RIGHTWAY 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 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.
C. 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.
D. Revise the written boundary labels along the western property line. They are written on top of the setback line and are illegible.
E. Delete NOTE #13. This project is located within the City limits of Mobile.
F. Show and label all flood zones.
G. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
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 easements shall remain in effect until vacated through the proper Vacation process.
N. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
O. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (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.)

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: MAWSS has water and sewer services available, but a Capacity Assurance application for sewer services has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 1-lot, 103.3± acres subdivision located on the East side of North University Boulevard, 2/10 mile± North of Mickey Drive, in Council District 1. The applicant states the site is served by public water and sanitary sewer.

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

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, 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 site consists of two large metes-and-bounds parcels which are proposed to be combined into one large legal lot of record. Two other large metes-and-bounds parcels adjacent to the South are proposed as Future Development consisting of 164± acres. However, as they are not

included within the subdivision, there is no need to show them or label them as Future Development on the Final Plat. The site is zoned R-1, Single-Family Residential, as are all surrounding properties. All portions of the site are indicated as being undeveloped and heavily wooded according to aerial photographs. The site has never been before the Commission in the past.

The site has frontage along North University Boulevard with a current variable right-of-way width. As this is on the Major Street Plan with a planned 100' right-of-way width, dedication would be required to provide 50' from the centerline of North University Boulevard if less than such is currently provided. If the current right-of-way along the front is 50' or greater from the centerline, it should be so-noted on the Final Plat. The 25' minimum building setback line should be adjusted on the Final Plat as to be measured from the future right-of-way line after any required dedication, or be retained if no dedication is required.

The proposed lot meets the minimum size requirements of the Subdivision Regulations and is labeled with its size in both square feet and acres. As frontage dedication may be required, the plat should be revised to label the lot with its size in both square feet and acres after any required dedication, or a table should be furnished on the Final Plat providing the same information.

Due to the extensive street frontage along North University Boulevard, a note should be required on the Final Plat stating that the number of curb cuts allowed is to be coordinated with Traffic Engineering with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

A permanent 20' unspecified easement is illustrated within the Northwest corner of the proposed lot; therefore, a note should be required on the Final Plat stating no structures may be placed or constructed within any easement. A 60' United Gas Pipeline right-of-way is illustrated along the East boundary of the site. The City GIS database indicates this to be a 60' unopened and land-locked public right-of-way not within but adjacent to the site. If this is indeed a public right-of-way, it must be vacated prior to signing the Final Plat. If it is an easement, documentation should be submitted to Planning and Zoning staff to verify such and the plat should be revised to indicate an easement. If the 60' strip is a right-of-way and will not be vacated, the plat should be revised to remove the strip and the site area should be revised accordingly.

Based on the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

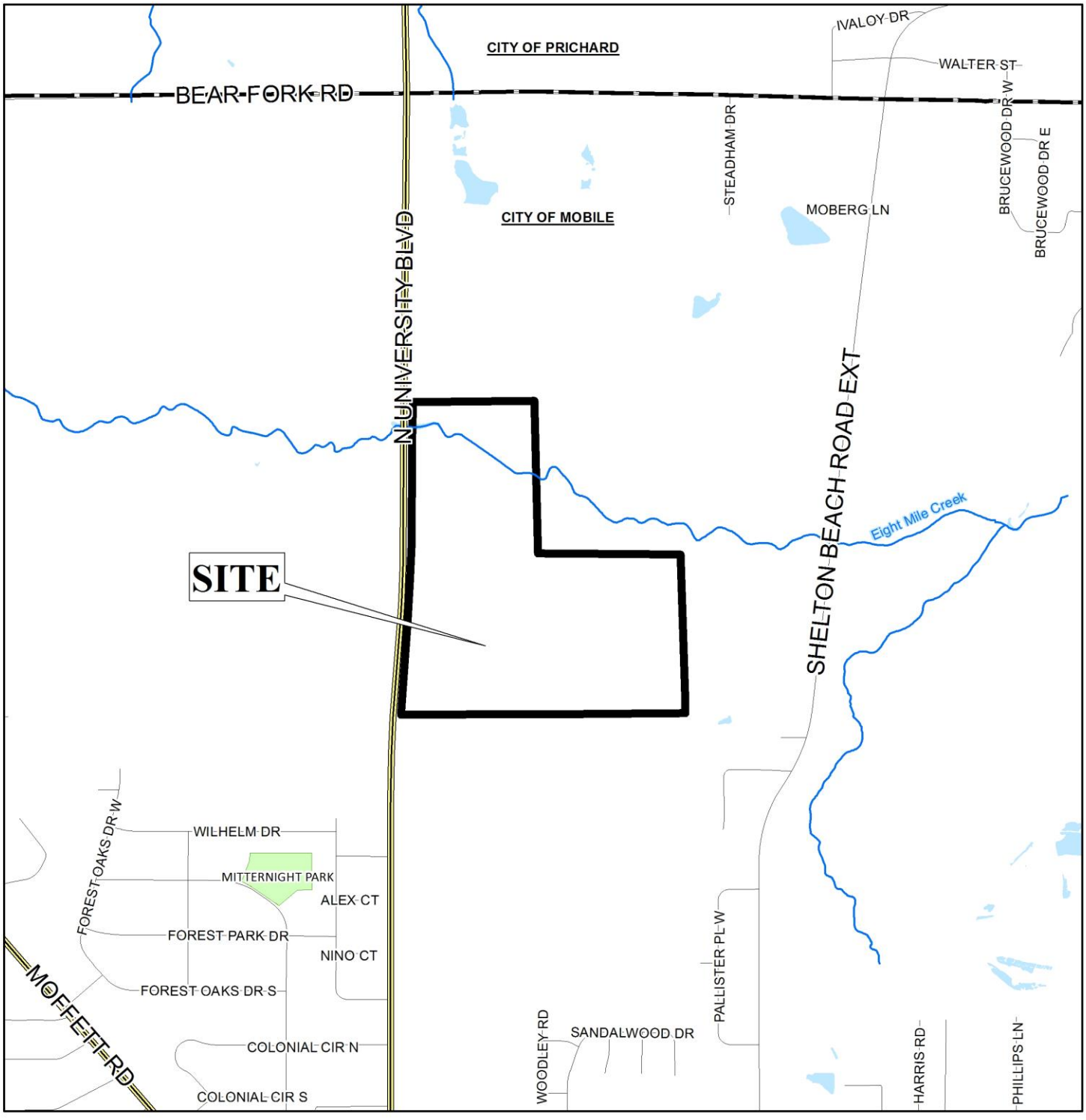
1) revision of the plat to verify the current right-of-way width from the centerline of North University Boulevard and dedication sufficient to provide 50' from the centerline if currently less than 50';
2) revision of the plat to illustrate the 25' minimum building setback line from any required dedication along North University Boulevard, or retention of the 25' minimum building setback line if no dedication is required;
3) placement of a note on the Final Plat stating that the allowed number of curb cuts along North University Boulevard is to be coordinated with Traffic Engineering, with the size,

location and design to be approved by Traffic Engineering and conform to AASHTO standards;

4) placement of a note on the Final Plat stating no structures may be placed or constructed within any easement;
5) vacation of the 60' unopened and land-locked public right-of-way along the Eastern boundary of the site, or, if an easement, submission of documentation to Planning and Zoning that it is an easement prior to signing the Final Plat;
6) if the 60' strip is a public right-of-way and not to be vacated, revision of the plat to remove it from the subdivision and revision of the site area accordingly;
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. 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. C. 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. D. Revise the written boundary labels along the western property line. They are written on top of the setback line and are illegible. E. Delete NOTE #13. This project is located within the City limits of Mobile. F. Show and label all flood zones. G. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. 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 easements shall remain in effect until vacated through the proper Vacation process. N. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. O. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.]*;
8) compliance with Traffic Engineering comments: *(Driveway number, 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).]*; and
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.)]*.

LOCATOR MAP



APPLICATION NUMBER 5 DATE November 2, 2017

APPLICANT Rightway Subdivision

REQUEST Subdivision

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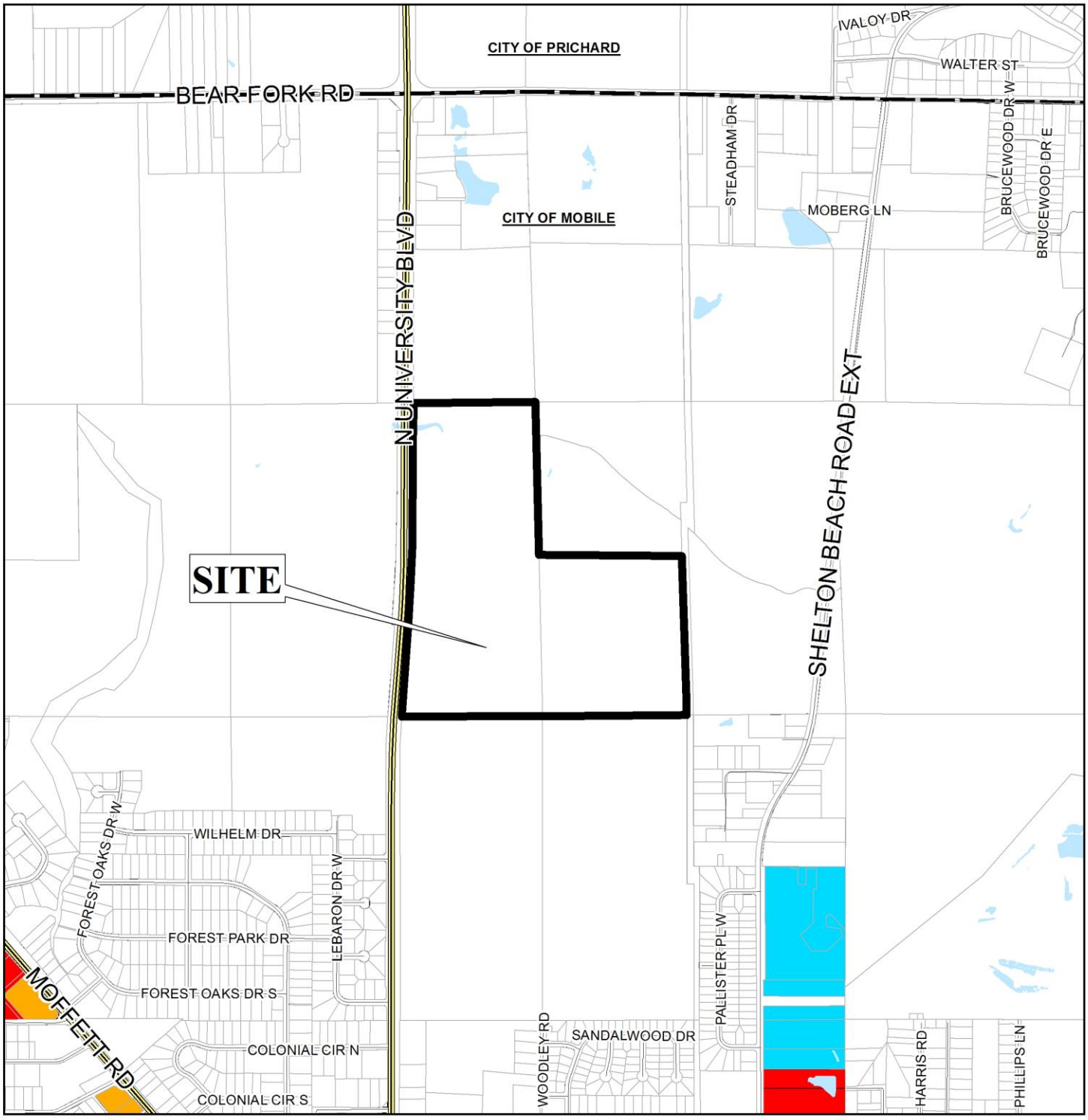
NTS

LOCATOR ZONING MAP



APPLICATION NUMBER 5 DATE November 2, 2017

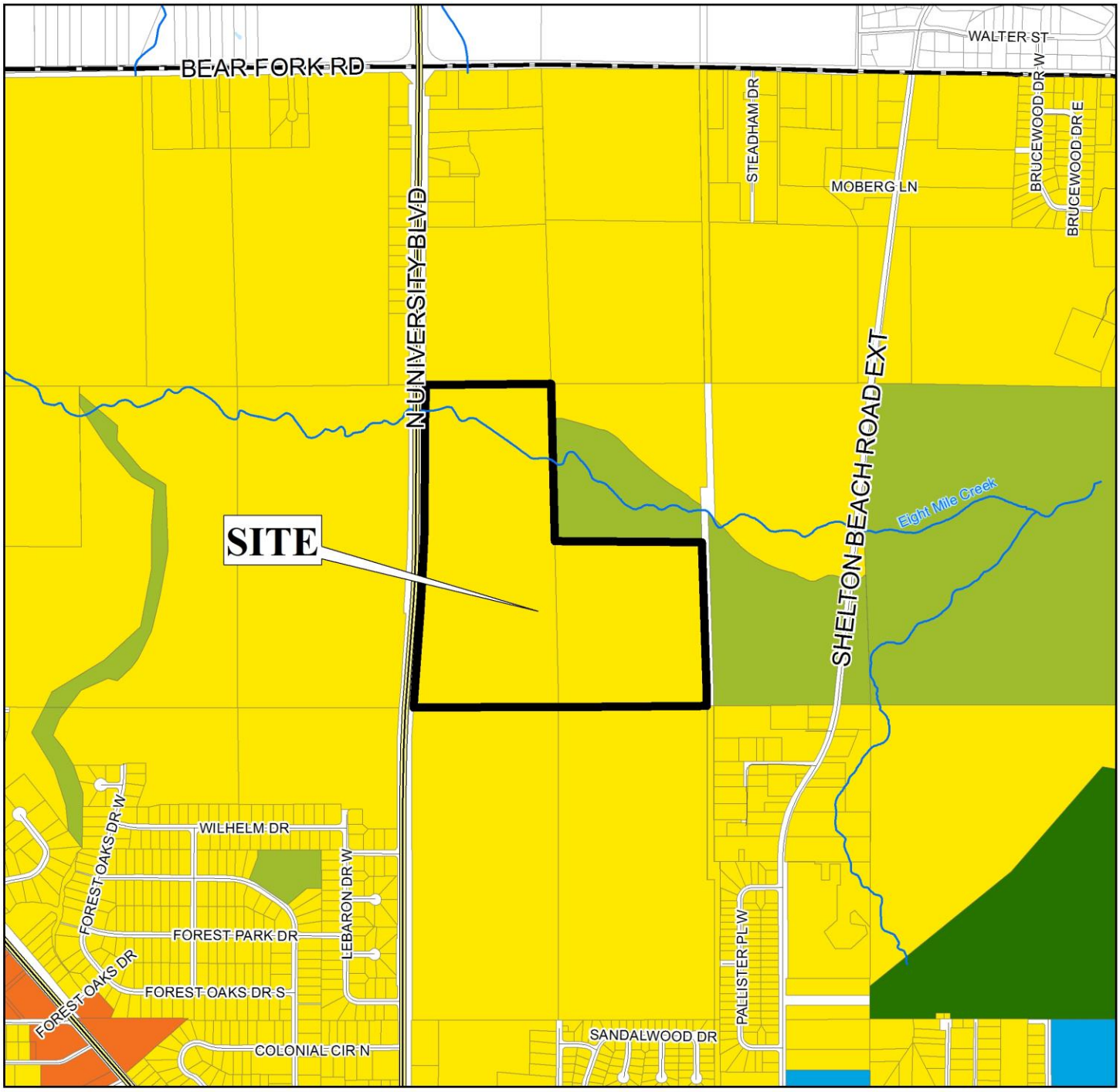
APPLICANT Rightway Subdivision

REQUEST Subdivision

N

NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 5 DATE November 2, 2017

APPLICANT Rightway Subdivision

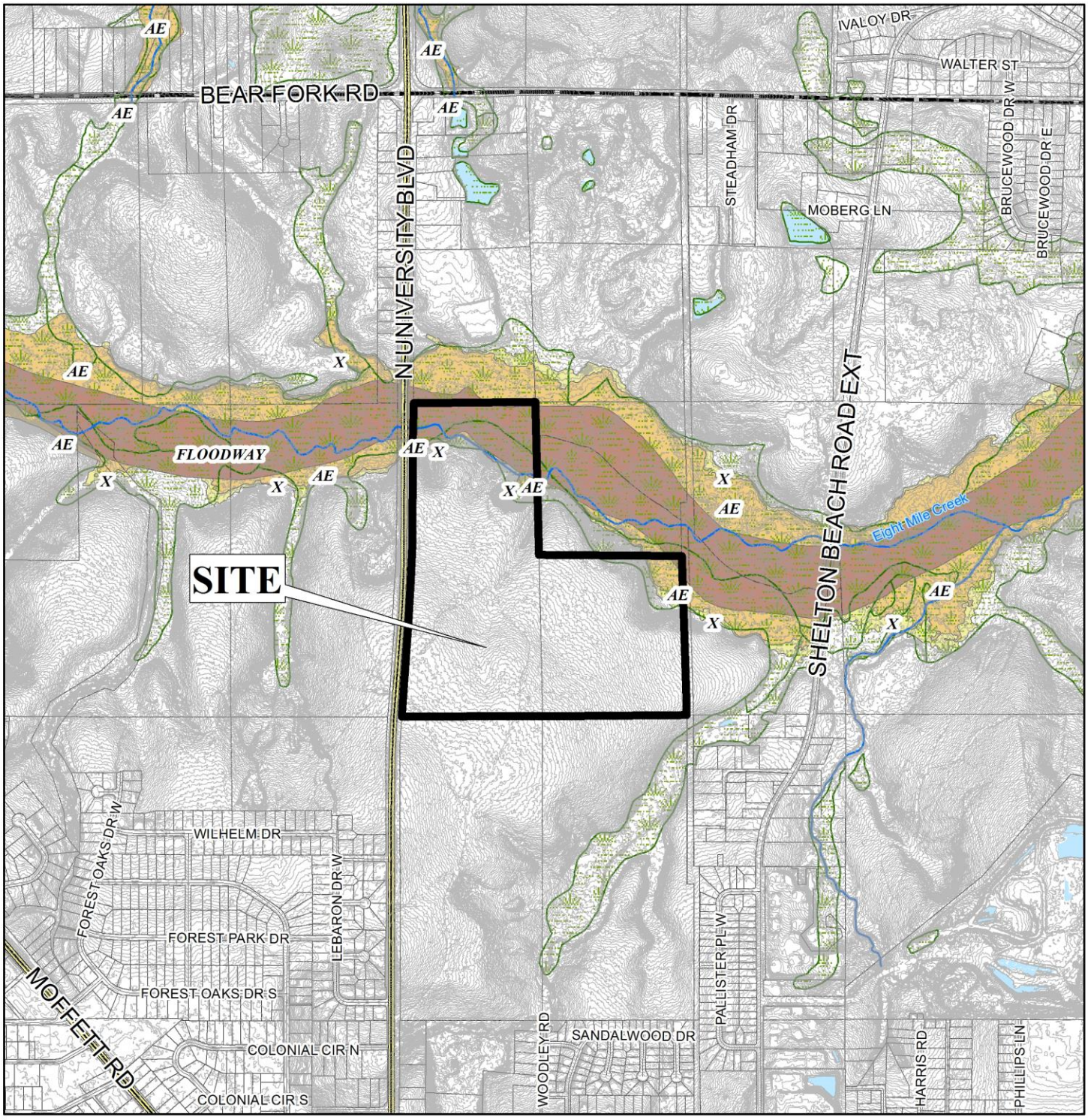
REQUEST Subdivision

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

N

NTS

ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 5 DATE November 2, 2017

APPLICANT Rightway Subdivision

REQUEST Subdivision

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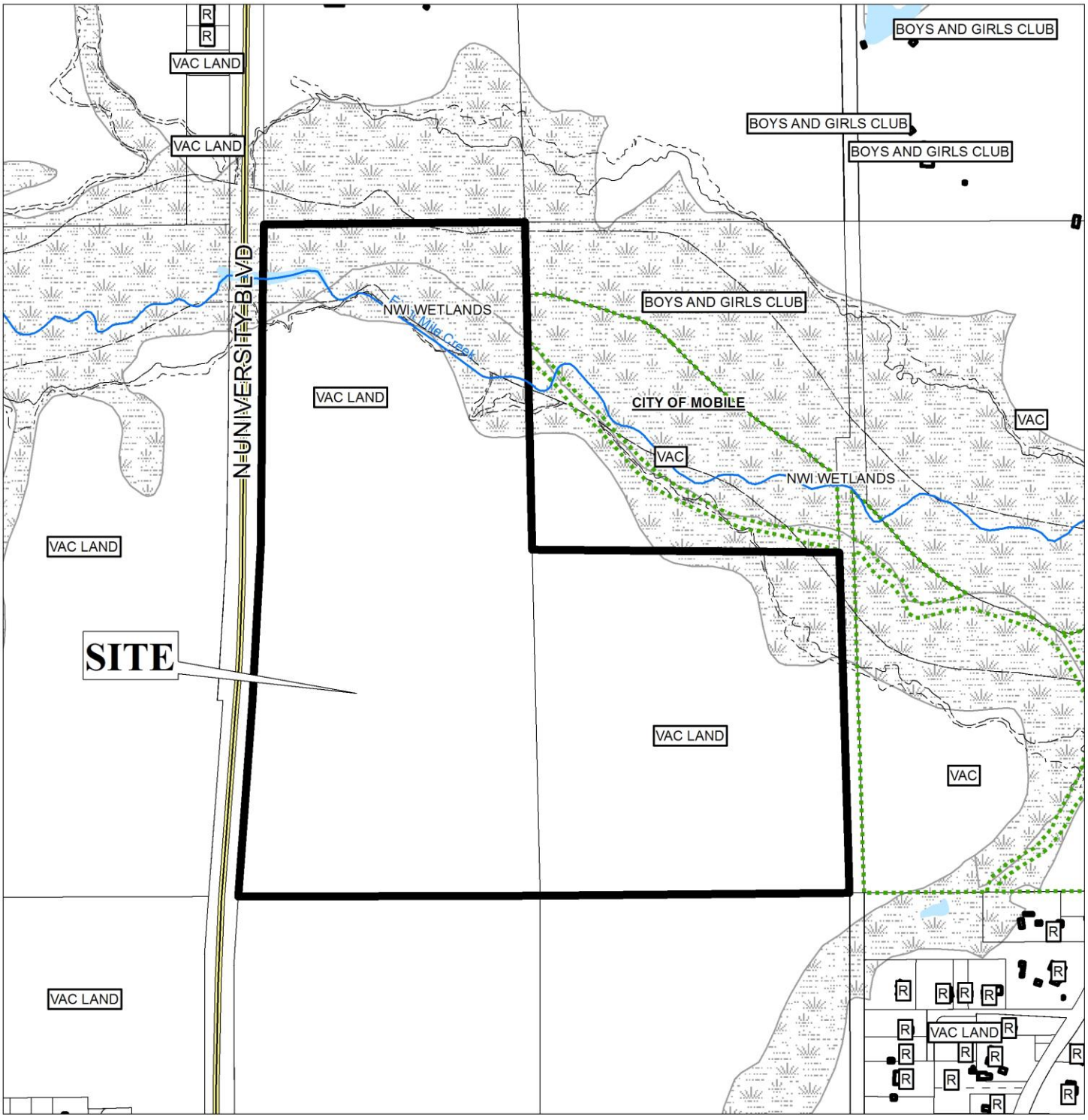
NTS

RIGHTWAY SUBDIVISION



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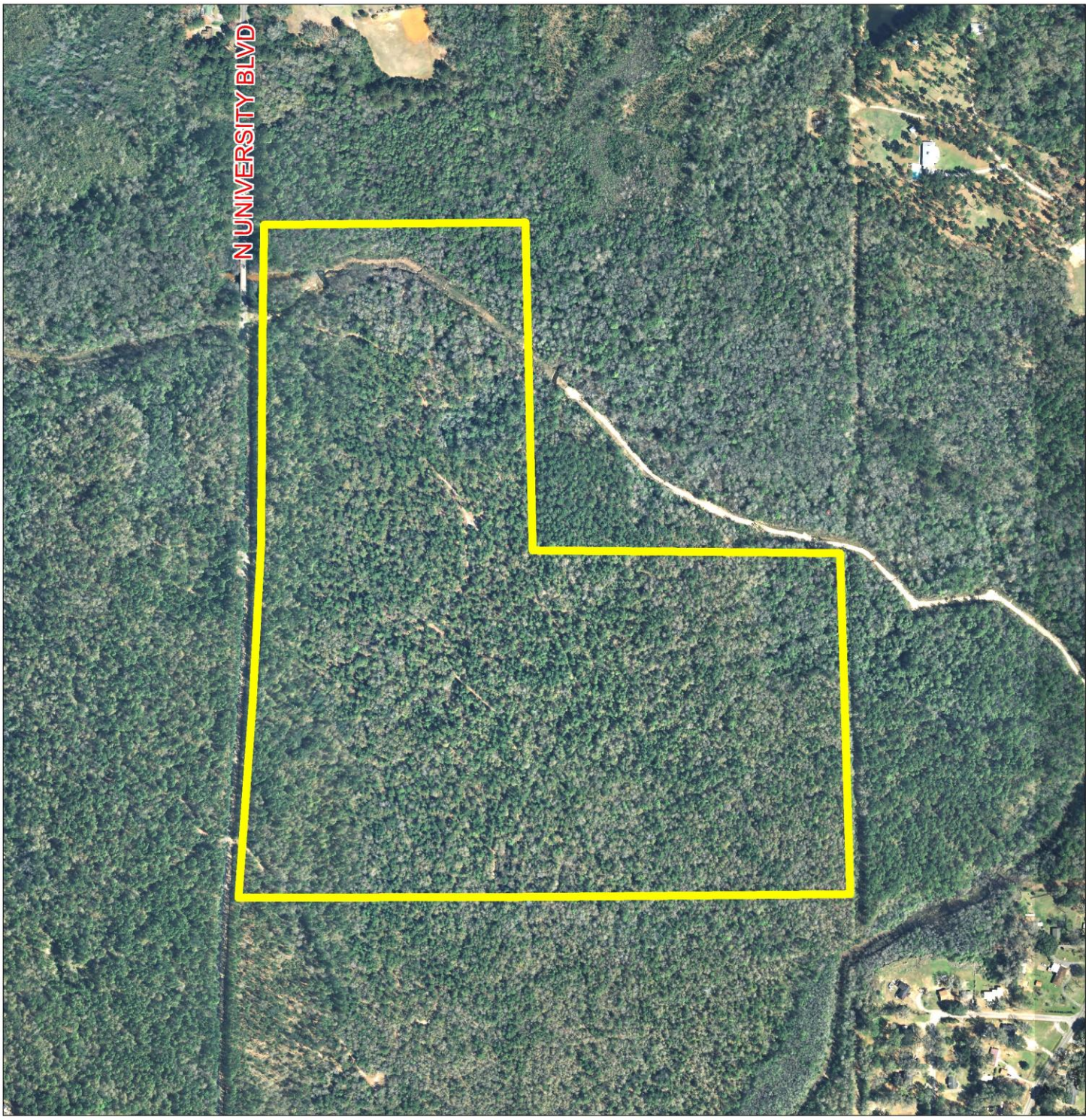
R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6

N

NTS

RIGHTWAY SUBDIVISION



APPLICATION NUMBER 5 DATE November 2, 2017

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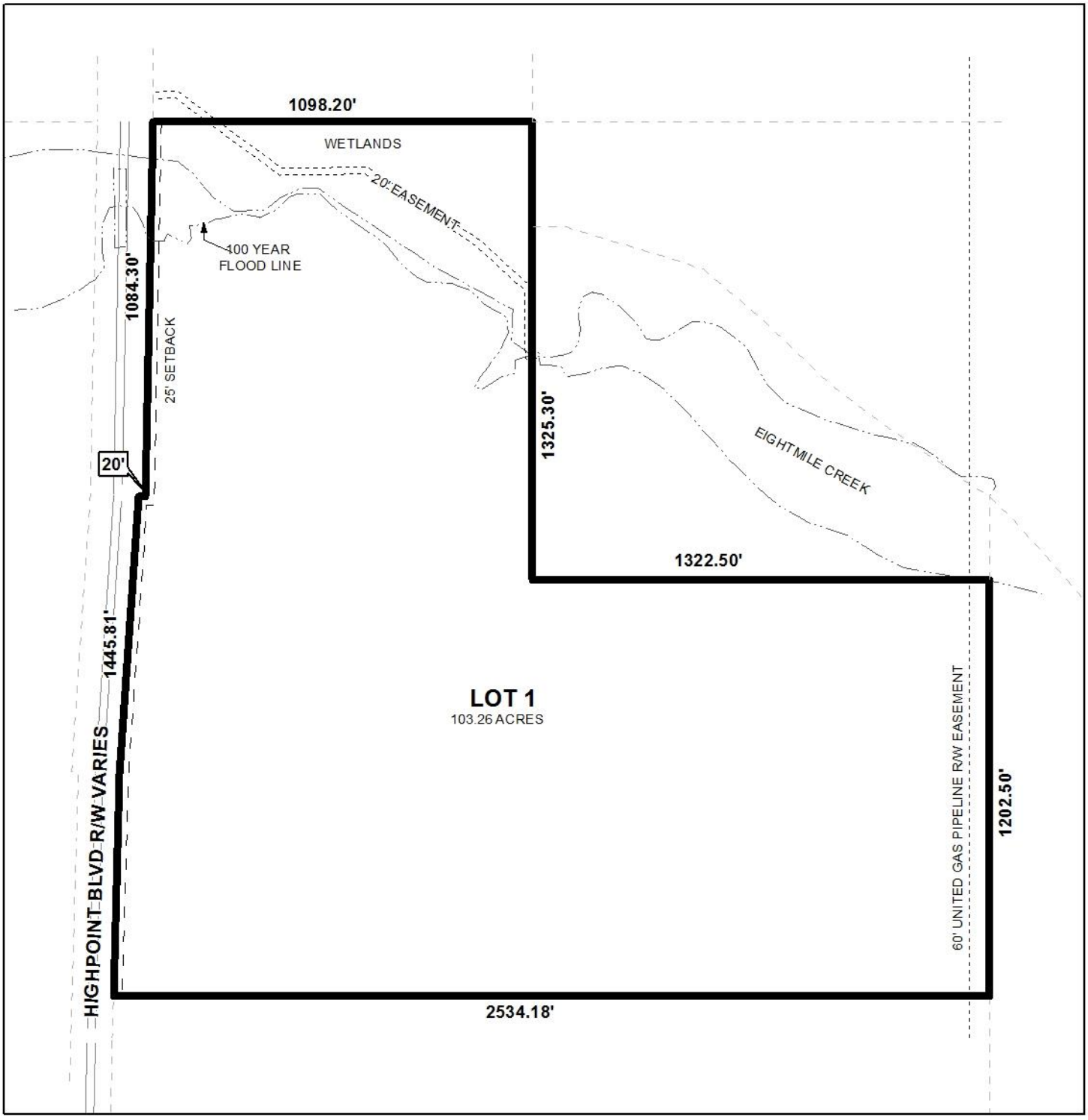
NTS

DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE November 2, 2017

APPLICANT Rightway Subdivision

REQUEST Subdivision

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NTS