

MOBILE COMMUNITY CORRECTIONS

SUBDIVISION, LOT 1

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. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at each of the three (3) Lot corners (NW, NE, and SW) to the City of Mobile, and list the amount of dedicated acreage.
- C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- E. 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.
- F. 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.
- G. 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.
- H. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- I. 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. Any new 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 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 additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until the Capacity application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 1-lot, 2.0± acre subdivision which is located at the Southeast corner of Canal Street and St. Emanuel Street, extending to the Northeast corner of St. Emanuel Street and Palmetto Street and the Southwest corner of Canal Street and South Royal Street, in Council District 2. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create one legal lot of record from five existing metes-and-bounds parcels.

According to the recently adopted Map for Mobile Plan, the site is located within a “Waterfront” Development Area. The intent of this Development Area includes:

- Increased and improved public access to waterfront
- More passive park space and trails/open space that allows public access but is sensitive to the preservation of the natural shorelines, wetlands, etc.
- Minimize impacts of development
- Better streetscaping and aesthetics in waterfront/industrial areas

It should be noted that the Map for Mobile Plan is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Thus, as this request is solely related to the subdivision of property, not the use of the property, application of the Map for Mobile principles may not be appropriate.

The site fronts Canal Street, St. Emanuel Street, Palmetto Street, and South Royal Street. South Royal Street is a component of the Major Street Plan with a planned 80’ right of way. As the current right-of-way width along the site is 64’, dedication to provide 40’ from the centerline normally would be required. However, in the past, no dedication of right-of-way was required at other sites along South Royal Street due to the question of viability of development to major street standards. Thus setback in lieu of right-of-way dedication may be a more preferable option. Therefore, the plat should be revised to indicate a minimum building setback line of 65’ as measured from the centerline of South Royal Street (40’ for possible widening and 25’ for the setback from any future right-of-way after widening). The Final Plat should retain the 25’ minimum building setback line along all other street frontages. All other bordering streets have compliant 50’ rights-of-way. Dedications should also be required to provide a 25’ corner radius at the intersections of Canal Street and South Royal Street; Canal Street and St. Emanuel Street; and St. Emanuel Street and Palmetto Street.

The plat indicates a 5’ alley off Canal Street which is proposed to be vacated and incorporated into the final lot. The Vacation process for this alley should be completed prior to signing the Final Plat.

The final lot configuration would have multiple buildings on it and, normally, a Planned Unit Development (PUD) for such would be required in conjunction with the Subdivision. However, as this is a Mobile County Government project, it is exempt from the Zoning Ordinance and would be subject only to the Subdivision review.

The proposed lot meets the minimum size requirement of the Subdivision Regulations. The plat labels the lot with its size in both square feet and acres. However, as corner radius dedications are required, the label should be revised to reflect the lot area after dedications or a table should be furnished on the Final Plat providing the same information.

As the final lot configuration is of an irregular shape, a waiver of Section V.D.1. of the Subdivision Regulations would be required. As the proposed Subdivision is actually a combining of existing metes-and-bounds parcels into one lot, a waiver of this section would be in order.

It appears that there may not currently be a public sidewalk along the South Royal Street frontage. It should be noted that the Subdivision triggers the sidewalk requirement along all street frontages.

With a waiver of Section V.D.1., 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 indicate a minimum building setback line of 65' as measured from the centerline of South Royal Street (40' for possible widening and 25' for the setback from any future right-of-way after widening);
- 2) retention of the 25' minimum building setback line along Canal Street, St. Emanuel Street and Palmetto Street;
- 3) revision of the plat to provide a 25' corner radius dedication at the intersections of Canal Street and South Royal Street, Canal Street and St. Emanuel Street, and St. Emanuel Street and Palmetto Street;
- 4) completion of the Vacation process for the 5' alley off Canal Street prior to signing the Final Plat;
- 5) revision of the plat to label the lot area after corner radius dedications or the furnishing of a table on the Final Plat providing the same information;
- 6) installation of a sidewalk along all street frontages if not present, or the submission and approval of a Sidewalk Waiver application for each lot;
- 7) 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. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at each of the three (3) Lot corners (NW, NE, and SW) to the City of Mobile, and list the amount of dedicated acreage. C. Show and label the MFFE (Minimum*

Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. 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. F. 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. G. 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. H. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. I. 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 the Traffic Engineering comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
- 9) 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).]; and
- 10) 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).]

Revised for the April 20th meeting:

This application was heldover from the April 6th meeting to allow the applicant to submit a site plan showing the need for reduced setbacks and the proposed number of curb-cuts, and to allow staff to research proposed modifications to the Major Street Plan's required right-of-way width adjacent to the site.

A site plan for the proposed building on the site was submitted indicating encroachments into the standard 25' minimum building setback lines along South Royal Street and Canal Street. As other encroachments are typical within the area, staff has determined that the plat should be revised to indicate the minimum building setback lines along those frontages to be along the proposed building facade lines. The standard 25' minimum building setback lines should remain along St. Emanuel Street and Palmetto Street.

Staff has determined that, due to pending revisions to the Major Street Plan, additional right-of-way will no longer be requested along South Royal Street. Therefore, no dedication should be required along that street frontage.

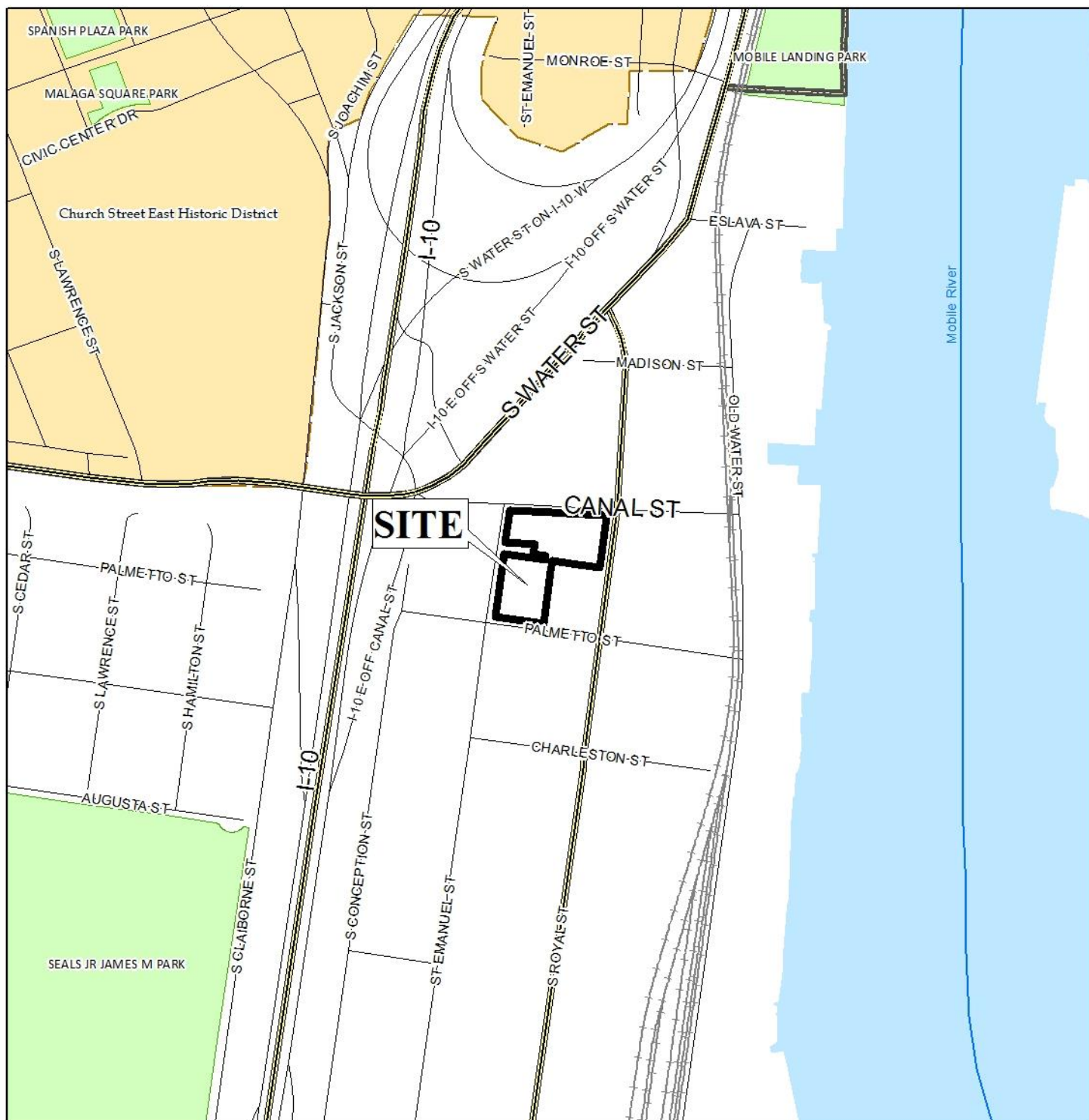
Traffic Engineering has determined that its previous comments concerning curb cuts would be appropriate for any future development of the site.

With a waiver of Section V.D.1., 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 indicate the minimum building setback line along South Royal Street and Canal Street as being along the proposed building facade lines;*
- 2) retention of the standard 25' minimum building setback line along St. Emanuel Street and Palmetto Street;*
- 3) revision of the plat to provide a 25' corner radius dedication at the intersections of Canal Street and South Royal Street, Canal Street and St. Emanuel Street, and St. Emanuel Street and Palmetto Street;*
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LOCATOR MAP



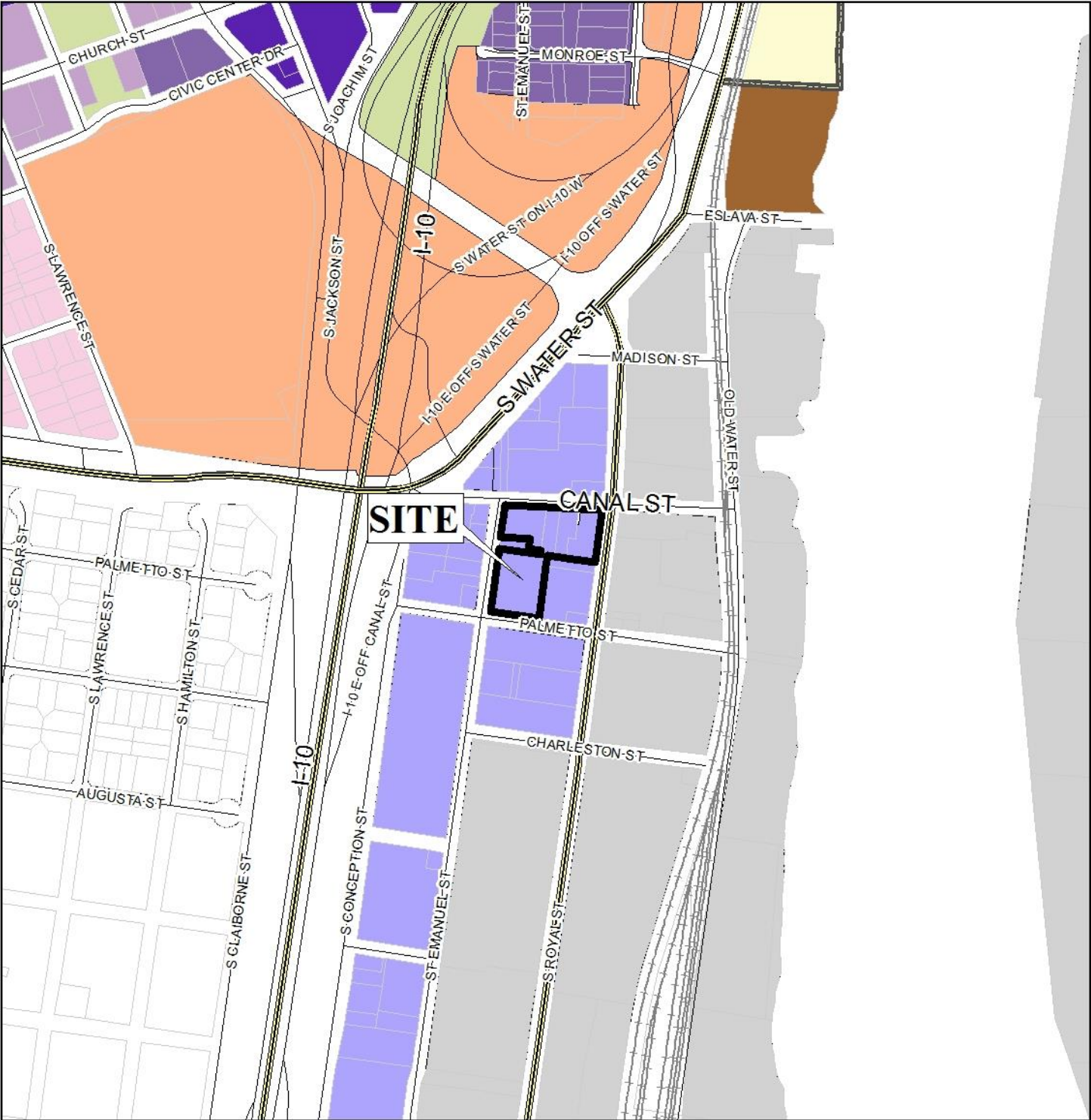
APPLICATION NUMBER 2 DATE April 20, 2017

APPLICANT Mobile Community Corrections Subdivision, Lot 1

REQUEST Subdivision



LOCATOR ZONING MAP



APPLICATION NUMBER 2 DATE April 20, 2017

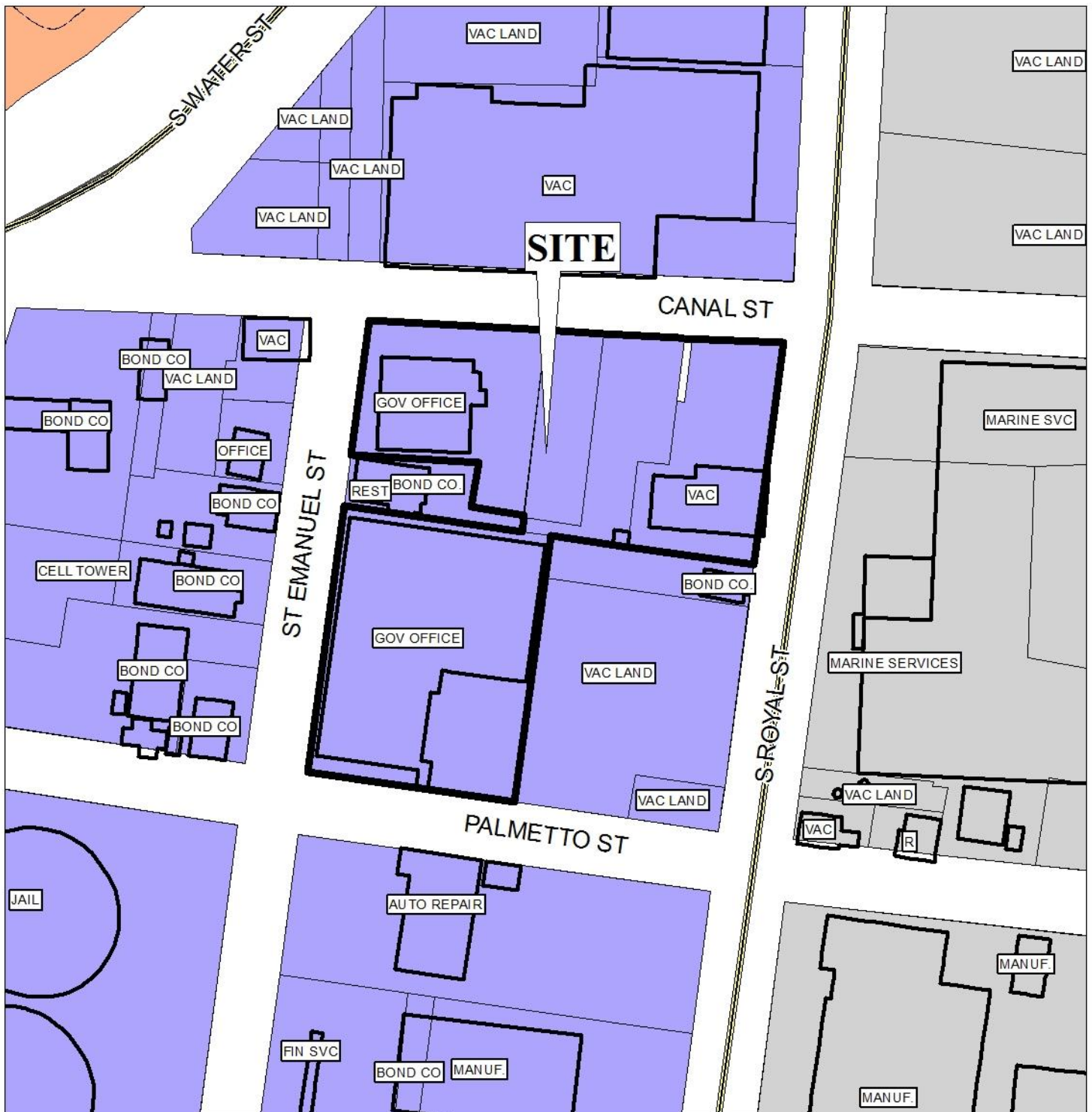
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REQUEST_____Subdivision_____



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MOBILE COMMUNITY CORRECTIONS SUBDIVISION, LOT 1



APPLICATION NUMBER 2 DATE April 20, 2017

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



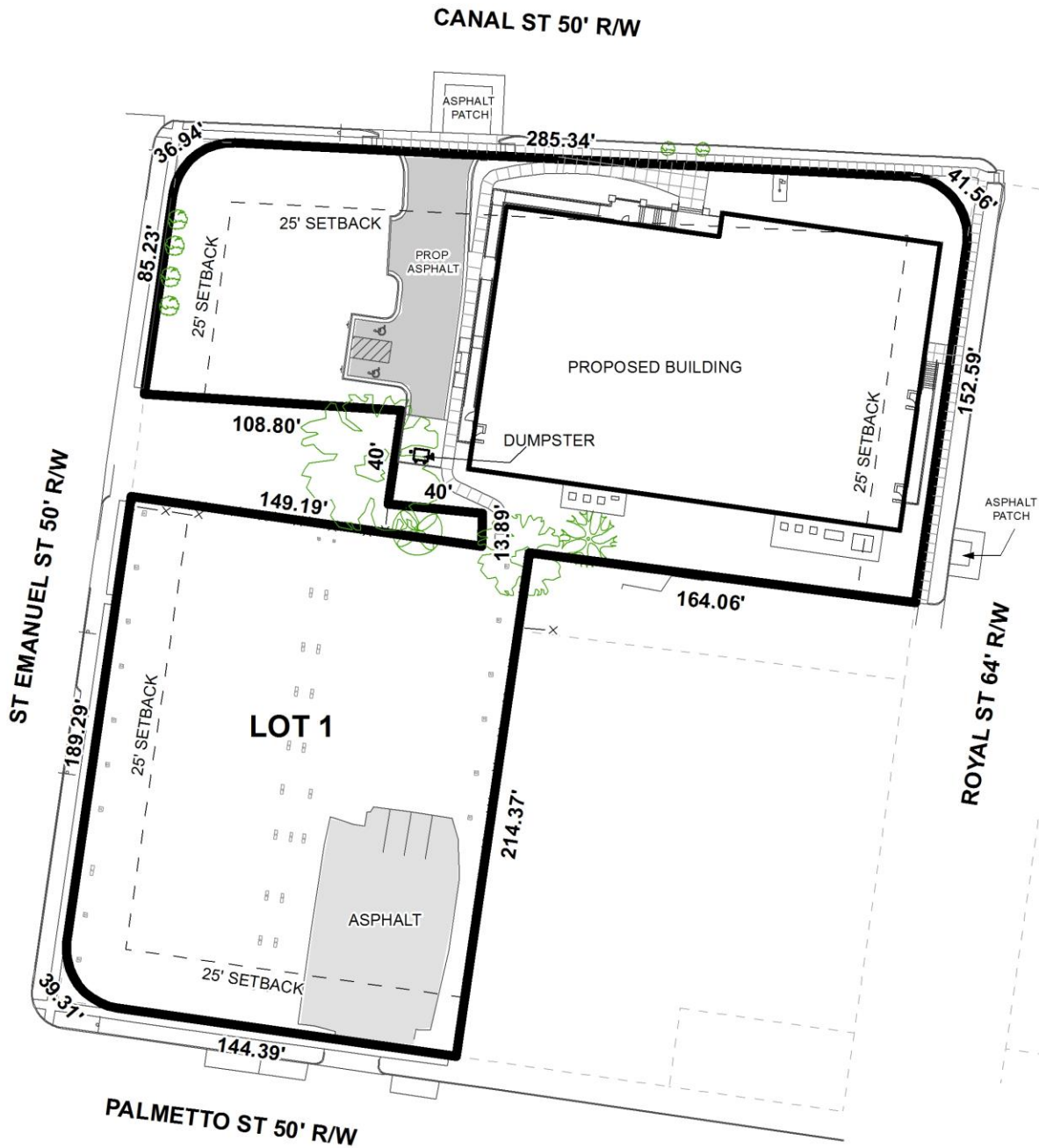
MOBILE COMMUNITY CORRECTIONS SUBDIVISION, LOT 1



APPLICATION NUMBER 2 DATE April 20, 2017



DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE April 20, 2017

APPLICANT Mobile Community Corrections Subdivision, Lot 1

REQUEST_____Subdivision_____



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