

ADDITION TO WYNNFIELD SUBDIVISION, UNIT 5

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 the Surveyor's and Owner's (notarized) signatures.
- C. Delete the 7.5 foot wide Public Drainage Easement from the front of all lots except LOT 38.
- D. Delete NOTE #17 about a 7.5 foot wide Public Drainage Easement.
- E. NOTES #11 – 13 contain blanks that need to be completed.
- F. The drainage easement from Wynngate Way along the northeast and east property of LOT 37 shall be labeled as PUBLIC and shall have a different line type than the Private Drainage Easements. Any other drainage easement shall be labeled PRIVATE. Coordinate with the Engineering Department as needed after construction is complete to finalize the PUBLIC Drainage Easements.
- G. 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.
- H. 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.
- I. The proposed road shall be constructed in accordance with current Engineering Department policy letters and design criteria. This would allow the potential for future acceptance of the roadway (and dedicated ROW) by the City.
- J. Provide the as-built certification form, test reports, etc. and as-built plans for the proposed infrastructure prior to providing a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review.
- K. 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 prior to obtaining any signatures. No signatures are required on the drawing.
- L. 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.

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 preliminary plat illustrates the proposed 18-lot, 10.3± acre subdivision addition which is located at the North terminus of Wynngate Way, extending to the South terminus of Widgeon Drive, within Council District 6. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create eighteen (18) legal lots of record from one (1) existing metes-and-bounds parcel. The proposed lots meet the minimum size requirements of the Subdivision Regulations.

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 forty three (43) 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 case the designation of 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 the 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 subject site was originally included as currently proposed as Future Development of Wynnfield Subdivision, Unit 5, approved by the Commission at its October 1, 2015 meeting.

The approval of Unit 5 was granted two extensions before the plat was signed in February, 2018. The plat for the Future Development area was never signed and the approval for that area expired; hence this application.

The over-all Wynnfield Subdivision has been developed in phases since 1995, and currently contains 134 lots. The proposed addition would add 18 more lots and would bring the total number of lots to 152. As in the previous preliminary plat for the proposed subdivision, no access is proposed to Widgeon Drive in the adjacent Woodbridge Subdivision, Unit Four, Phase A. All access to the proposed addition would be via Wynngate Way, and all access for the over-all Wynnfield Subdivision would be via the one existing ingress/egress point on Sollie Road. Staff expressed concerns in the review for Wynnfield Subdivision, Unit 5 in 2015 that the increase in lots would not comply with the 2009 International Fire Code (IFC) which required two separate points of access for one and two-family developments with more than 30 dwelling units. Since that time the Fire Department Administration chose to amend those requirements to now allow unlimited developments with only one access point.

Staff also expressed concerns in the 2015 review that the proposed subdivision would not comply with Section I.B.2 of the Subdivision Regulations which states that land shall not be subdivided until or unless adequate provision is made for access. Furthermore, staff expressed concerns that the proposed subdivision would not comply with Section I.C.2. of the Subdivision Regulations regarding Health and Safety. As the Commission waived these concerns in the 2015 approval, a consistent approach would be to again waive this requirement.

Proposed streets are labeled to have compliant 50' rights-of-way, and the cul-de-sac at the East terminus of Wynngate Way is indicated to have a compliant 120-foot diameter. The right-of-way width label for all streets should be retained on the Final Plat. All lots are indicated to have a compliant 30-foot minimum building setback from the street frontages, and this should be retained on the Final Plat. All lots are labeled with their sizes in both square feet and acres, meeting the minimum standards of the Subdivision Regulations, and the lot size labels in both square feet and acres should be retained on the Final Plat, or a table should be furnished on the Final Plat providing the same information.

The preliminary plat indicates that all lots will have a 7.5-foot drainage and utility easement along the front of each lot, and various other drainage and utility easements along the South and East boundaries of the subdivision. A note on the preliminary plat states that no structures shall be placed or erected within any easement. This note should be revised to state that no structures shall be constructed or placed within any easement without permission of the easement holder.

The preliminary plat does not include the entire area of the parent parcel R023303072000036.000. Therefore, the plat should be revised to include the entire Parcel R023303072000036.000, with areas not included in proposed development to be labeled as Common Area or Future Development. If shown as Common Area, a note should be required on the Final Plat stating that the maintenance of all Common Areas is the responsibility of the property owners.

As per the Traffic Engineering comments, the driveway number, size, location, and design are to be approved by Traffic Engineering and conform to AASHTO standards. A note should be required on the Final Plat stating these comments.

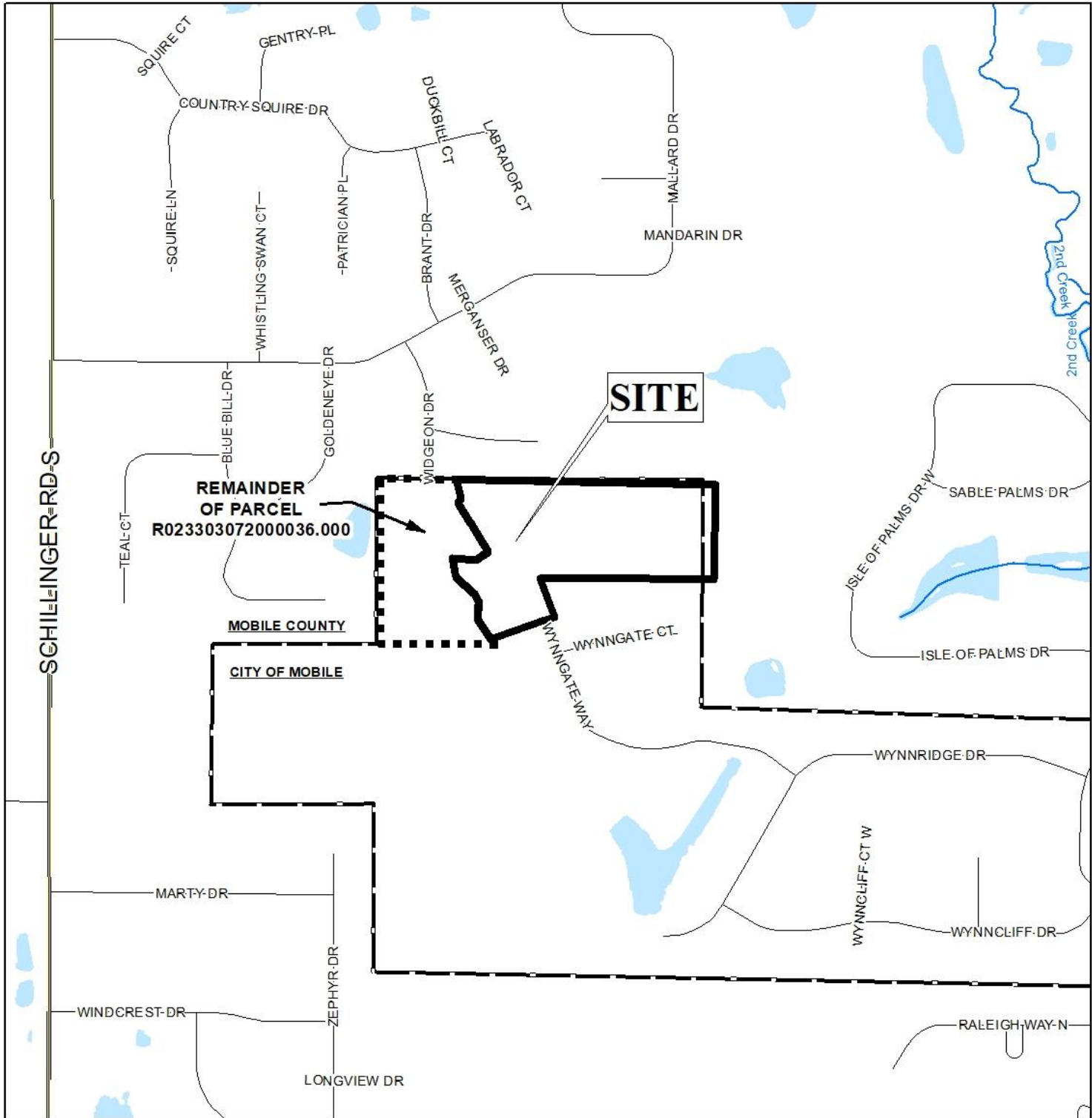
With waivers of Sections I.B.2. and I.C.2., the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) retention of the right-of-way width label for all streets on the Final Plat;
- 2) retention of the 30-foot minimum building setback line along all street frontages on the Final Plat;
- 3) retention of the lot size labels in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 4) revision of Note #9 on the Final Plat to state that no structures shall be constructed or placed within any easement without permission of the easement holder;
- 5) revision of the plat to include all of Parcel R023303072000036.000 on the Final Plat;
- 6) revision of the plat to label all areas of Parcel R023303072000036.000 as Common Area or Future Development which are not included in the development;
- 7) placement of a note on the Final Plat stating that the maintenance of all Common Areas is the responsibility of the property owners;
- 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 the Surveyor's and Owner's (notarized) signatures. C. Delete the 7.5 foot wide Public Drainage Easement from the front of all lots except LOT 38. D. Delete NOTE #17 about a 7.5 foot wide Public Drainage Easement. E. NOTES #11 – 13 contain blanks that need to be completed. F. The drainage easement from Wynngate Way along the northeast and east property of LOT 37 shall be labeled as PUBLIC and shall have a different line type than the Private Drainage Easements. Any other drainage easement shall be labeled PRIVATE. Coordinate with the Engineering Department as needed after construction is complete to finalize the PUBLIC Drainage Easements. G. 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. H. 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. I. The proposed road shall be constructed in accordance with current Engineering Department policy letters and design criteria. This would allow the potential for future acceptance of the roadway (and dedicated ROW) by the City. J. Provide the as-built certification form, test reports, etc. and as-built plans for the proposed infrastructure prior to providing a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review. K. 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 prior to obtaining any signatures.*

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- 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.);*
- 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 (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 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)).*

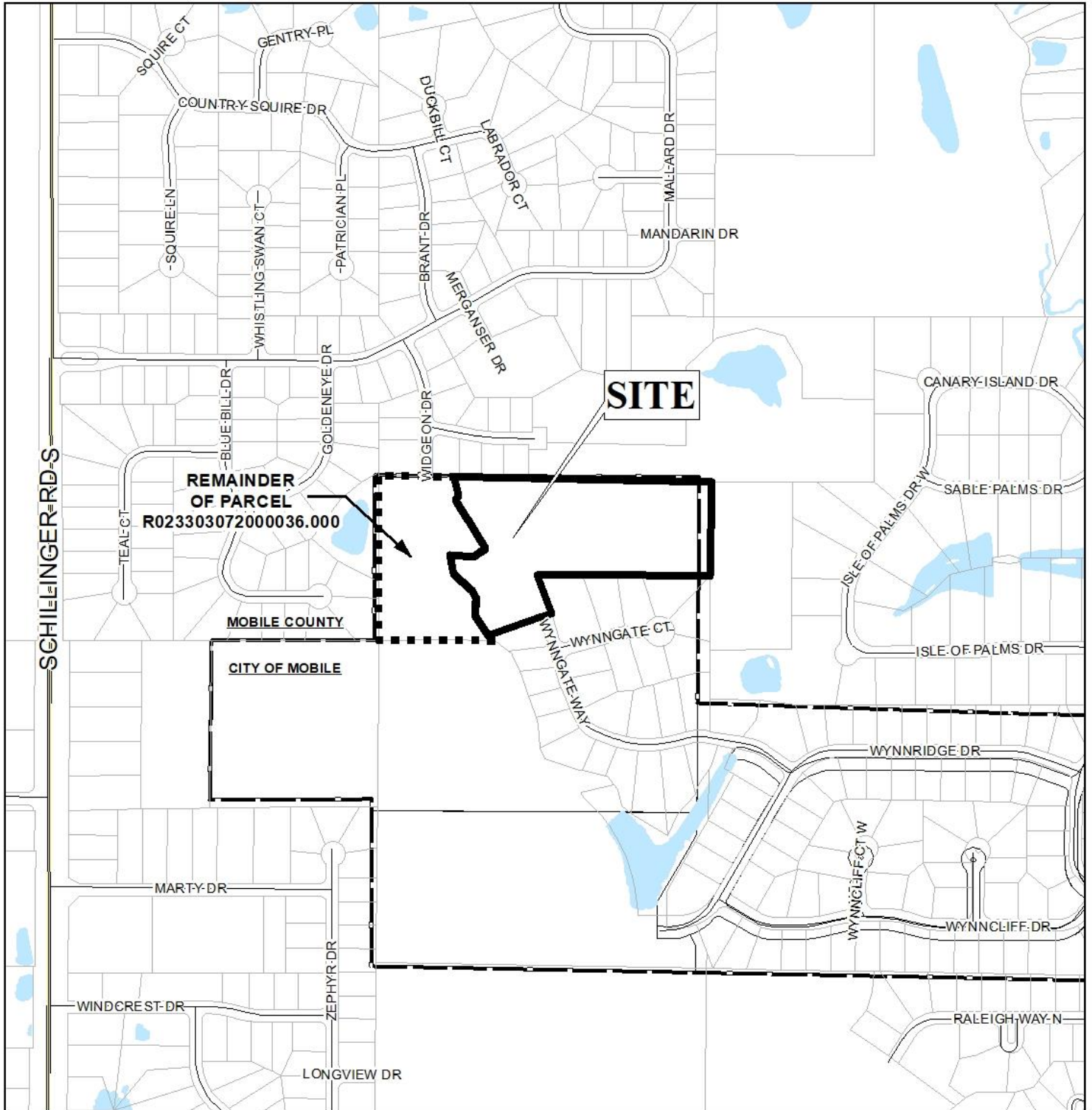
LOCATOR MAP



APPLICATION NUMBER 4 DATE February 16, 2022
 APPLICANT Addition to Wynnfield Subdivision, Unit 5
 REQUEST Subdivision



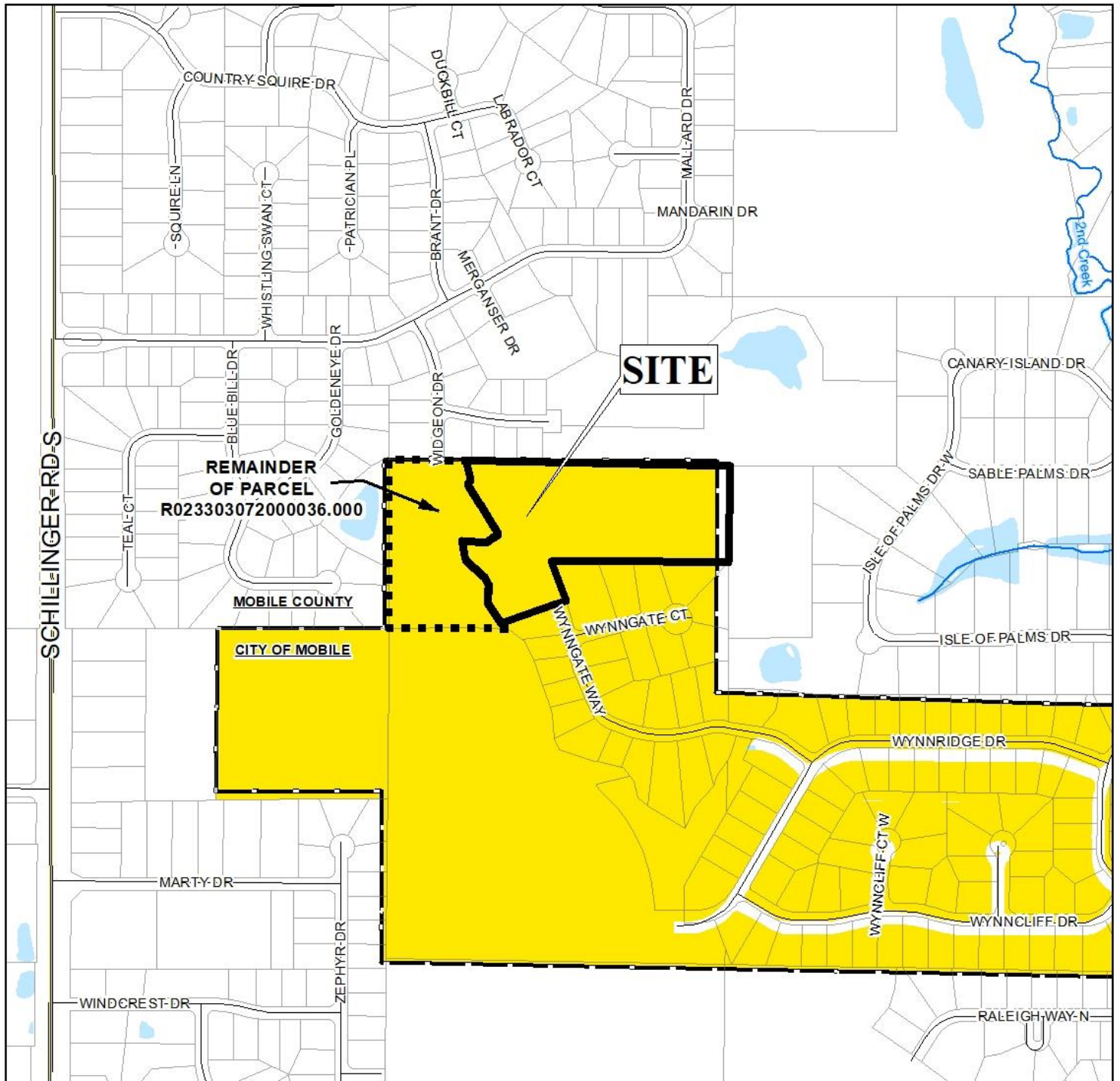
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



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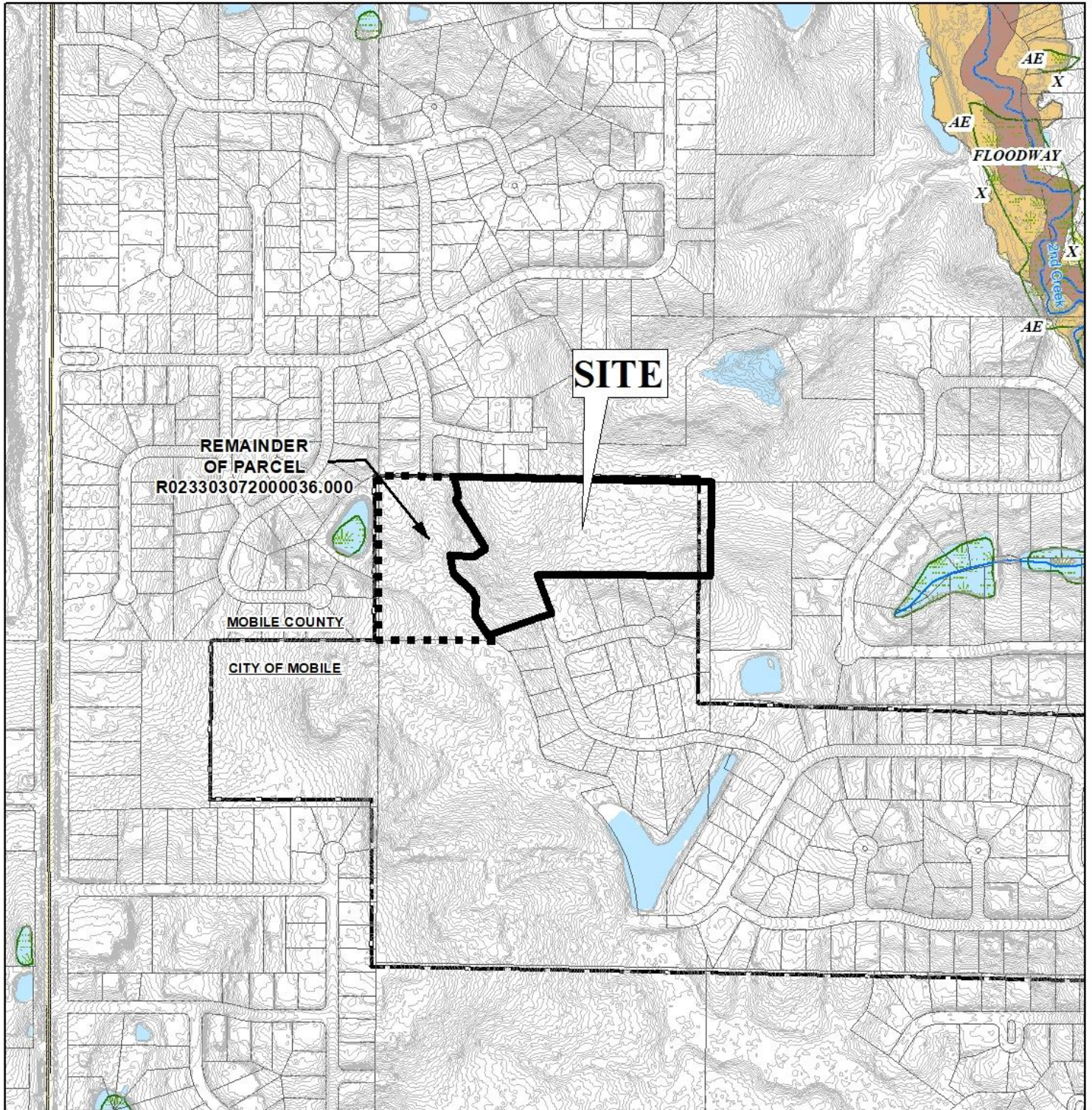
APPLICANT Addition to Wynnfield Subdivision, Unit 5

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 | |



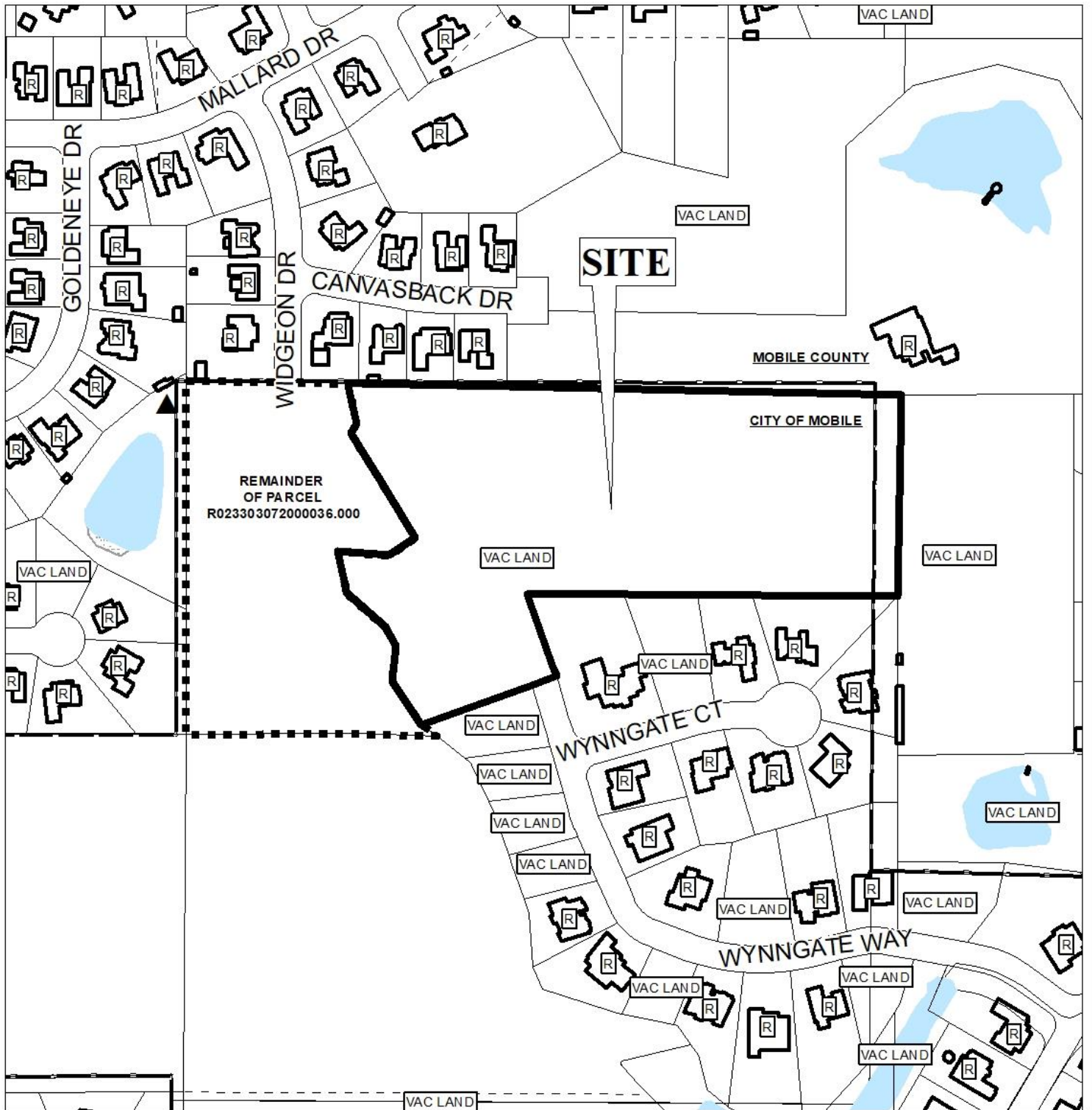
ENVIRONMENTAL LOCATOR MAP








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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



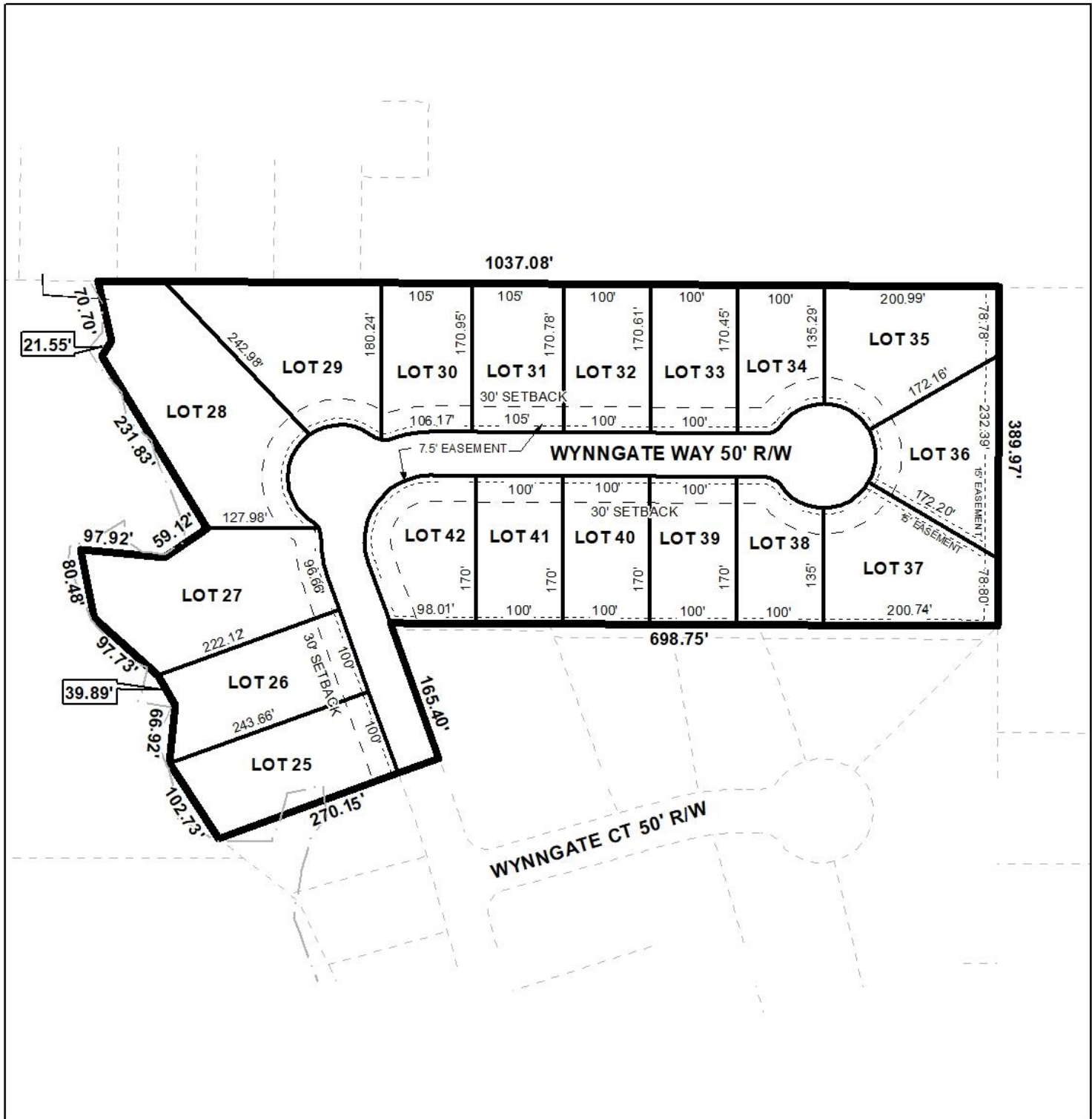
ADDITION TO WYNNFIELD SUBDIVISION, UNIT 5



APPLICATION NUMBER 4 DATE February 16, 2022



DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE February 16, 2022
 APPLICANT Addition to Wynnfield Subdivision, Unit 5
 REQUEST Subdivision

