

J. JOHNSON ESTATES SUBDIVISION, **RESUBDIVISION OF**

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. Label the US Highway 90 Service Road.
- C. Provide a written legal description for the proposed subdivision.
- D. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- E. Provide the Surveyor's Certificate and Signature.
- F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- G. 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.
- H. 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.
- I. 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.
- J. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- K. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL and one (1) copy of the revised Final Plat with all of the required signatures including Owner's (notarized), Planning Commission, and Traffic Engineering signatures.

Traffic Engineering Comments: Site is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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 (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: No Comments

Map for Mobile Development Area(s) and Intent: Industrial

- Minimize impacts to adjacent properties
- Connect to major infrastructure for ease of major industry
- Better streetscaping and aesthetic improvements
- Connect to nearby areas through transit accommodation for ease of workers' access

The plat illustrates the proposed 0.7± acre, 1-lot subdivision which is located on the Northwest corner of Willis Road and Sermon Road, in Council District 4. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to remove a condition of approval from a previous Subdivision that was approved by the Planning Commission at its March 1, 2012 meeting. There are no proposed changes to the configuration of the lot.

The applicant did not provide a preliminary plat, as such, but rather a site plan showing the proposed improvements to be made to the site. If approved, a Final Plat provided by a professional surveyor or engineer will be required.

The lot size is not labeled, however the proposed lot exceeds the minimum size requirements of Section V.D.2. of the Subdivision Regulations. The lot size should be provided in square feet and acres on the Final Plat, if approved.

The site fronts Sermon Road North, a minor street, and Willis Road, which serves as a service road for U.S. Highway 90 West. Sermon Road North, is illustrated as having an adequate 50' right-of-way, therefore, no dedication is required. Willis Road/U.S. Highway 90 West is depicted as having a compliant 250' right-of-way, therefore no dedication is required.

A previous condition of approval for this lot stated "The lot is denied access to U.S. Highway 90 and Willis Road". The applicant now wishes that condition to be removed, and one curb-cut to be allowed along each frontage. Per Traffic Engineering, the site should be limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The 25-foot minimum building setback line, required in Section V.D.9., is not illustrated on the site plan. If approved, the 25-foot building setback line should be shown along all frontages on the Final Plat.

It should be noted that there is a 10' drainage and utility easement along Sermon Road North, which is not illustrated on the site plan submitted. If approved, a note should be placed on the Final Plat stating that no structures are allowed in any easements.

It should be noted that the site plan illustrates a gravel driveway and laydown yard. It should be noted that gravel is not an acceptable surfacing in a B-3, Community Business District (the site's

current zoning district), and therefore the applicant would have to either apply for a variance from the Board of Zoning Adjustment, or utilize a compliant surfacing material.

A sidewalk waiver was approved by the Planning Commission at its November 1, 2012 meeting; however, the new application negates the previous waiver. As such, a sidewalk will be required as illustrated on the site plan submitted.

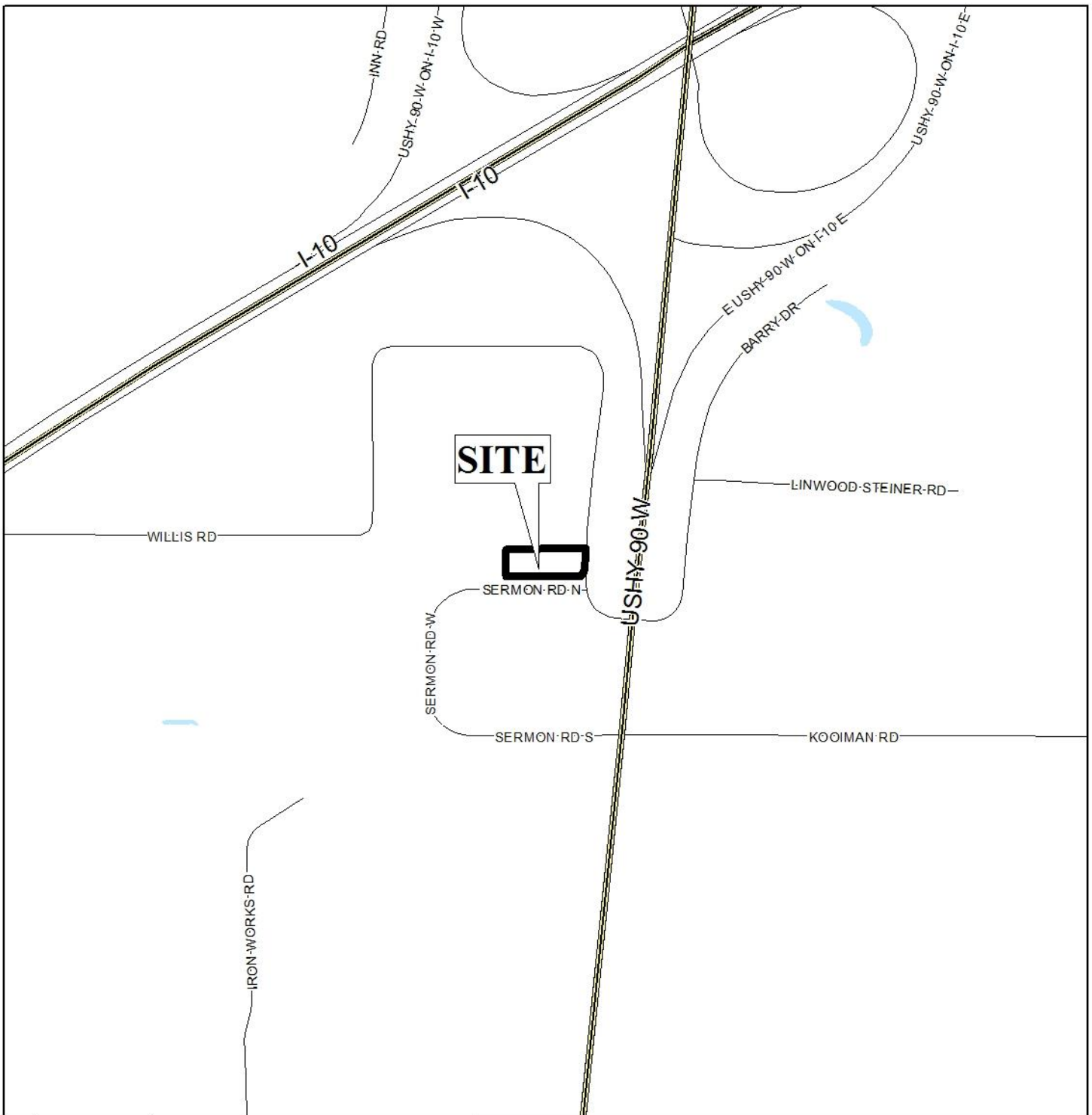
Based upon the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of the 25' minimum building setback line along all street frontages;
- 2) provision of the lot size in square feet and acres;
- 3) illustration of the lot sizes in square feet and acres;
- 4) illustration of all easements on the site;
- 5) placement of a note stating that no structures are allowed in any easement;
- 6) placement of a note on the Final Plat stating that the site is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 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. Label the US Highway 90 Service Road. C. Provide a written legal description for the proposed subdivision. D. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. E. Provide the Surveyor's Certificate and Signature. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. 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. H. 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. I. 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. J. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. K. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL and one (1) copy of the revised Final Plat with all of the required signatures including Owner's (notarized), Planning Commission, and Traffic Engineering signatures.);*
- 8) compliance with Traffic Engineering comments (*Site is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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.);

- 9) *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).);*
- 10) *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).).*

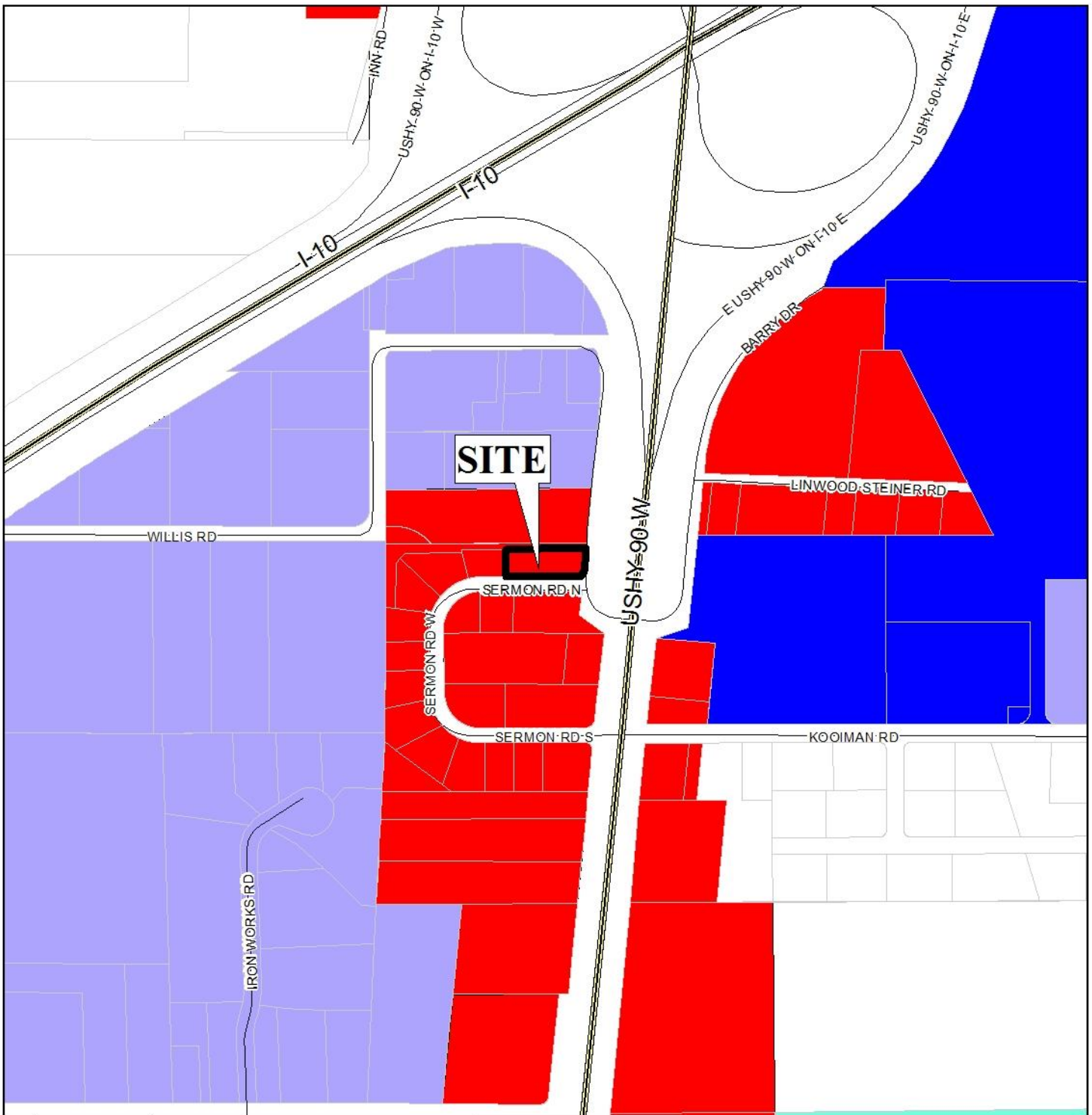
LOCATOR MAP



APPLICATION NUMBER 2 DATE January 5, 2017
 APPLICANT J. Johnson Estates Subdivision, Resubdivision of
 REQUEST Subdivision



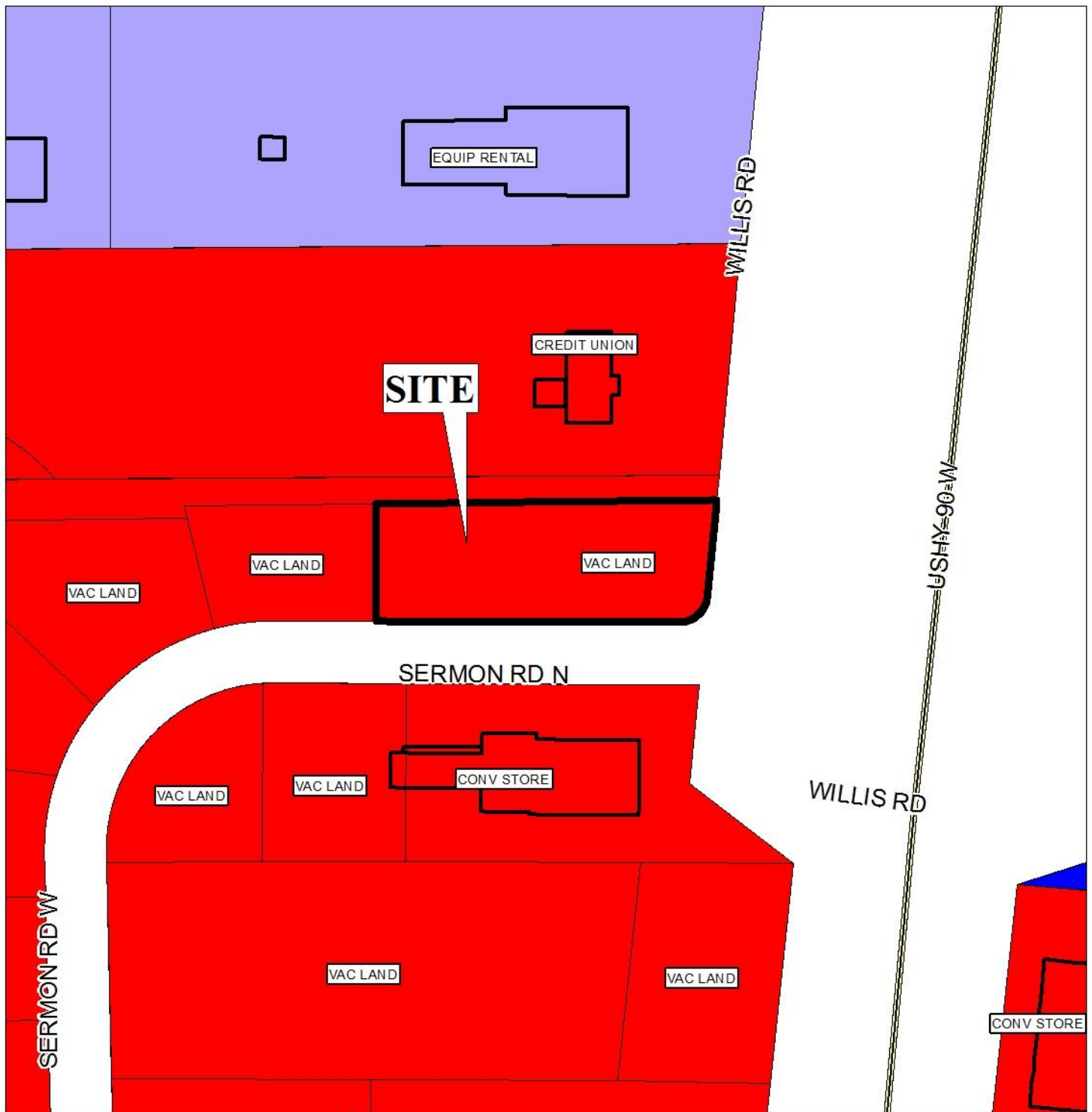
LOCATOR ZONING MAP



APPLICATION NUMBER 2 DATE January 5, 2017
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APPLICATION NUMBER 2 DATE January 5, 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



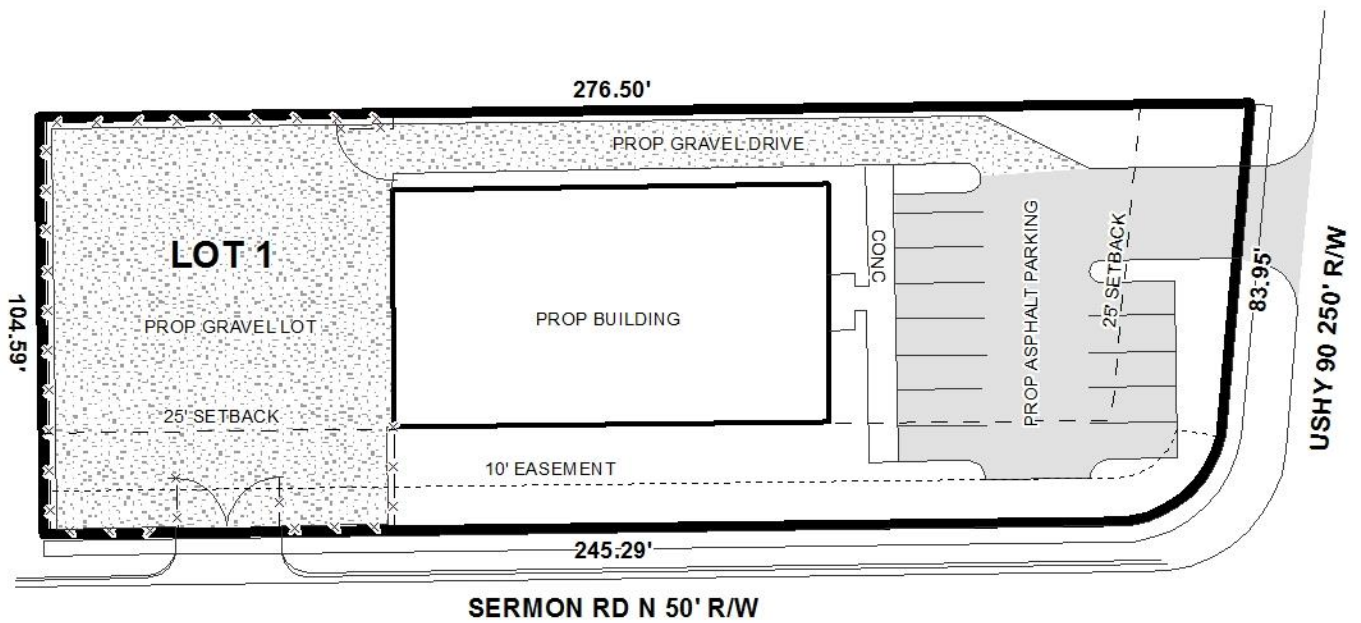
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APPLICATION NUMBER 2 DATE January 5, 2017



DETAIL SITE PLAN



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