

LEES LANE 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. Include a written description of the proposed subdivision boundary in the written legal description.
- C. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the intersection of Halls Mill Rd. and the UNNAMED ROW and at the intersection of Lees Lane and Halls Mill Rd.
- D. Provide a drainage easement for McCullough Bayou that flows across a portion of LOT 4. The extents of the easement will need to be established in conjunction with the City Engineer prior to submitting the Final Plat for review or signature.
- E. The UNNAMED ROW is currently unopened and unimproved. Any access to LOT 4 must provide an acceptable, paved access to Halls Mill Rd. Any work within the public ROW will require a ROW Permit from the Engineering Dept.
- F. 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.
- G. 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.
- H. Provide and label the monument set or found at each subdivision corner.
- I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- J. 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.
- K. 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.
- L. 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.
- M. 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.
- N. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.

- O. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- P. 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 is limited to one curb cut to Halls Mill Road and two curb cuts to Lees Lane. Lot 2 & Lot 3 are limited to two curb cuts each to Lees Lane. Lot 4 is limited to one curb cut to its unopened right-of-way frontage. Any driveway permit for Lot 4 is contingent upon improvements to the unopened right-of-way as needed to meet City street standards. Driveway sizes, locations and design are to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

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-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).

MAWSS Comments: No comments.

The preliminary plat illustrates the proposed 4-lot, 152.0± acre subdivision which is located on the Southeast corner of Halls Mill Road and Lees Lane, extending to the West side of Interstate 65 and the North side of Interstate 10. The site is within Council District 4, and the applicant states that the subdivision is served by public water and sewer services. The purpose of this application is to create four (4) legal lots of record from six metes-and-bounds parcels.

The site has been given a Parks and Open Space (POS) 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 parkland maintained in a natural, semi-natural state, or developed with facilities and set aside for human enjoyment and recreation or for the protection of wildlife or natural habitats. Parks may include squares, playgrounds, playfields, gardens, greens, greenways and blueways, and other recreational areas and facilities that are accessible to the public. Open space may include any open piece of land, publicly or privately held, that is undeveloped (has no buildings or other built structures). **This designation is not intended to identify public land acquisition or to prohibit the development potential of individual properties.**

The designation applies to all existing and future parks and open space within the City, including both active and passive uses. Open space, including public access to water bodies, is generally consistent with all other land use categories, i.e., a park can be located within any other land use category, either incidental to a development or as part of a publicly-owned or publicly-sponsored local, community or regional park. Therefore, a Parks and Open Space designation is deemed consistent with all land use categories in the Future Land Use Map.

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 applicant states:

The 152 acres of property shown on the attached Lees Lane Subdivision drawing is being subdivided to facilitate the development of the Mobile County Soccer Complex. The development plan includes the immediate purchase by Mobile County of the proposed Lots 1 and 2, as well as an option for later purchase of Lot 3. The Soccer Complex development will begin on Lot 1 and expand southward to Lots 2 & 3 over time.

Curb cut requirements are as follows:

<i>Lot 1: Hall's Mill Road</i>	<i>1</i>
<i>Lees Lane</i>	<i>2</i>
<i>Unnamed 60' R/W</i>	<i>0</i>
<i>Lot 2: Lees Lane</i>	<i>2</i>
<i>Lot 3: Lees Lane</i>	<i>2</i>
<i>Lot 4: Unnamed 60' R/W</i>	<i>1</i>

A sidewalk waiver request is not being submitted at this time but may be submitted in the future.

The proposed lots front Halls Mill Road; Lees Lane; Interstate 65; and an unnamed, unimproved right-of-way. Halls Mill Road is designated as a "minor arterial" street on the Major Street Plan that should have a right-of-way of 70 feet. The preliminary plat depicts Halls Mill Road as having a right-of-way that varies; the plat should be revised to depict the minimum existing right-of-way width, and if necessary dedication will be required to provide 35 feet from the centerline where the right-of-way is not compliant. Lees Lane and the unnamed, unimproved street are both minor roads with existing rights-of-way of 60 feet, making no dedication necessary. Interstate 65 should have a right-of-way of 300 feet, and is depicted a varying; the plat should be revised to depict the minimum existing right-of-way width, and if necessary, dedication will be required to provide 150 feet from the centerline. Furthermore, dedication of

the corner radii at Halls Mill Road and Lees Lane as well as Halls Mill Road and the unnamed right-of-way per Section V.D.6. of the Subdivision Regulations should be required.

The preliminary plat illustrates a 25' minimum building setback line all frontages. This should be retained on the Final Plat, if approved.

In accordance with Section V.D.2. of the Subdivision Regulations, the proposed lots each exceed the 7,200 square foot minimum lot size requirement for lots served by public water and sewer systems. The lot size information for each lot is depicted in both square feet and in acres on the preliminary plat and should be retained on the Final Plat, if approved.

It should be noted that the proposed Lot 4, as proposed, will be split zoned R-1, Single-Family Residential and B-3, Community Business District. Therefore, if the Subdivision is to be recorded as a single phase, Lot 4 must be rezoned prior to the signing of the Final Plat. The applicant may wish to record the plat in two phases, with Lot 4 as the second phase, so that Lots 1-3 may be recorded without delay.

As a means of access management, a note should be placed on the Final Plat, if approved, stating that Lot 1 is limited to 1 curb cut to Halls Mill Road, and 2 curb cuts to Lees Lane; Lots 2 and 3 are limited to 2 curb cuts each to Lees Lane; and Lot 4 is limited to one curb cut to the unnamed, unimproved right-of way. The size, location and design of all curb cuts are to be approved by Engineering and Traffic Engineering and conform to AASHTO standards. Direct access to Interstate 65 and Interstate 10 is denied for all lots.

Based upon the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

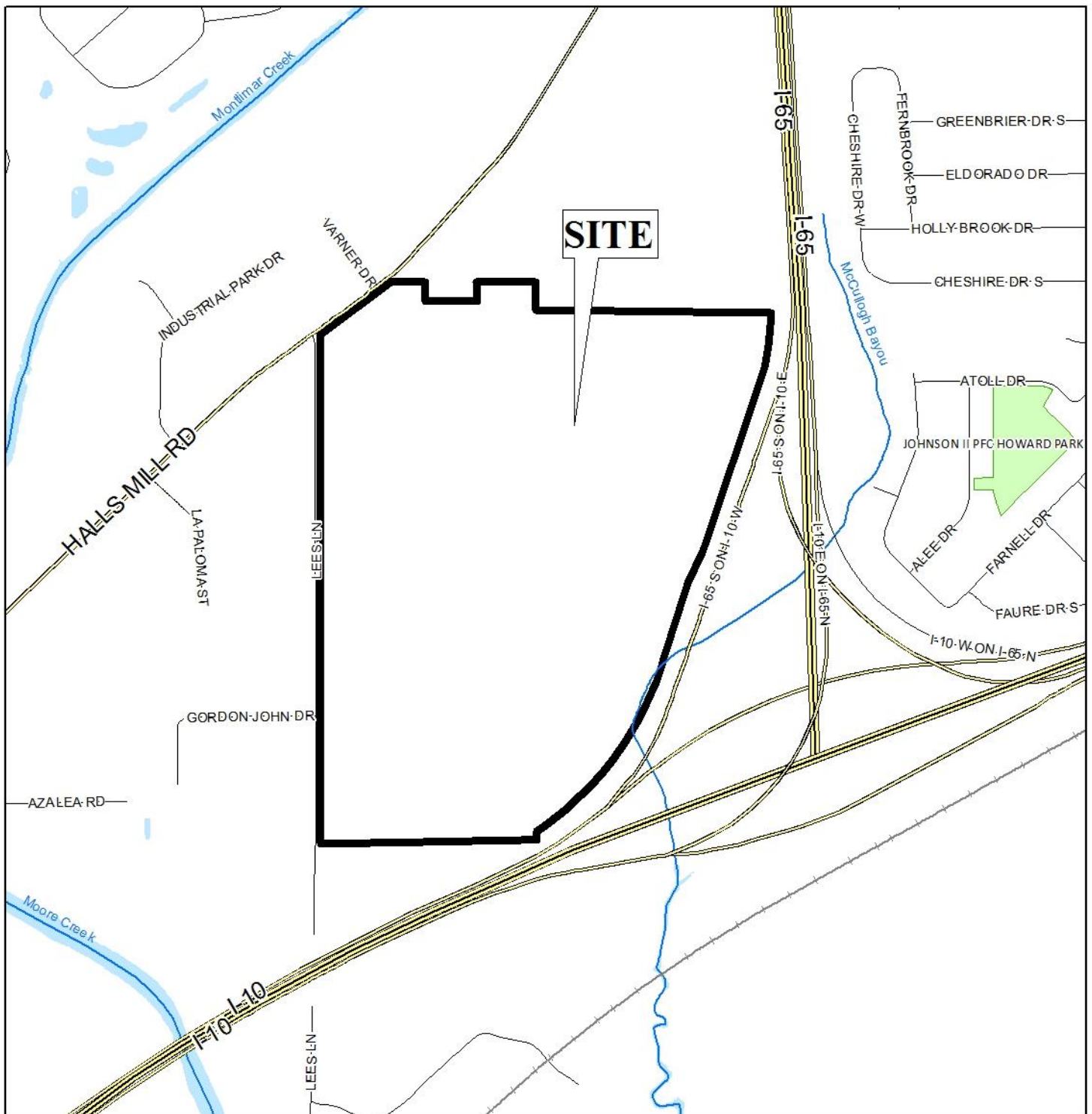
- 1) Either dedication to provide 35 feet from the centerline of Halls Mill Road, or illustration that there is sufficient existing right-of-way;
- 2) Either dedication to provide 150 feet from the centerline of Interstate 65, or illustration that there is sufficient existing right-of-way;
- 3) Dedication of the corner radii at Halls Mill Road and Lees Lane as well as Halls Mill Road and the unnamed right-of-way per Section V.D.6. of the Subdivision Regulations should be required;
- 4) Retention of 25' minimum building setback line along all frontages;
- 5) Retention of the lot sizes information in both square and in acres on the Final Plat;
- 6) Placement of a note on the Final Plat stating that Lot 1 is limited to 1 curb cut to Halls Mill Road, and 2 curb cuts to Lees Lane, 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 that Lots 2 and 3 are limited to 2 curb cuts each to Lees Lane, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 8) Placement of a note on the Final Plat stating that Lot 4 is limited to one curb cut to the unnamed, unimproved right-of way with the size, location and design to be approved by Engineering and Traffic Engineering and conform to AASHTO standards;
- 9) Placement of a note on the Final Plat stating that direct access to Interstate 65 and Interstate 10 is denied for all lots;

- 10) Successfully rezoning Lot 4 prior to the signing of the Final Plat (either as a single phase plat or a two phase plat);
- 11) 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. Include a written description of the proposed subdivision boundary in the written legal description. C. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the intersection of Halls Mill Rd. and the UNNAMED ROW and at the intersection of Lees Lane and Halls Mill Rd. D. Provide a drainage easement for McCullough Bayou that flows across a portion of LOT 4. The extents of the easement will need to be established in conjunction with the City Engineer prior to submitting the Final Plat for review or signature. E. The UNNAMED ROW is currently unopened and unimproved. Any access to LOT 4 must provide an acceptable, paved access to Halls Mill Rd. Any work within the public ROW will require a ROW Permit from the Engineering Dept. F. 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. G. 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. H. Provide and label the monument set or found at each subdivision corner. I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. J. 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. K. 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. L. 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. M. 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. N. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. O. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. P. 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.);
- 12) Compliance with Traffic Engineering comments: (Lot 1 is limited to one curb cut to Halls Mill Road and two curb cuts to Lees Lane. Lot 2 & Lot 3 are limited to two curb cuts

each to Lees Lane. Lot 4 is limited to one curb cut to its unopened right-of-way frontage. Any driveway permit for Lot 4 is contingent upon improvements to the unopened right-of-way as needed to meet City street standards. Driveway sizes, locations and design are to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);

- 13) *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).);*
- 14) *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*
- 15) *completion of the Subdivision process (for each phase, if more than one phase) prior to any request for land disturbing or building activities (for a lot in the specific phase).*

LOCATOR MAP



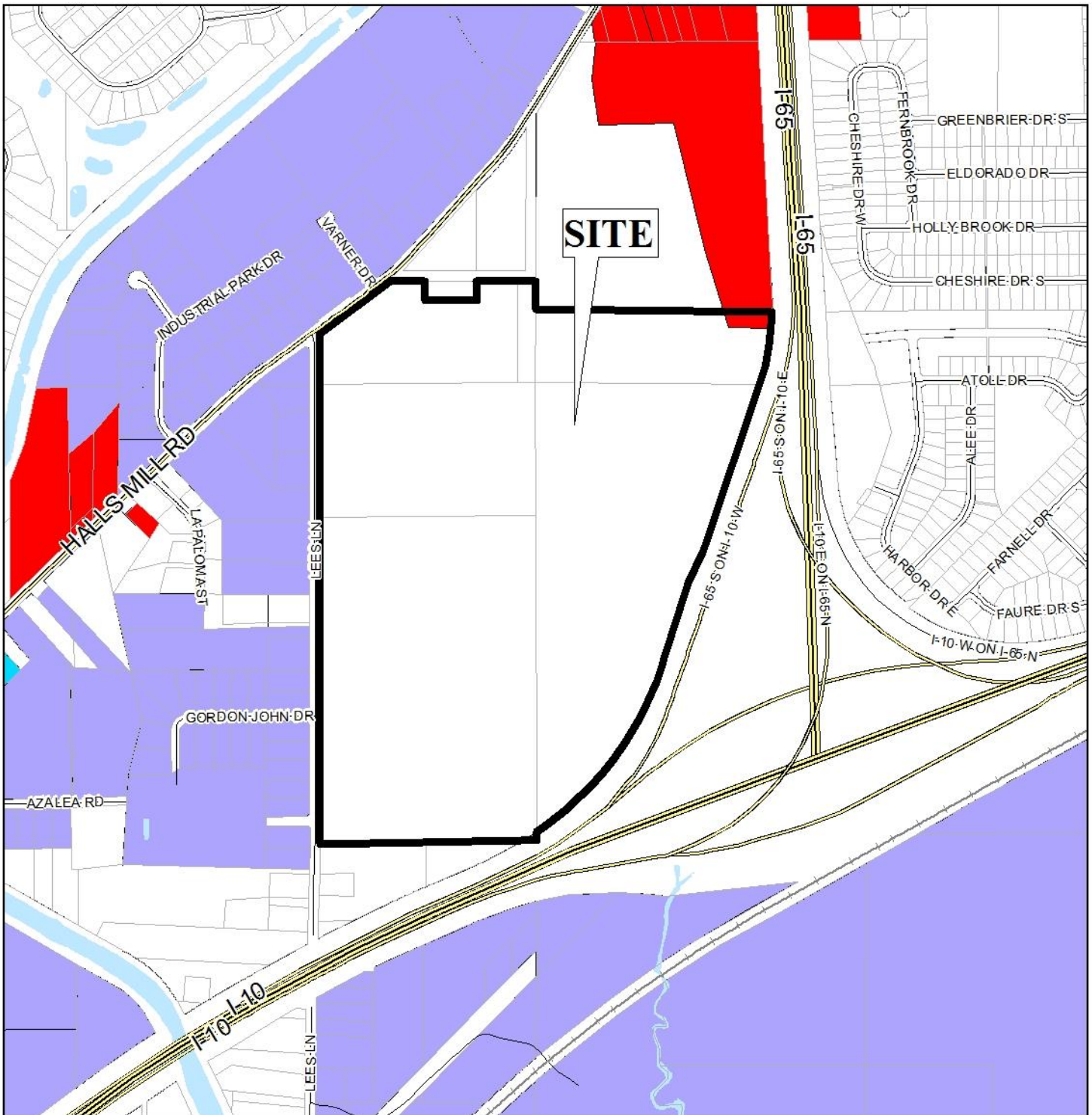
APPLICATION NUMBER 6 DATE June 7, 2018

APPLICANT Lees Lane Subdivision

REQUEST Subdivision



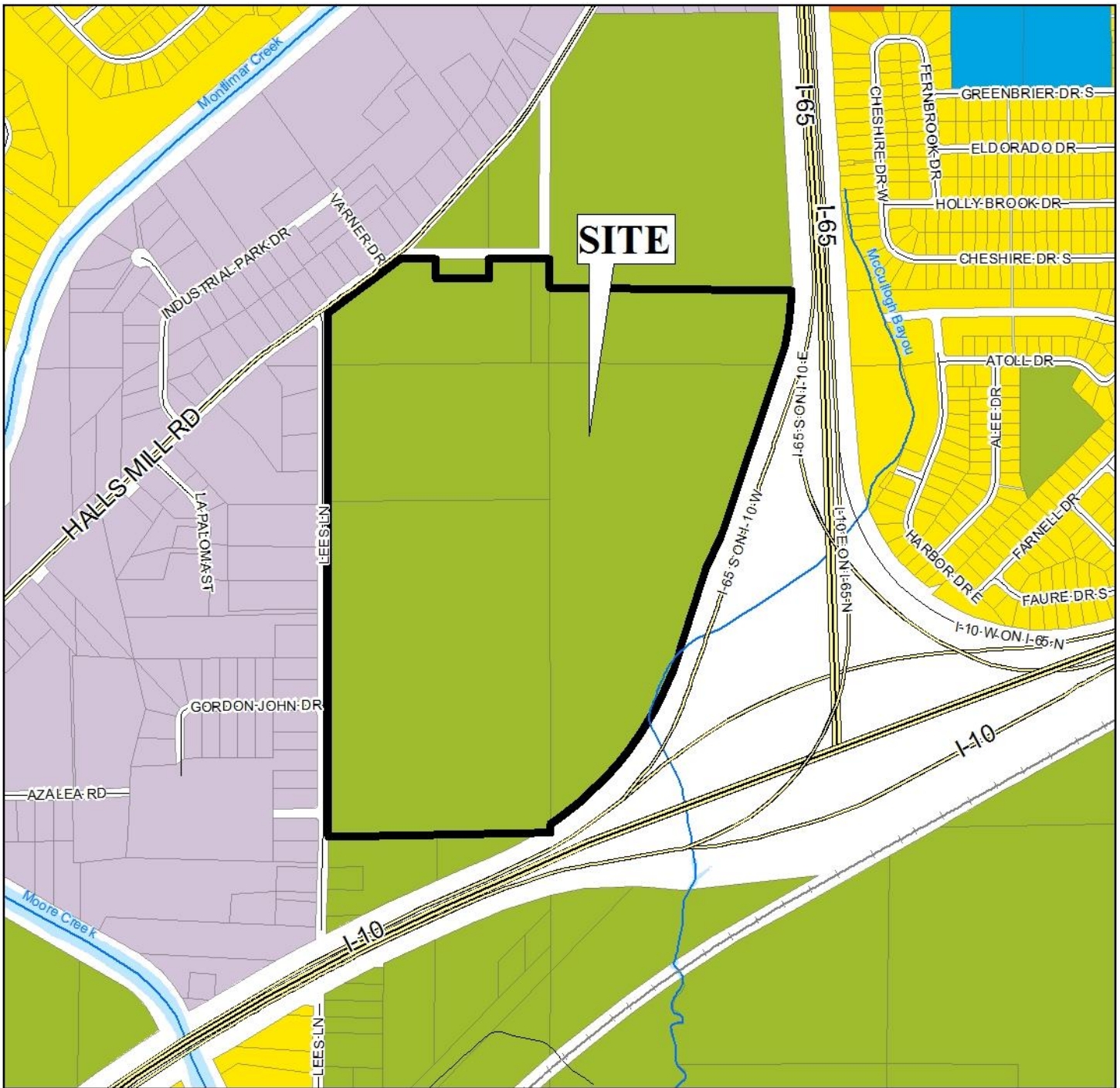
LOCATOR ZONING MAP



APPLICATION NUMBER 6 DATE June 7, 2018
APPLICANT Lees Lane Subdivision
REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 6 DATE June 7, 2018

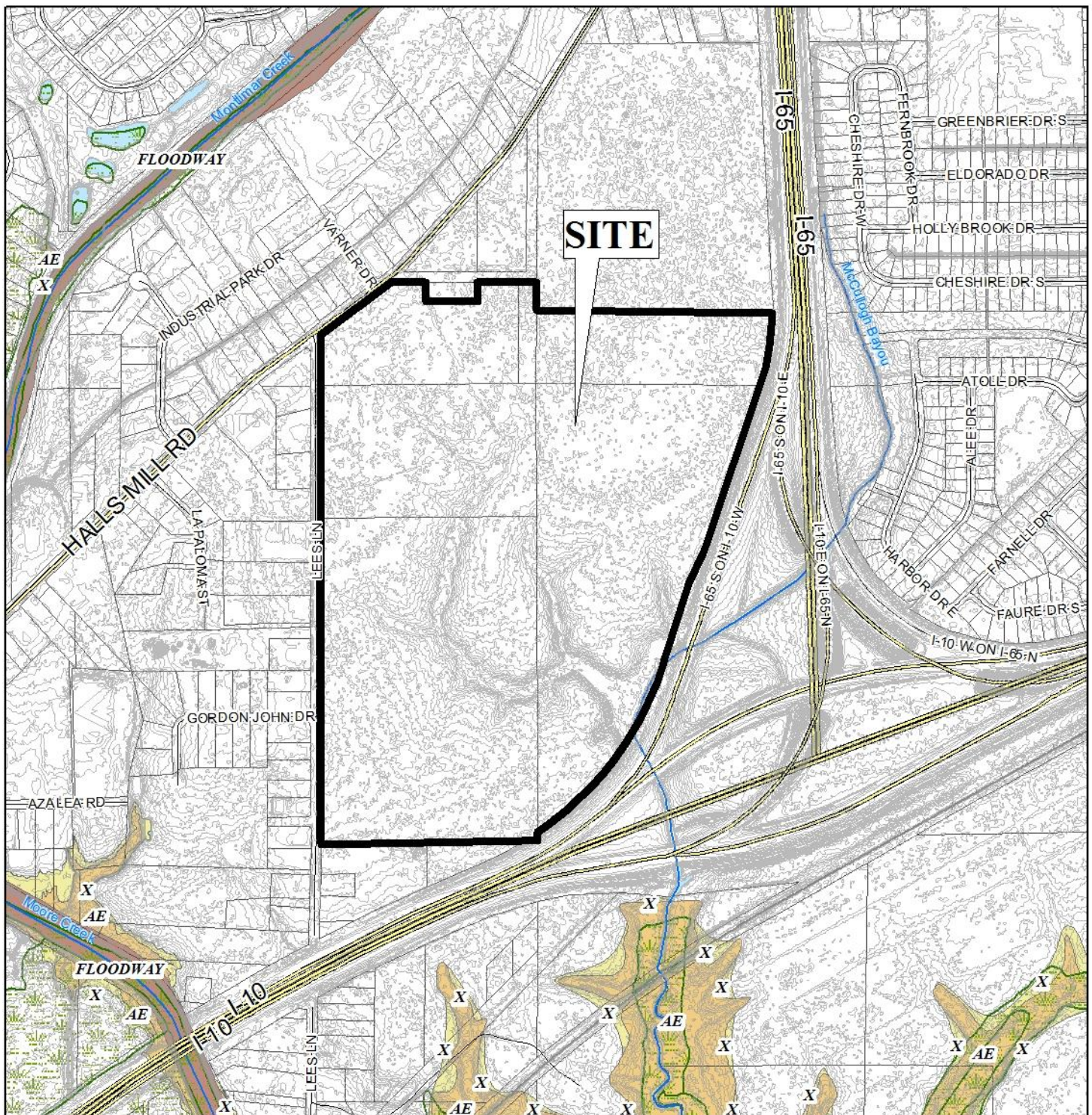
APPLICANT Lees Lane Subdivision

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



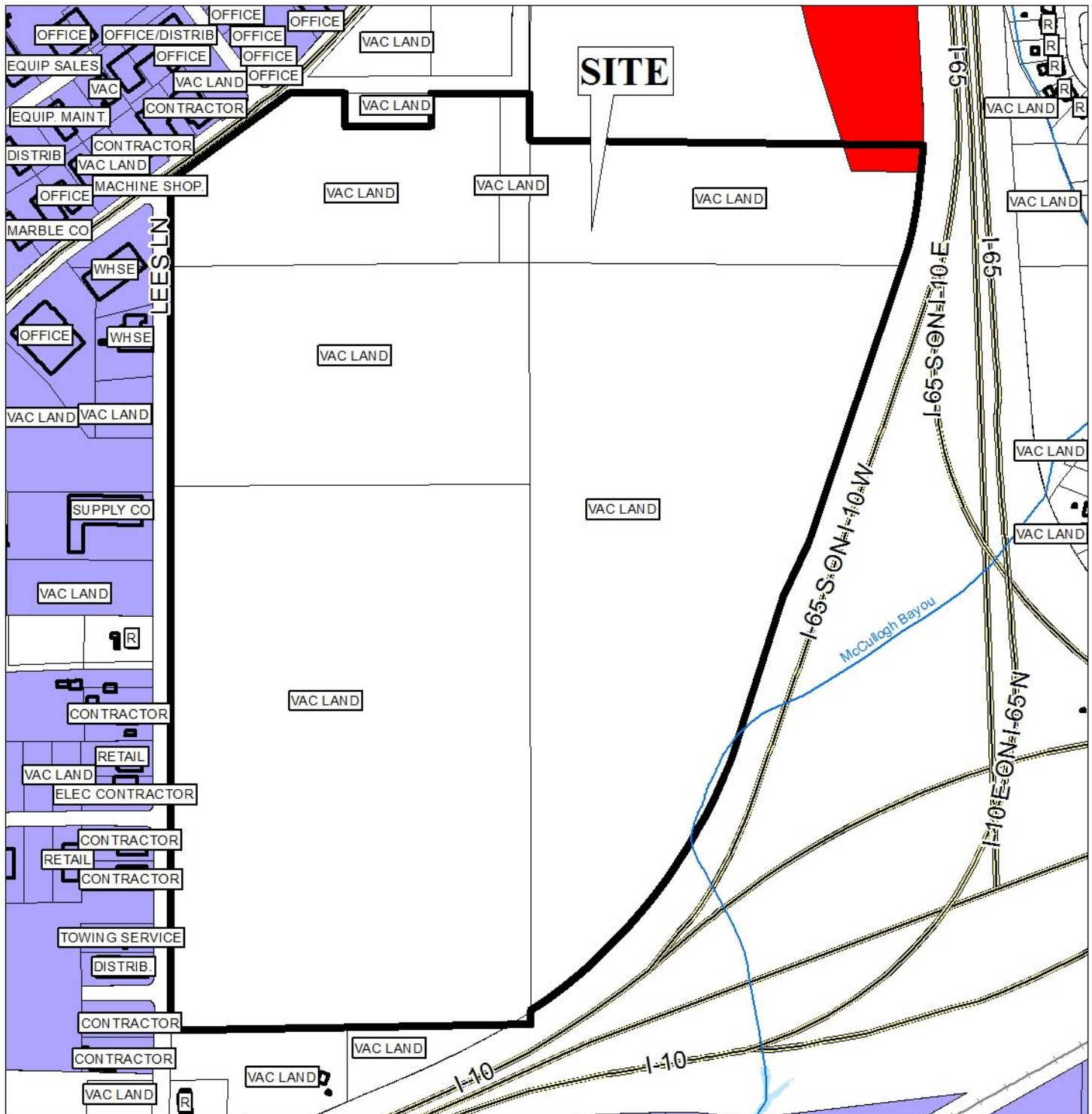
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APPLICANT Lees Lane Subdivision

REQUEST Subdivision



LEES LANE SUBDIVISION



APPLICATION NUMBER 6 DATE June 7, 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



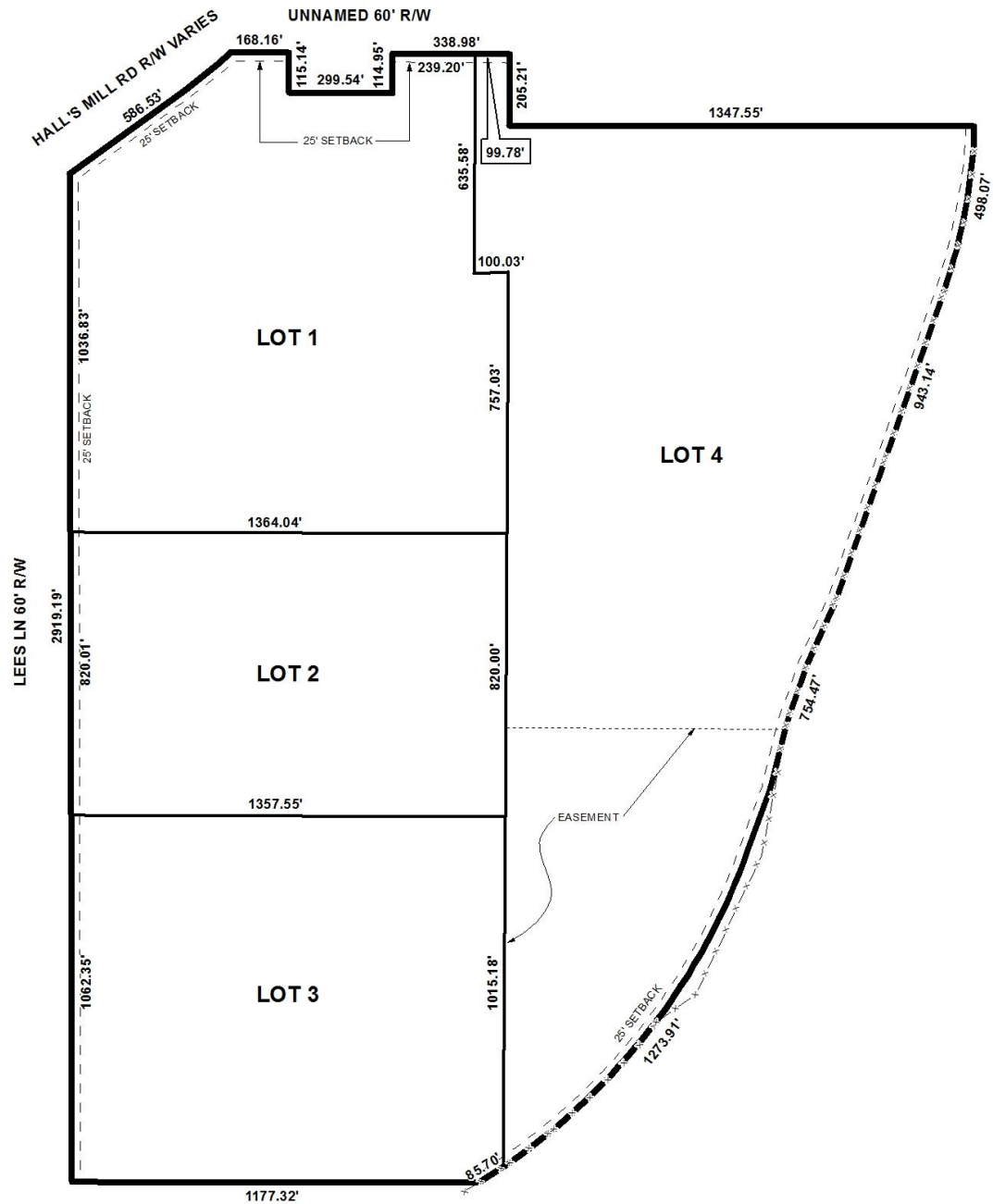
LEES LANE SUBDIVISION



APPLICATION NUMBER 6 DATE June 7, 2018



DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE June 7, 2018

APPLICANT Lees Lane Subdivision

REQUEST Subdivision



NTS

