

THE FOLLY SUBDIVISION

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. Add legible street names to the vicinity map.
- C. Provide a Lot designation for the proposed LOT.
- D. 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.
- E. Show and label all flood zones.
- F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- G. Provide and label the monument set or found at each subdivision corner.
- H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- I. Provide the Surveyor's Certificate and Signature.
- J. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- K. 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.
- L. 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.
- M. 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.
- 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: Lot is limited to one curb cut to South Cedar Street 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-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 plat illustrates the proposed 1-lot, 0.1± acre subdivision which is located on the East side of South Cedar Street, 125'± South of Church 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 one (1) legal lot of record from two (2) legal lots.

The site has been given a Downtown 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.

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 Downtown 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.

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's location within the Downtown Development District results in the application of the lot standards found within Section 64-3.I. of the Zoning Ordinance, instead of those found within the Subdivision Regulations.

The proposed subdivision fronts South Cedar Street, a minor street. The preliminary plat illustrates a 40' right-of-way width for South Cedar Street. All abutting streets are "B" streets, according to the Downtown Development District (DDD) Regulating Plan Street Hierarchy.

Section 64.3.I.8.(d) of the DDD ordinance requires a minimum setback of 10' and a maximum setback of 18' for the primary frontage in T-3 Sub-Districts. A minimum 10' side yard and 20' rear yard setback is also required. Properties located within T-3 sub-districts are required to have 40' minimum property width and a 120' maximum width. The proposed lot meets the property width requirements. If approved, the required setbacks should either be illustrated, or notes stating the same should be placed on the Final Plat.

The DDD requires a parking setback equal to the setback of the front façade for T-3 Sub-districts per Section 64-3.I.8.(d) of the DDD code. If approved, a note should be placed on the Final Plat indicating that a parking setback shall be equal to the setback of the front façade.

The proposed lot does not appear to meet the 7,200 square foot minimum lot size requirements of Section V.D.2. of the Subdivision Regulations for lots served by public water and sanitary sewer systems. However, there is no minimum lot area requirement for lots within the DDD, making a waiver of Section V.D.2. of the Subdivision Regulations appropriate. The preliminary plat does not provide the lot size in square feet or acres. If approved, the lot size information should be provided in both square feet and acres on the Final Plat.

As a means of access management, the Traffic Engineering comments should be placed on the Final Plat, if approved; stating that the proposed Lot is limited to one curb cut to South Cedar Street with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

New building construction must comply with the frontage requirements of Section 64-3.I.15 of the Zoning Ordinance.

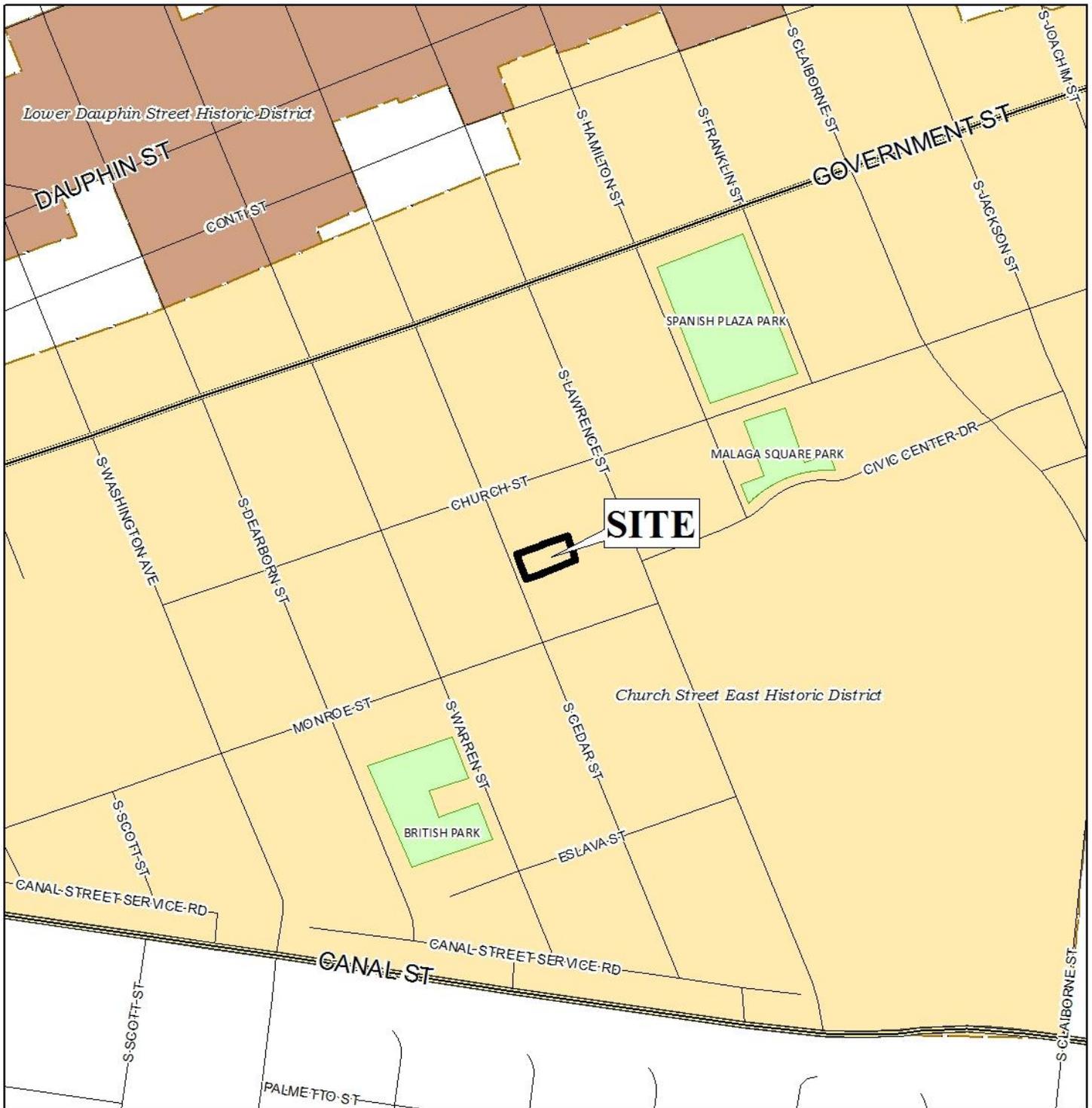
It should also be noted that because this property is located in the Downtown Development District any future development to this site will require Consolidated Review Committee (CRC) approval. Furthermore, due to the site's location in the Church Street East Historic District, a Certificate of Appropriateness will be required to be obtained by the Architectural Review Board for any exterior improvements.

Based upon the preceding, this application is recommended for Tentative Approval with a waiver of Section V.D.2. of the Subdivision Regulations, subject to the following conditions:

- 1) Retention of the 40' right-of-way width for South Cedar Street;
- 2) Illustration of 10' minimum building setback and 18' maximum building setback line along Cedar Street or placement of a note stating the required 10' minimum and 18' maximum setbacks;
- 3) Provision of lot size information in both square feet and acres;
- 4) Placement of a note stating that the parking setback shall be equal to the setback of the front façade;

- 5) Placement of a note on the Final Plat stating that the Lot is limited to one curb cut to South Cedar Street with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.
- 6) 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. Add legible street names to the vicinity map. C. Provide a Lot designation for the proposed LOT. D. 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. E. Show and label all flood zones. F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. G. Provide and label the monument set or found at each subdivision corner. H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. I. Provide the Surveyor's Certificate and Signature. J. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. K. 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. L. 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. M. 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. 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.);
- 7) Compliance with Traffic Engineering comments: (Lot is limited to one curb cut to South Cedar Street with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);
- 8) 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
- 9) Compliance with Fire Department comments and placement of a note (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).

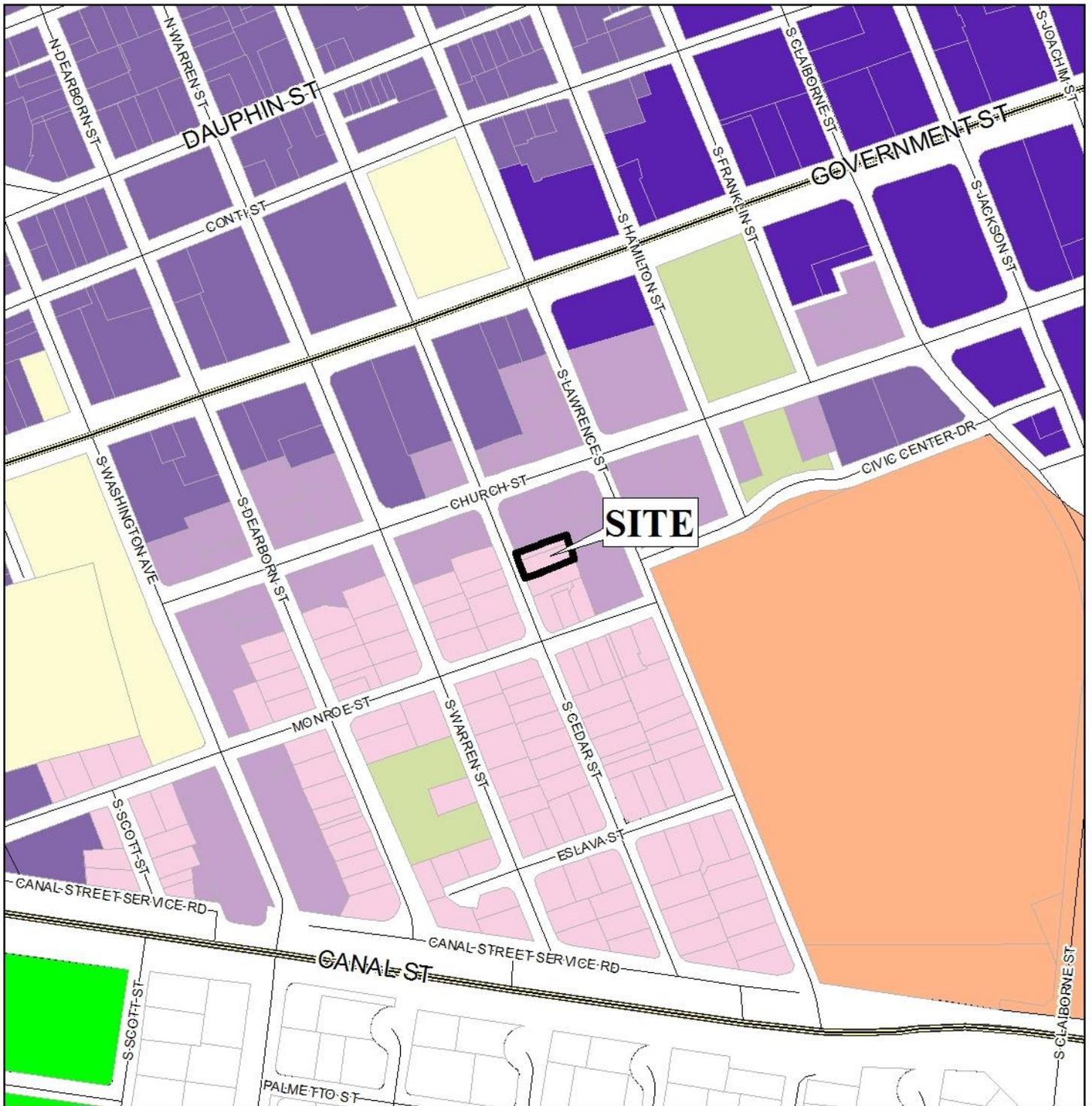
LOCATOR MAP



APPLICATION NUMBER	6	DATE	December 21, 2017
APPLICANT	The Folly Subdivision		
REQUEST	Subdivision		



LOCATOR ZONING MAP



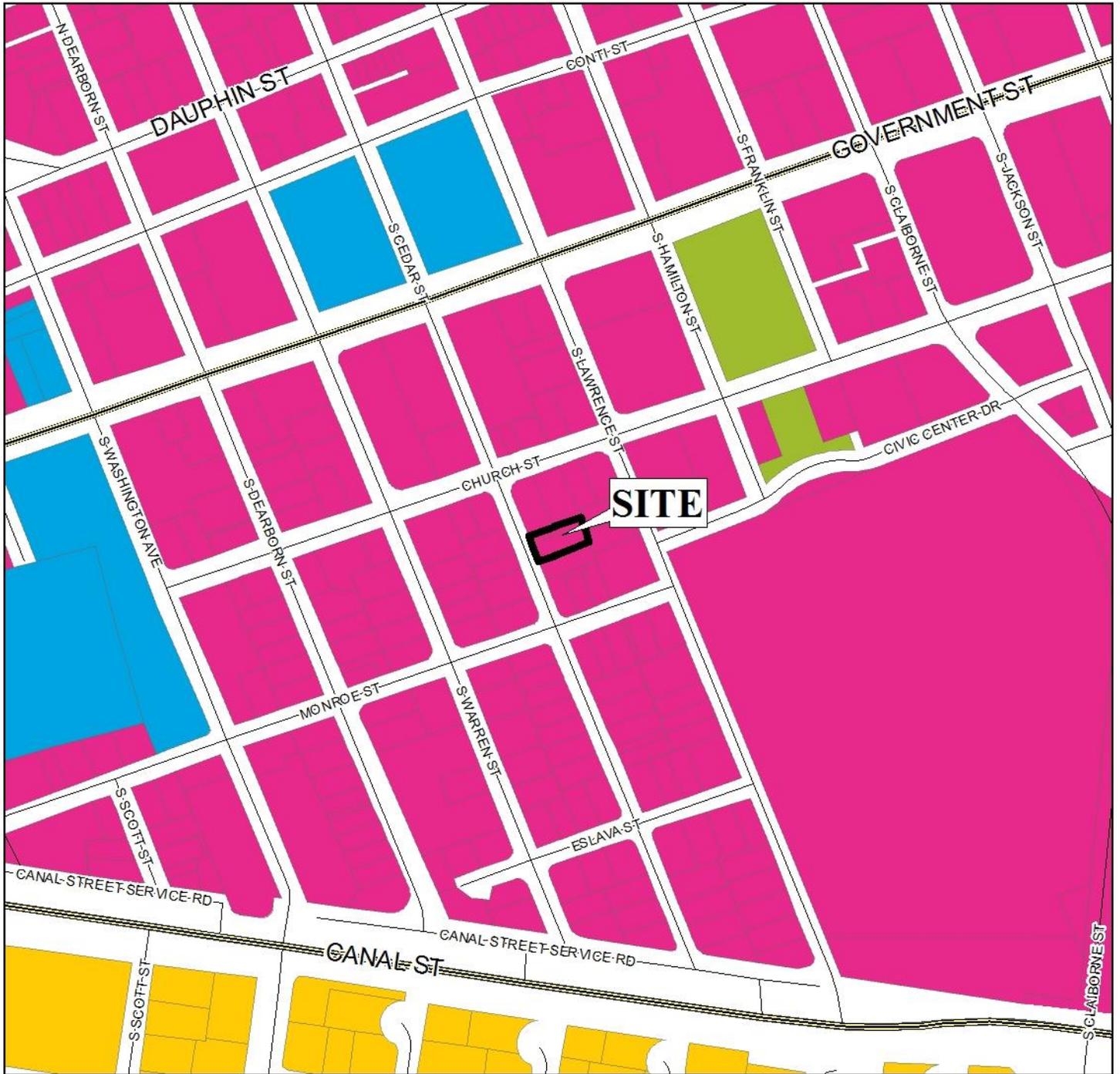
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APPLICANT The Folly Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 6 DATE December 21, 2017

APPLICANT The Folly Subdivision

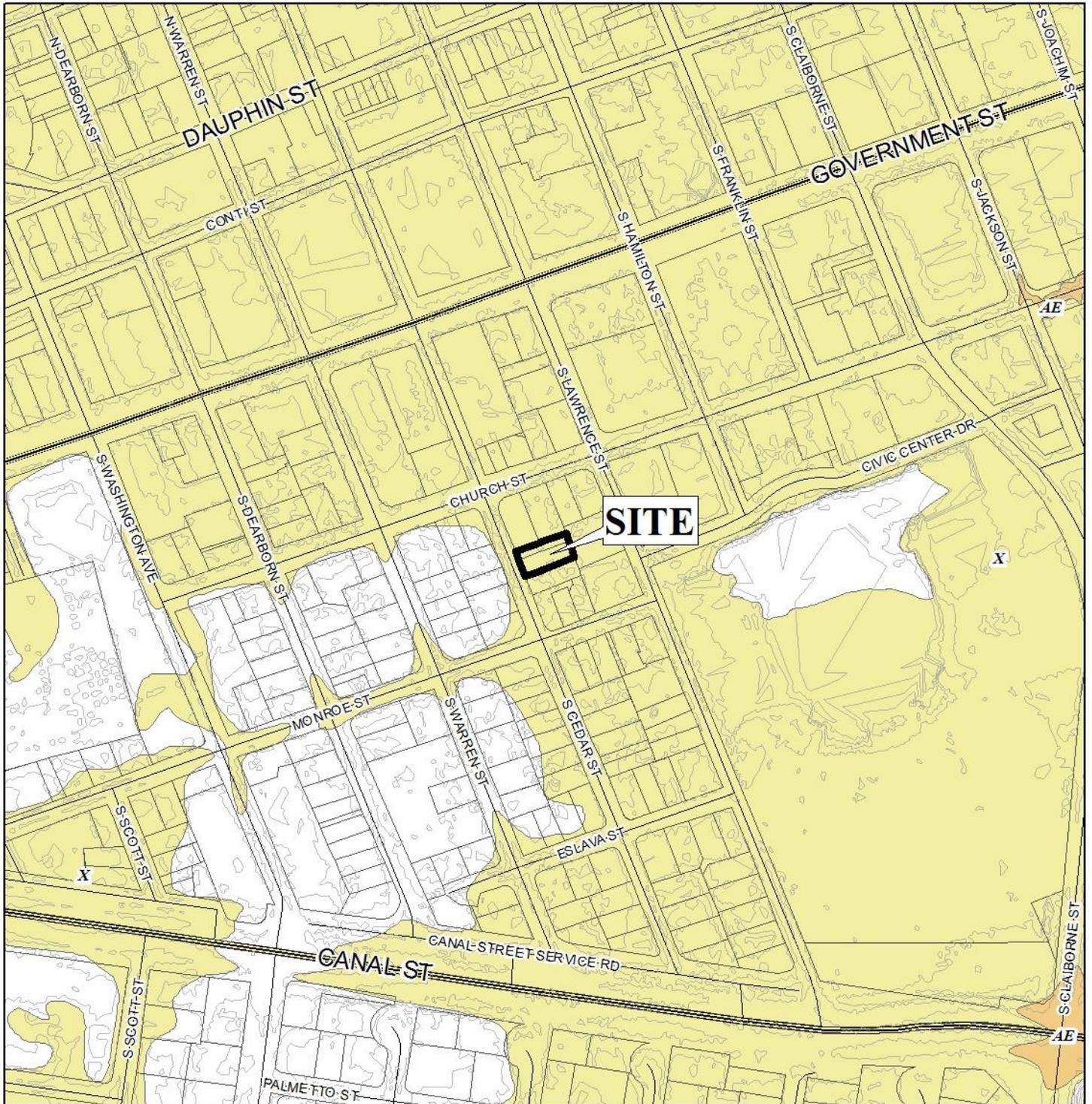
REQUEST Subdivision

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|---------------------------|-----------------------------------|---------------------|--------------------|
| 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 6 DATE December 21, 2017
APPLICANT The Folly Subdivision
REQUEST Subdivision



THE FOLLY SUBDIVISION

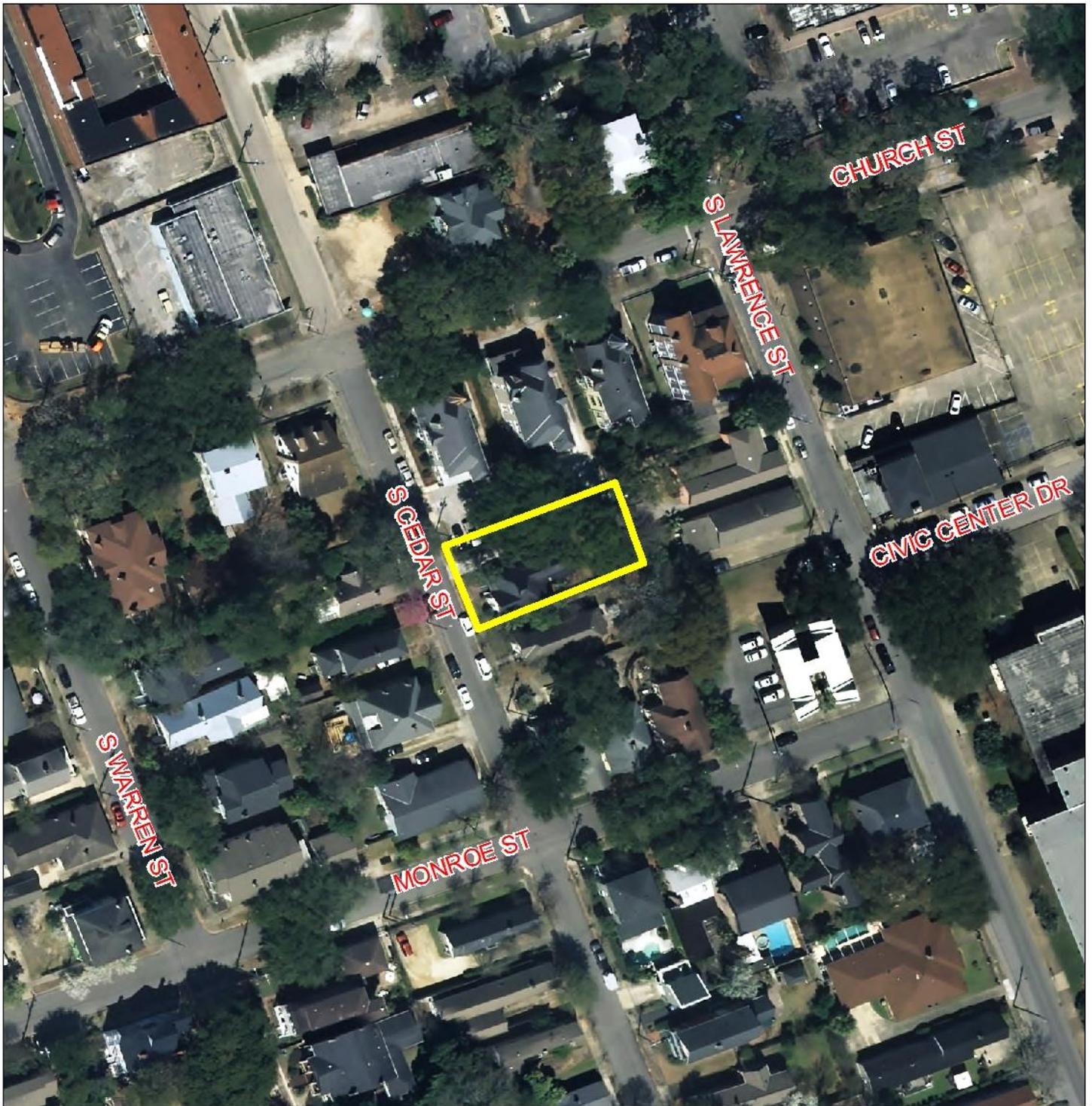


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



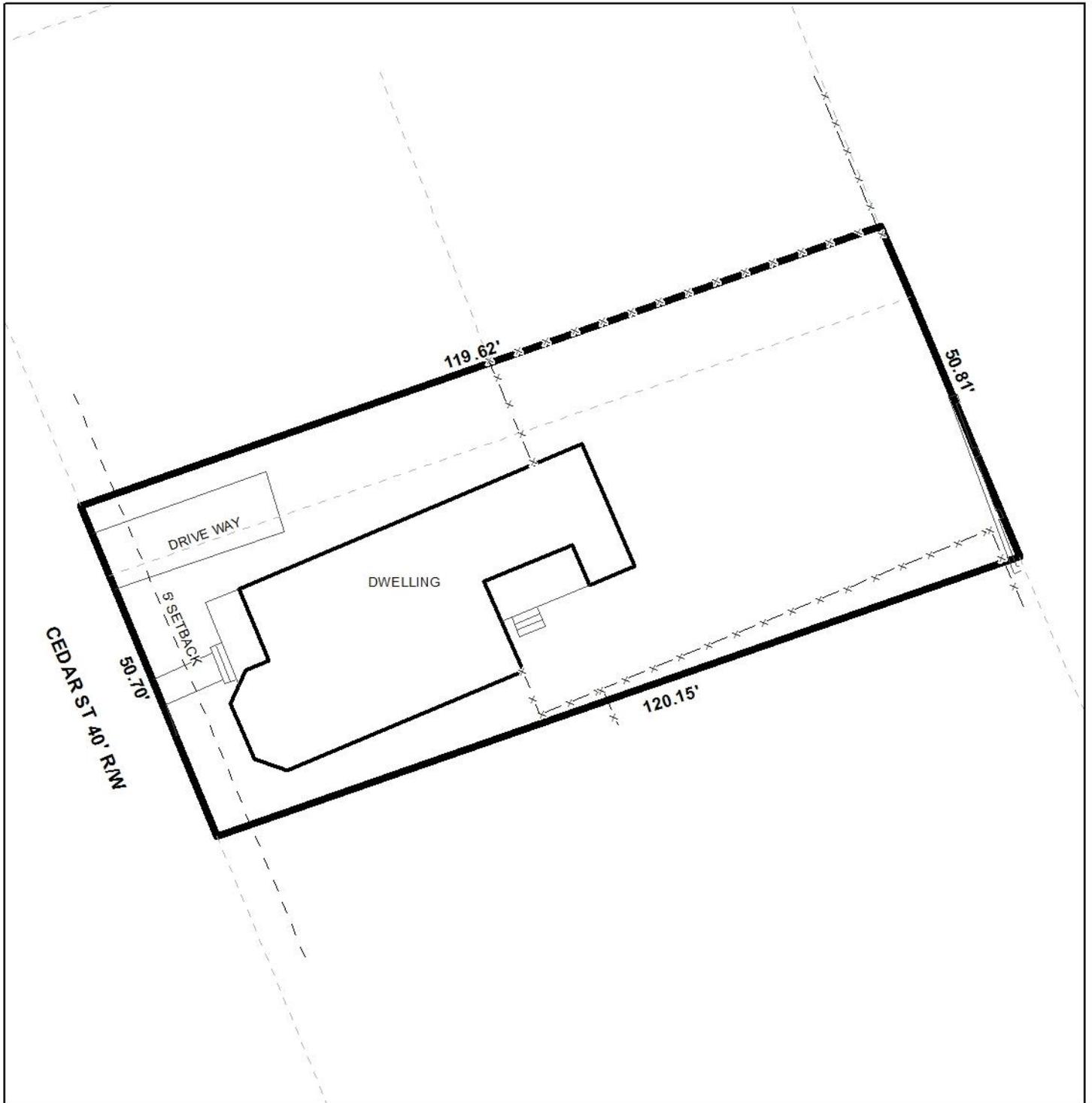
THE FOLLY SUBDIVISION



APPLICATION NUMBER 6 DATE December 21, 2017



DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE December 21, 2017
APPLICANT The Folly Subdivision
REQUEST Subdivision



