

## **ROLSTON / FRAZER 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 information on the handwritten “A” and “B” shown on the map.
- C. Add a graphic scale.
- D. Add a Vicinity Map with street names.
- E. Provide a Subdivision Name.
- F. Provide a written description for the subdivision boundary.
- G. Provide written bearings and distances for the PROPOSED interior lot line.
- H. Provide and label the monument set or found at each subdivision corner.
- I. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information.
- J. Show and label all flood zones.
- K. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- L. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- M. Provide the Surveyor’s Certificate.
- N. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 30 - #70) the two (2) PROPOSED LOTS will receive 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. If the applicant submits a copy of an approved Mobile County Site Plan for the improvements shown on the plat then historical credit may be approved by the City Engineer. PROPOSED LOT (parcel 1) – 2,600 sf and PROPOSED LOT (parcel 2&3) – 5,200 sf.
- O. 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.
- P. 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.
- Q. 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.
- R. 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.
- S. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.

- T. 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](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing.
- U. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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.

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 (2012 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 plat illustrates the proposed 2-lot, 0.4± acre subdivision which is located on the North side of State Street, 50 feet± East of North Jackson Street, within Council District 2. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create two (2) legal lots of record from two (2) existing metes-and bounds parcels.

The site has been given a Downtown (DT) 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.

Downtown is called out as a separate land use designation due to its distinct role, layout and fabric.

As a land use district, Downtown is the ultimate mixed-use environment. Land development and redevelopment will emphasize variety, mixed uses, and unity of form within buildings or complexes.

As the City's and region's center for commercial and service employment, Downtown supports intense development and a dynamic combination of uses: specialty and regional retail shopping and offices; business support services; urban housing at higher densities (starting at 10 du/ac); civic, educational and cultural destinations; entertainment options; and other public amenities including active and passive park space. The successful integration of a mix of housing types and densities will be critical to achieve a vibrant, 24/7, active Downtown Mobile.

Development in the DT district will focus on new, redeveloped and adaptively reused buildings that frame attractive, human-scaled streetscapes, memorable public spaces, bicycle and pedestrian-friendly streets and convenient transit access to jobs, housing and entertainment. Accordingly, certain areas of Downtown will be more intensively developed to facilitate that pedestrian orientation.

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 states the following concerning the proposed subdivision:

*2 lot subdivision to adjust common property line to accommodate an existing access easement.*

The proposed lots are located within a T4 Mixed-Use District of Low Intensity of the Downtown Development District (DDD). The DDD has specific requirements regarding the subdivision of property, and as it is a part of the Zoning Ordinance, not the Subdivision Regulations, this review will be based primarily upon the DDD requirements.

The proposed lots front State Street, which is a minor street with curb and gutter requiring a 50-foot right-of-way width. The right-of-way width of State Street is not indicated on the preliminary plat. Therefore, the plat should be revised to indicate the right-of-way width of State Street, if approved, and dedication should be required to provide 25 feet from the centerline of State Street, if currently less.

The Zoning Ordinance requires an 18-foot minimum property width and allows a 120-foot maximum property width for newly platted properties in a T4 Sub-district. Both proposed lots fall within the allowable lot width range.

Per Section 64-3.I.8.(d), in a T4 Sub-district, the DDD allows a twelve-foot maximum setback along the primary street frontage. Therefore, if approved, a note should be required on the Final Plat stating the required setback. As this differs from the standard 25-foot minimum setback required by Section V.D.9. of the Subdivision Regulations, this section will need to be waived, if approved.

The preliminary plat does not provide the lot sizes. Therefore, the plat should be revised to label each lot with its size in square feet and acres, or a table should be furnished on the Final Plat

providing the same information. As the proposed Parcel 1 is less than the 7,200 square feet required in Section V.D.2. of the Subdivision Regulations, a waiver will be required, if approved. The Zoning Ordinance allows up to 75% maximum site coverage within T4 Sub-districts, and a note should be required on the Final Plat stating such, if approved.

The subject site is within both the DDD and the De Tonti Square Historic District. A note should be required on the Final Plat stating that any future development of the site will require Consolidated Review Committee (CRC) approval and Architectural Review Board (ARB) approval.

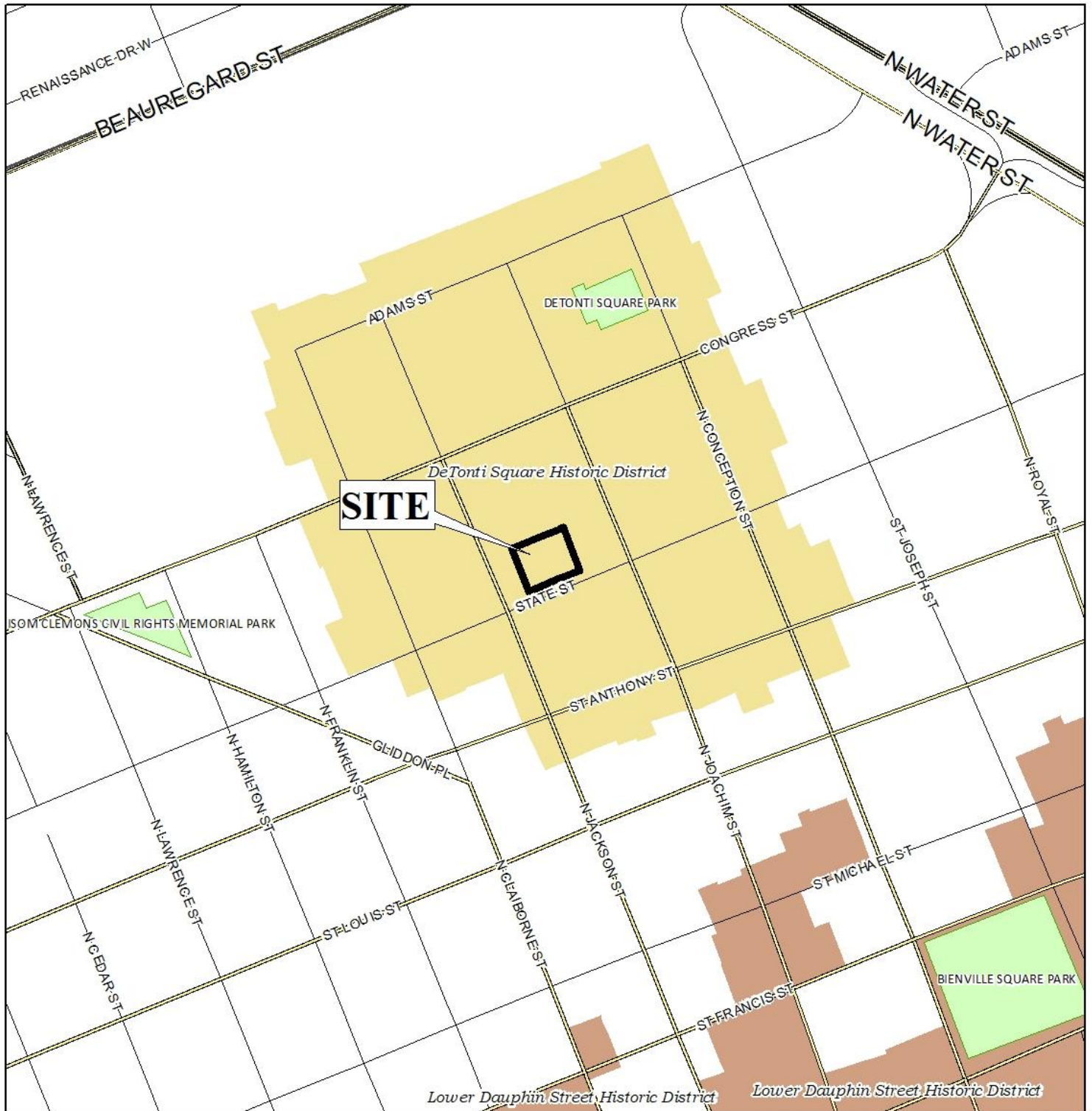
Section 64-3.I.11.(c)(3) of the Zoning Ordinance limits the driveway width to 25 feet within the front setback. A note should be required on the Final Plat stating such. Moreover, as per Section 64-3.I.11.(c)(5), a maximum of one curb cut per street frontage is allowed per lot, thus a note should be required on the Final Plat stating such, if approved.

Based upon the preceding, with a waiver of Sections V.D.2. and V.D.9. of the Subdivision Regulations, the plat is recommended for Tentative Approval, subject to the following conditions:

- 1) revision of the plat to indicate the right-of-way width of State Street on the Final Plat, and dedication to provide 25 feet from the centerline of State Street, if currently less;
- 2) placement of a note on the Final Plat stating that a twelve-foot (12') maximum building setback is required on the primary street frontage;
- 3) revision of the plat to label the lots with their sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 4) placement of a note on the Final Plat stating that there is 75% maximum site coverage within a T4 Sub-district;
- 5) placement of a note on the Final Plat stating that any future development of the site will require Consolidated Review Committee (CRC) approval and Architectural Review Board (ARB) approval;
- 6) placement of a note on the Final Plat stating that the driveway width is limited to 25 feet within the front setback;
- 7) placement of a note on the Final Plat stating that each lot is limited to one curb cut per street frontage;
- 8) 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 information on the handwritten "A" and "B" shown on the map. C. Add a graphic scale. D. Add a Vicinity Map with street names. E. Provide a Subdivision Name. F. Provide a written description for the subdivision boundary. G. Provide written bearings and distances for the PROPOSED interior lot line. H. Provide and label the monument set or found at each subdivision corner. I. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. J. Show and label all flood zones. K. Show and label the MFFE

- (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. L. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. M. Provide the Surveyor's Certificate. N. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 30 - #70) the two (2) PROPOSED LOTS will receive 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. If the applicant submits a copy of an approved Mobile County Site Plan for the improvements shown on the plat then historical credit may be approved by the City Engineer. PROPOSED LOT (parcel 1) – 2,600 sf and PROPOSED LOT (parcel 2&3) – 5,200 sf. O. 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. P. 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. Q. 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. R. 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. S. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. T. 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](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing. U. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);
- 9) 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. Any 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.);
- 10) 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
- 11) compliance with the 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). 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



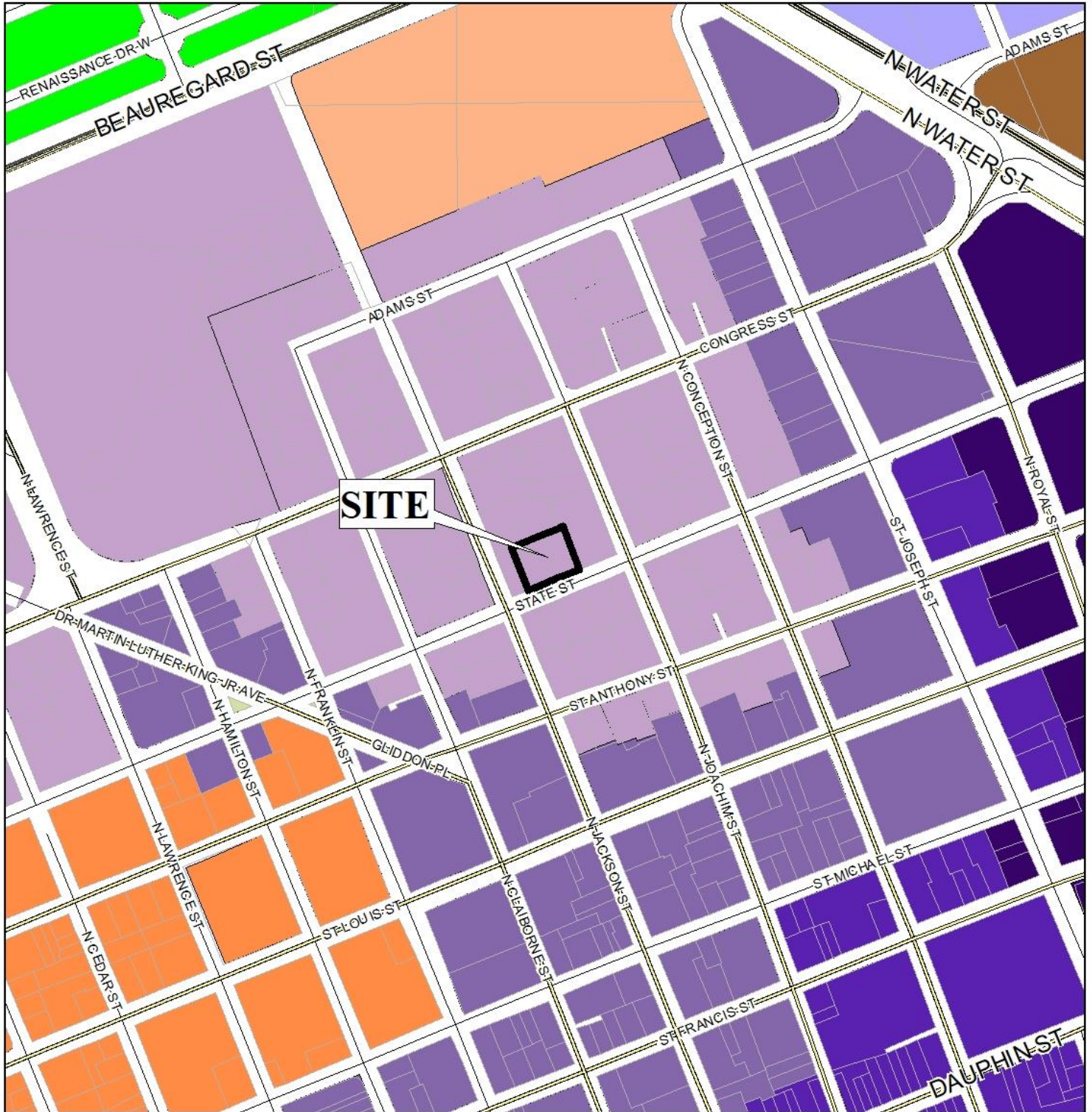
APPLICATION NUMBER 4 DATE March 3, 2022

APPLICANT Rolston / Frazer Subdivision

REQUEST Subdivision



# LOCATOR ZONING MAP



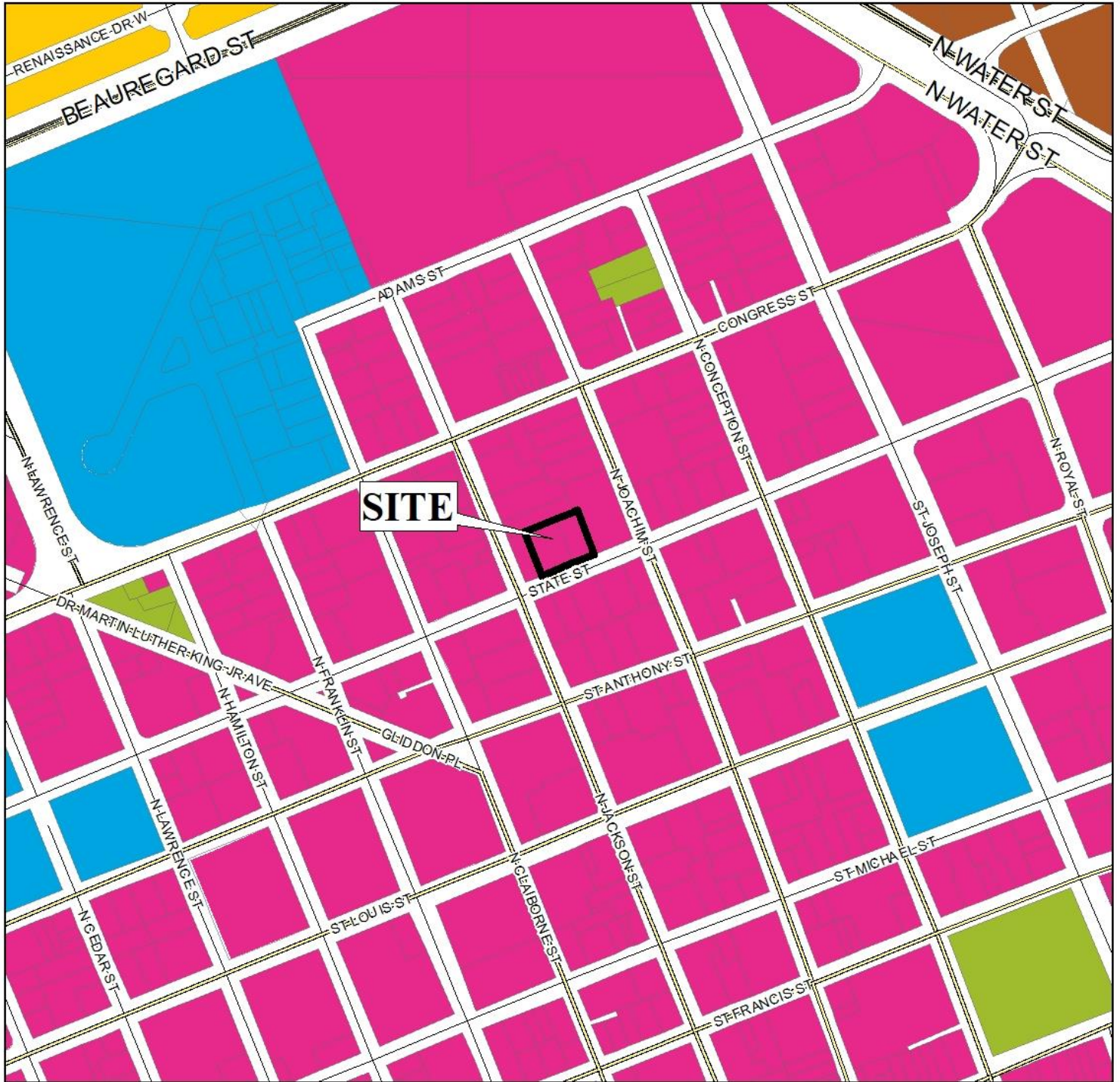
APPLICATION NUMBER 4 DATE March 3, 2022

APPLICANT Rolston / Frazer Subdivision

REQUEST Subdivision



# FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE March 3, 2022

APPLICANT Rolston / Frazer Subdivision

REQUEST Subdivision

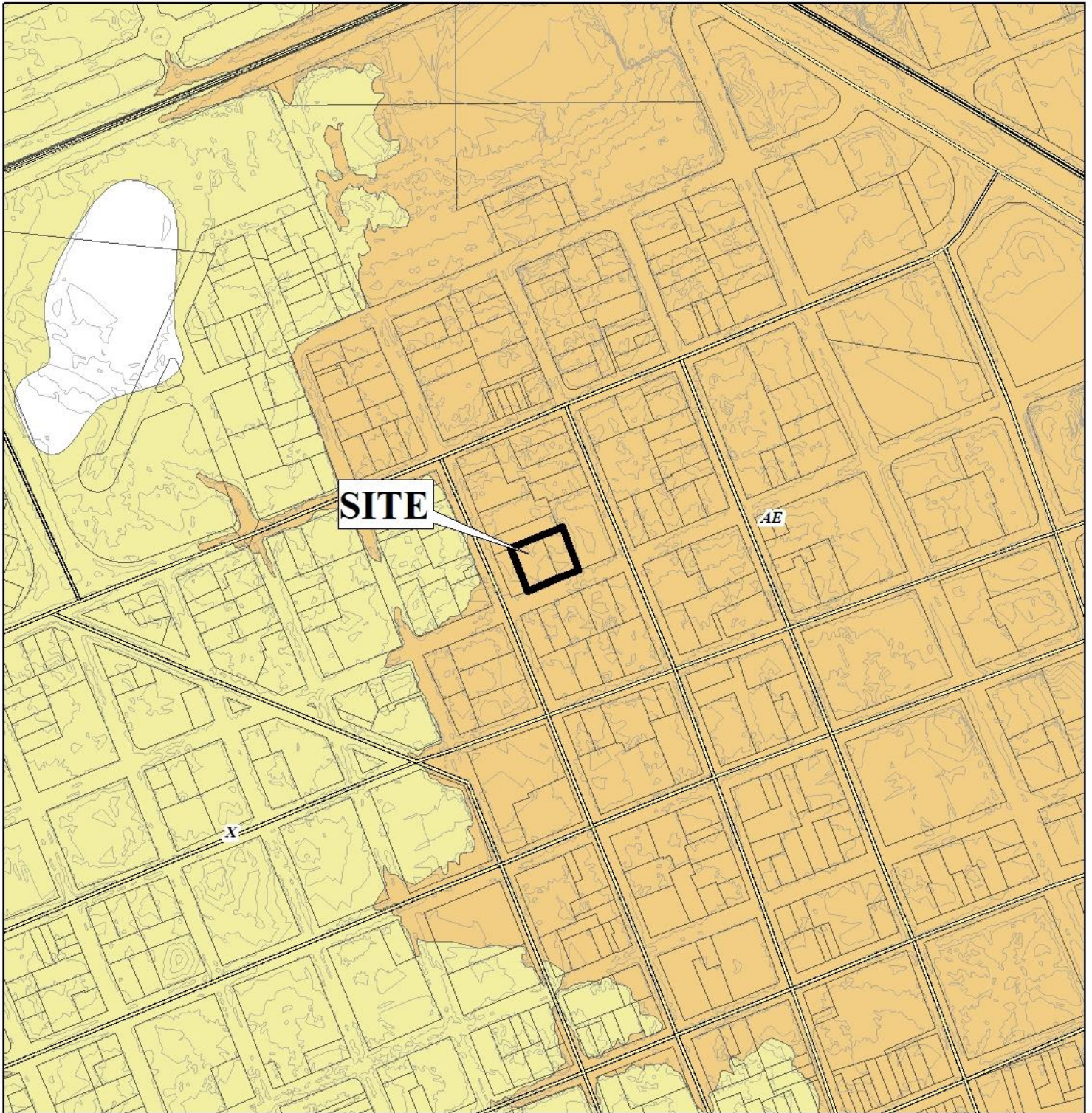
- |                           |                                   |                     |                    |
|---------------------------|-----------------------------------|---------------------|--------------------|
| Low Density Residential   | Neighborhood Center - Traditional | Downtown Waterfront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



NTS



# ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 4 DATE March 3, 2022

APPLICANT Rolston / Frazer Subdivision

REQUEST Subdivision



# ROLSTON / FRAZER SUBDIVISION



APPLICATION NUMBER 4 DATE March 3, 2022

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



# ROLSTON / FRAZER SUBDIVISION

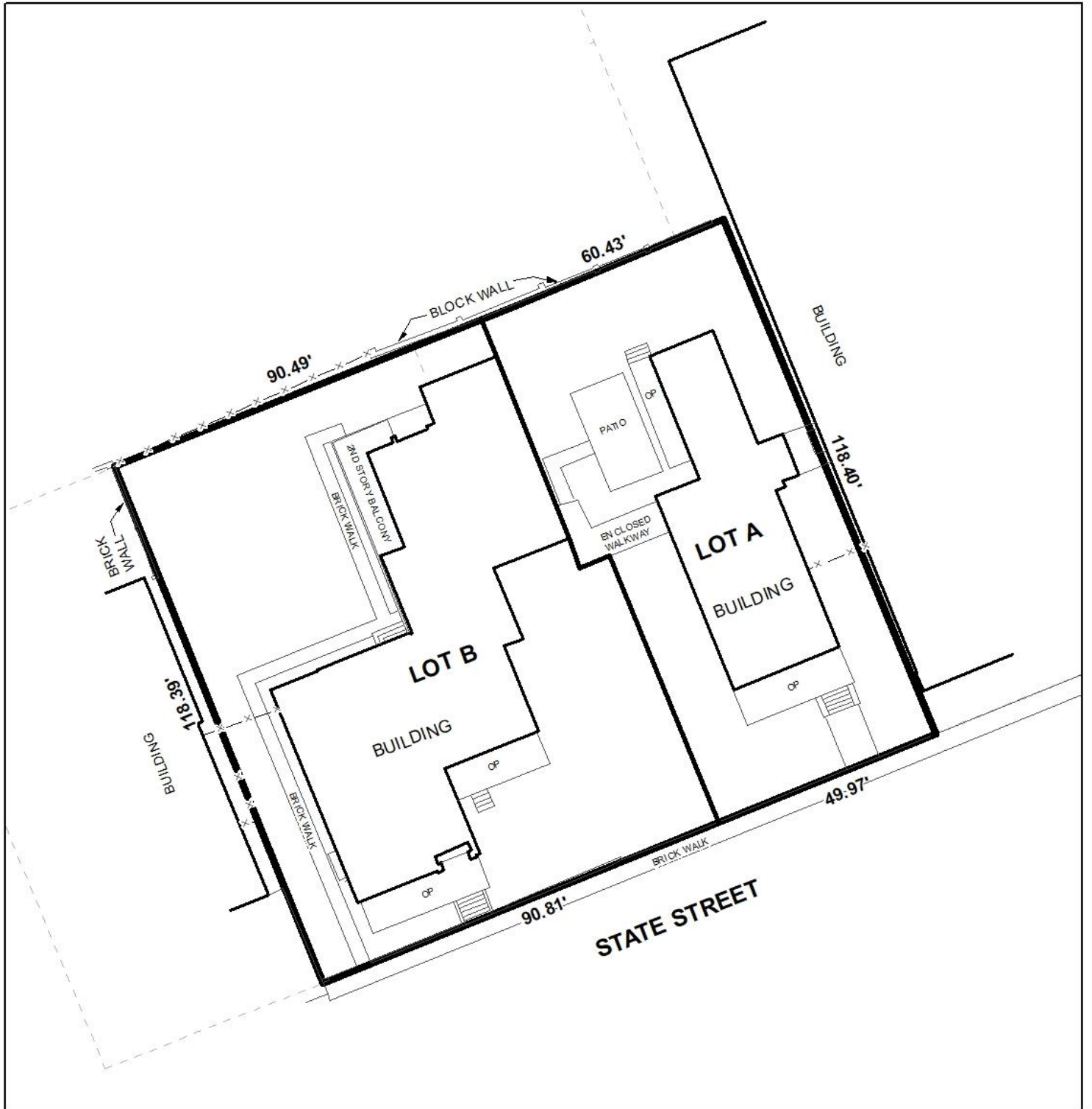


APPLICATION NUMBER 4 DATE March 3, 2022



NTS

# DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE March 3, 2022

APPLICANT Rolston / Frazer Subdivision

REQUEST Subdivision

