **DELWOOD 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. Revise the ROW width shown on LOT 4-6 to match the ROW shown in the recorded Durande Court 1<sup>st</sup> Addition subdivision Plat – 35 feet instead of 45 feet.
- C. Provide recording information showing where and when the 10 foot wide PLANTING STRIP was dedicated to public ROW.
- D. The east line of the proposed subdivision indicates different CALCULATED bearings along the DELWOOD subdivision and the AF DELCHAMPS subdivision; however, the overall boundary line is CALCULATED to be on the same bearing. How can the newly set property corners exist along two (2) different property line bearings?
- E. Clarify whether the west property line is RECORD or CALCULATED.
- F. Revise the written legal description or the bearing and distance labels to match.
- G. Clearly show and label the bearing and distance of the 10.08 foot section at the southwest corner of LOT 2.
- H. Dedicate adequate ROW at the south end of Durande Drive for a cul-de-sac.
- I. Revise “DELCHAMP PROPERTY” to refer to the name of the recorded subdivision.
- J. 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.
- K. Revise the flood statement to include X(Unshaded).
- L. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- M. Add Mobile County Lidar contours as indicated in the note.
- N. Label the POB.
- O. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- P. 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.
- Q. 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.
- R. 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.
- S. 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.
- T. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.

- U. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- V. 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 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 3.1 ± acre, 6-lot subdivision which is located on the South side of Grant Street, 320' ± East of Durande Drive, and is in Council District 5. The applicant states that the subdivision is served by public water and sanitary sewer.

The purpose of this application is to create 6 legal lots of record from 1 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 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 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 meet the minimum size and frontage requirements as regulated by Section V.D.2. of the Subdivision Regulations. However, Lot 6 does not comply with Section V.D.3. of the Subdivision Regulations regarding the maximum width to depth ratio. Thus, a waiver of Section V.D.3 will be required in order to approve the subdivision as proposed.

The site fronts Grant Street and Durande Drive. Durande Drive is a minor street with some curb and gutter. The recorded subdivision plat from 1954, Durande Court Subdivision, First Addition illustrates the site as reserved right-of-way for a planned major street and depicts Durande Drive as having a 35' right-of-way with a 10' vegetative buffer (45' total). Durande Drive was originally developed to a service road standard because the street was going to serve the adjacent major street Florida Street Extension; which is why Durande Drive does not meet the standard street requirements of a 50' right-of-way.

The current plat illustrates Durande Drive as having a 45' right-of-way. However, as outlined above, and referenced in the City Engineering comments, it appears Durande Drive has only 35' of right-of-way; therefore, dedication to provide a total of 25' from centerline will be required.

Lot 1 fronts Grant Street, and along this portion, Grant Street is considered to be a major street with a required 100' right-of-way. The plat depicts the right-of-way "varies"; however the plat should be revised to depict a 100' right-of-way, and provide 50' from center line.

Section V.D.9. of the Subdivision Regulations requires the provision of a 25' minimum building setback from the "front property line". The preliminary plat does not depict the 25' minimum building setback lines and thus, the plat should be revised to depict the 25' minimum building setback line after dedication.

As a means of access management, the driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards, if approved.

It should be noted that there is a 25' drainage easement fronting Lots 5 and 6, as well as a portion of Lot 4. A note should be placed on the Final Plat stating no structures shall be constructed or placed within any drainage or utility easements.

It should also be pointed out that there appears to be a small existing turn around area where the proposed Lot 6 will be located. Based on the increased number of residential lots on the street, the increase in traffic, and the need to provide access for fire and garbage pick, a cul-de-sac turnaround should be required. It appears that a portion of Lot 6 should be dedicated for cul-de-

sac turnaround. Dedication and construction of the cul-de-sac should be coordinated with and approved by Traffic Engineering, Engineering, and the Fire Department, prior to recording of the Final Plat.

With a waiver of Section V.D.3 of the Subdivision Regulations, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) dedication and construction of a cul-de-sac turnaround at the end of Durande Drive, to be coordinated with and approved by Engineering, Traffic Engineering, and the Fire Department, prior to recording of the Final Plat;
- 2) dedication of adequate right-of-way along Durande Drive to provide 25' from centerline;
- 3) depiction of right-of-way along Grant street and if less than 100-feet, dedication of adequate right-of-way to provide 50' of right-of-way from centerline;
- 4) revision of the plat to depict the 25' minimum building setback line along all street frontages, after dedication;
- 5) retention of the lot sizes in square feet and acres;
- 6) placement of a note on the Final Plat stating each lot is limited to one curb-cut with the size, location and design to be approved by Traffic Engineering, and conform to AASHTO standards;
- 7) placement of a note on the Final Plat stating no structures shall be constructed or placed within any drainage or utility easements;
- 8) *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. Revise the ROW width shown on LOT 4-6 to match the ROW shown in the recorded Durande Court 1st Addition subdivision Plat – 35 feet instead of 45 feet. C. Provide recording information showing where and when the 10 foot wide PLANTING STRIP was dedicated to public ROW. D. The east line of the proposed subdivision indicates different CALCULATED bearings along the DELWOOD subdivision and the AF DELCHAMPS subdivision; however, the overall boundary line is CALCULATED to be on the same bearing. How can the newly set property corners exist along two (2) different property line bearings? E. Clarify whether the west property line is RECORD or CALCULATED. F. Revise the written legal description or the bearing and distance labels to match. G. Clearly show and label the bearing and distance of the 10.08 foot section at the southwest corner of LOT 2. H. Dedicate adequate ROW at the south end of Durande Drive for a cul-de-sac. I. Revise "DELCHAMP PROPERTY" to refer to the name of the recorded subdivision. J. 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. K. Revise the flood statement to include X(Unshaded). L. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. M. Add Mobile County Lidar contours as indicated in the note. N. Label the POB. O. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. P. 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. Q. 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. R. 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. S. 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. T. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. U. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. V. 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.”;*

- 9) placement of a note on the site plan stating the following Traffic Engineering comments: *Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.;*
- 10) 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). 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*
- 11) compliance with Fire 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



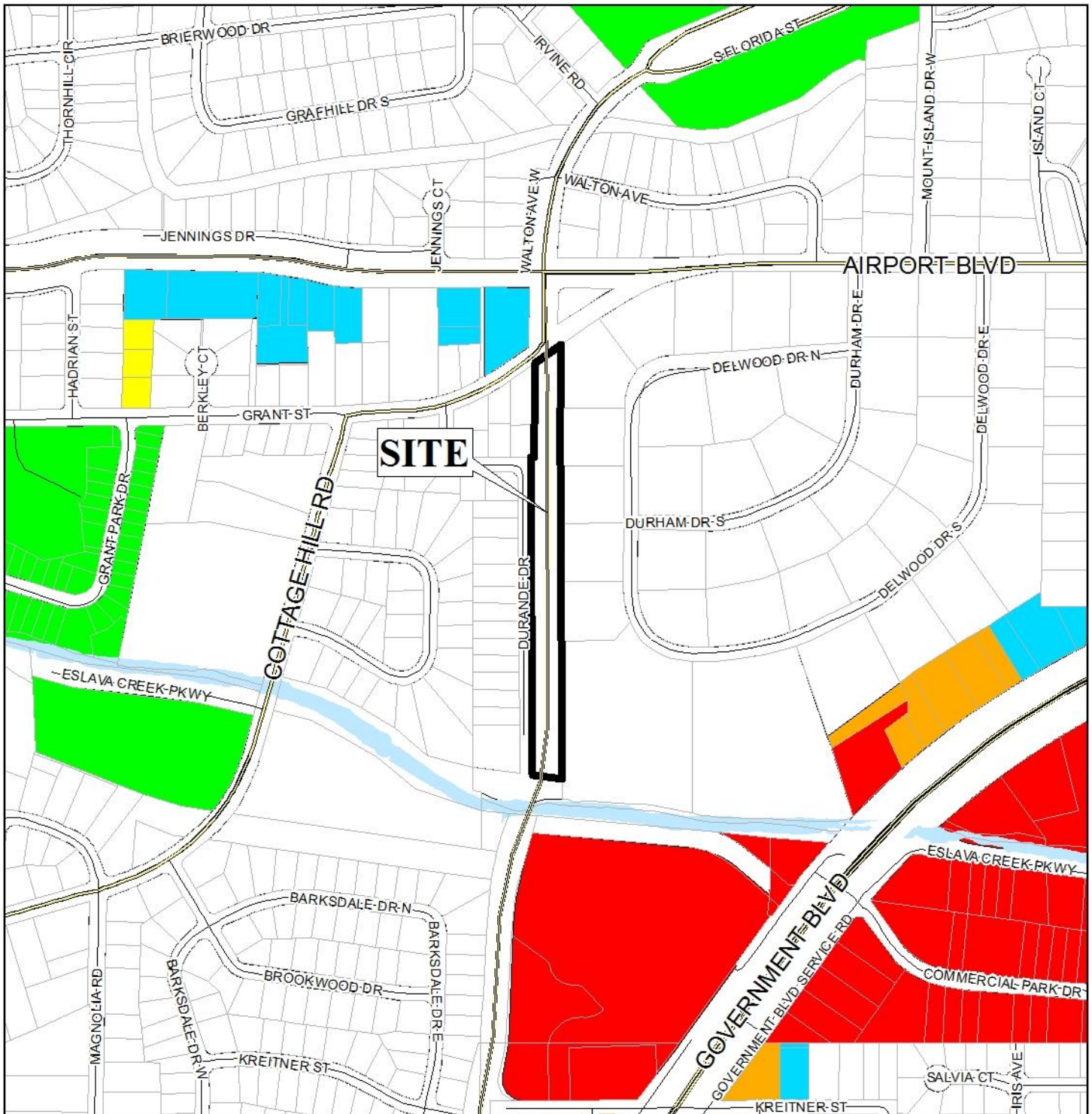
APPLICATION NUMBER 11 DATE July 18, 2019

APPLICANT Delwood Place Subdivision

REQUEST Subdivision



# LOCATOR ZONING MAP



APPLICATION NUMBER 11 DATE July 18, 2019

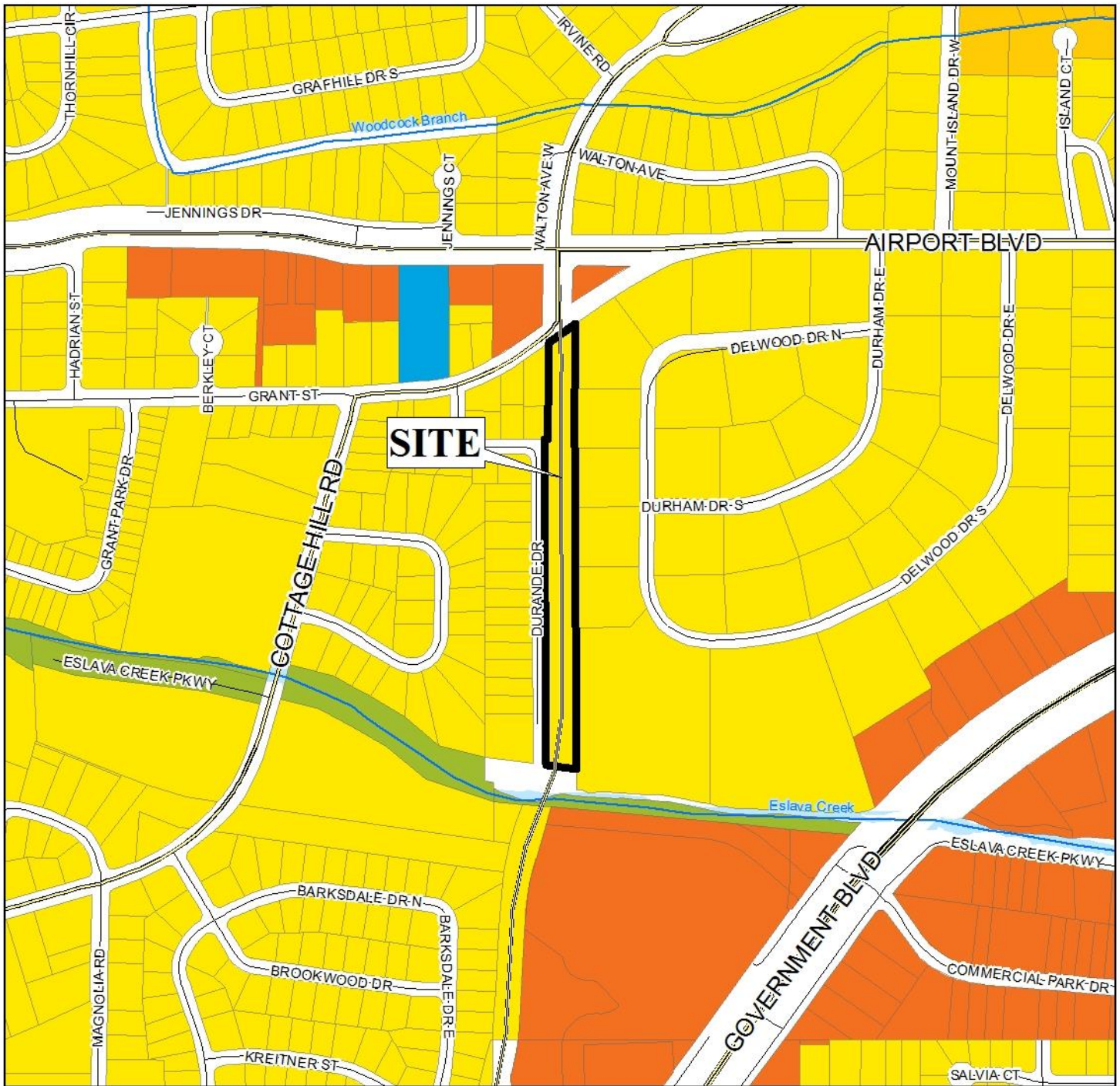
APPLICANT Delwood Place Subdivision

REQUEST Subdivision



NTS

# FLUM LOCATOR MAP



APPLICATION NUMBER 11 DATE July 18, 2019

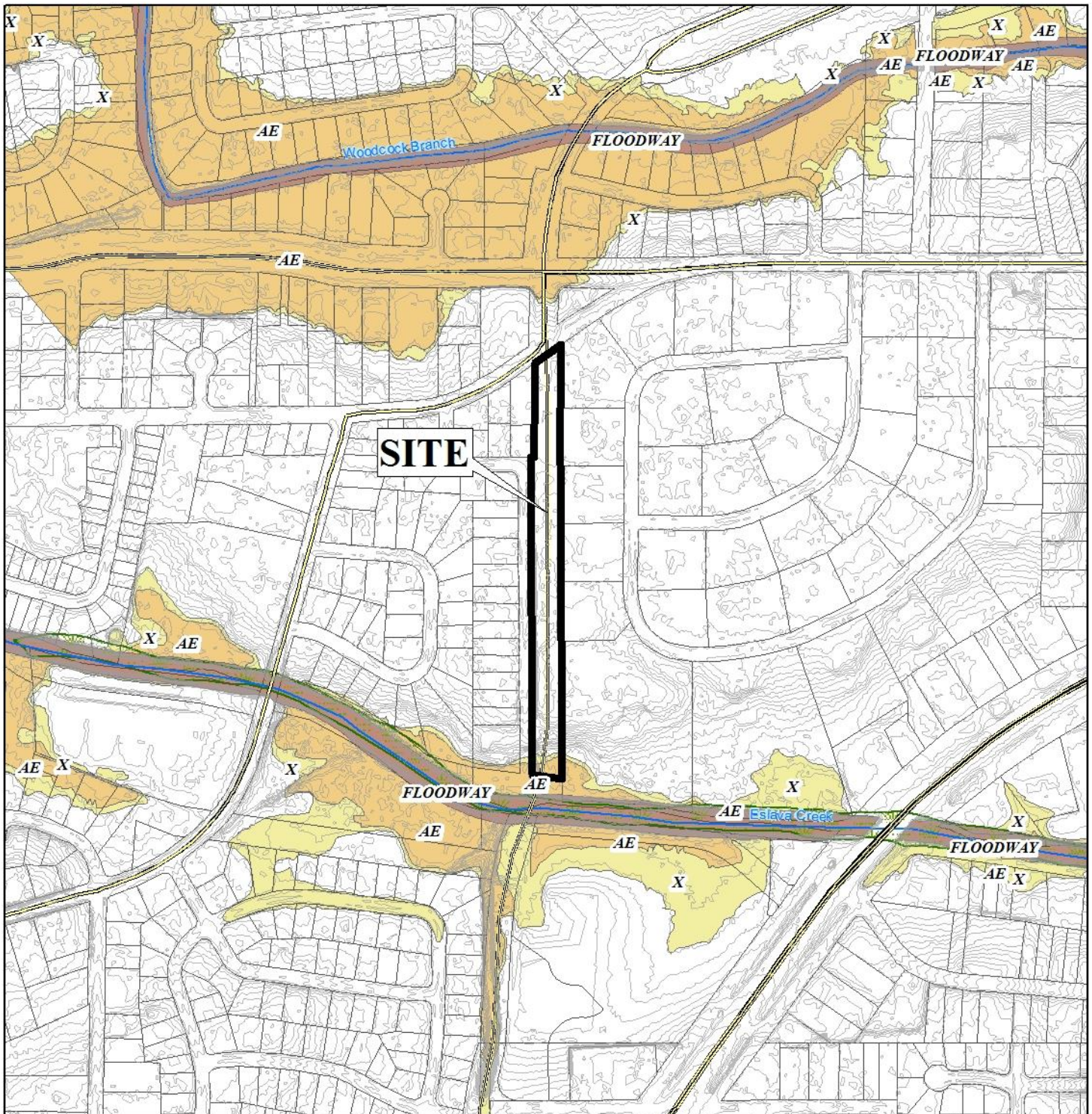
APPLICANT Delwood Place Subdivision

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



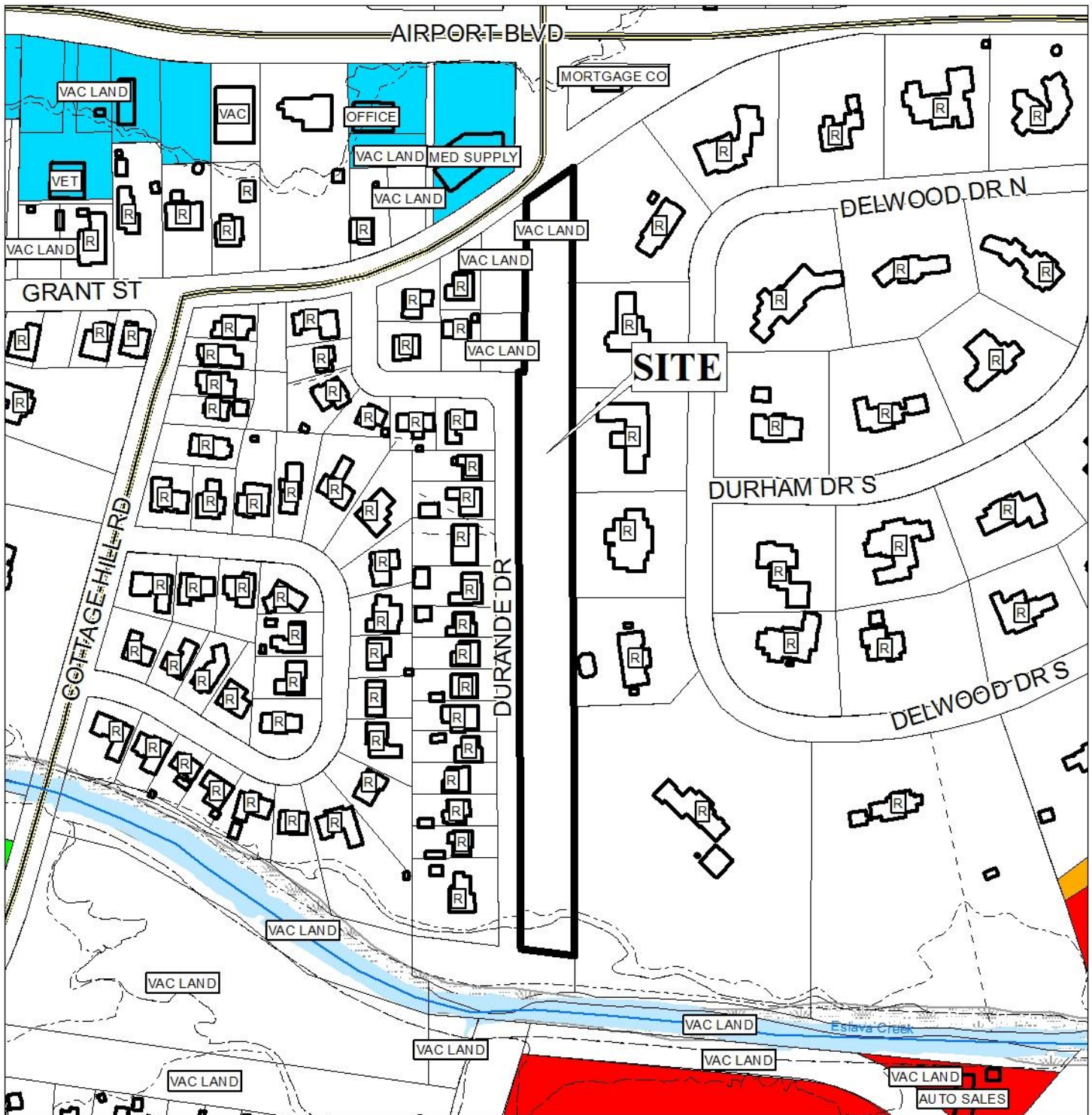
APPLICATION NUMBER 11 DATE July 18, 2019

APPLICANT Delwood Place Subdivision

REQUEST Subdivision



# DELWOOD PLACE SUBDIVISION



APPLICATION NUMBER 11 DATE July 18, 2019

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



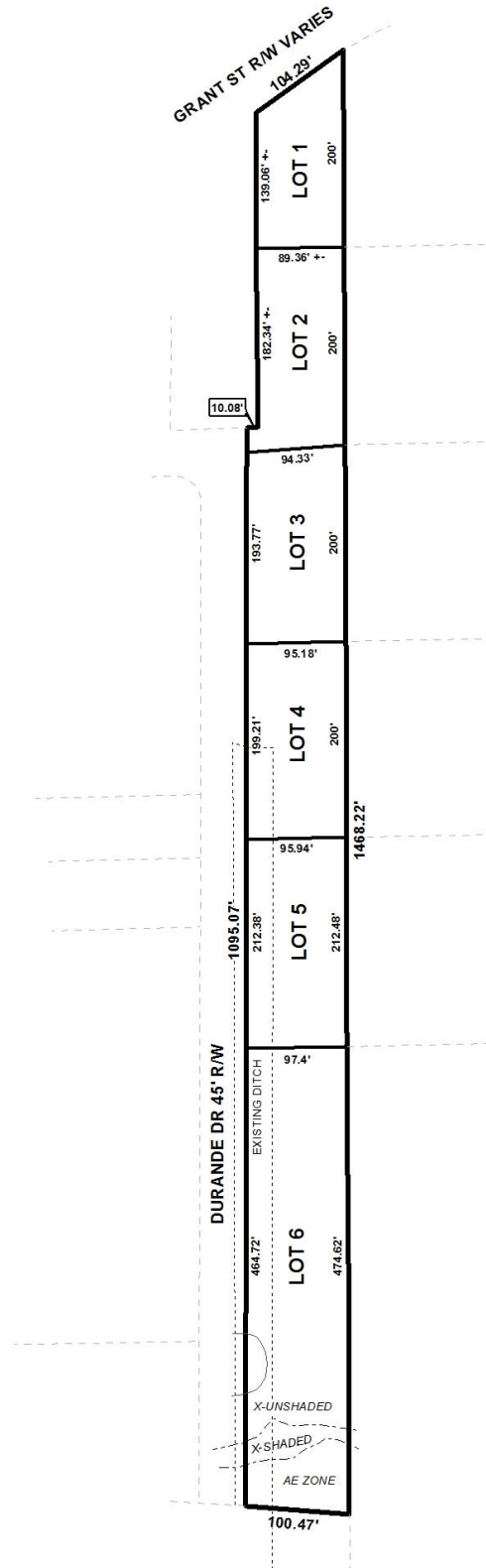
# DELWOOD PLACE SUBDIVISION



APPLICATION NUMBER 11 DATE July 18, 2019



# DETAIL SITE PLAN



APPLICATION NUMBER 11 DATE July 18, 2019

APPLICANT Delwood Place Subdivision

REQUEST Subdivision



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