

CROWNE HEALTH CARE SUBDIVISION

Engineering Comments: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and 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 legible street names on the vicinity map.
- C. Show and label all flood zones.
- D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- E. The City of Mobile GIS data shows a potential for wetlands on the property. On the plat, show the location of any wetlands, or submit a written statement from a Wetlands Professional stating that there are no wetlands present on-site.
- F. Show and label each and every Right-Of-Way and easement.
- 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 PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures.
- O. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.

Traffic Engineering Comments: Lot is limited to its existing curb cuts with 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-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.

Map for Mobile Development Area(s) and Intent: Suburban Center

- Greater density including mixed-use with residential above community scale services and retail
- Accommodation of all users: automobile, bicycle, pedestrian, and transit
- Connectivity to surrounding neighborhoods through sidewalks, trails, etc.
- Encourage redevelopment of existing strip centers into mixed-use development or green space
- Emphasis on adding density, mixing uses and promoting walkability and connectivity to other areas of the City

The plat illustrates the proposed 1-lot, 4.8± acre subdivision which is located on the North side of Dauphin Street Service Road, 315'± West of Du Rhu Drive within Council District 7. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create one legal lot of record from four legal lots of record.

The subject site fronts Dauphin Street, a major street as illustrated on the Major Street Component of the Comprehensive Plan. As a major street, this street requires a 100' right-of-way width. The right-of-way width is depicted as 140' on the preliminary plat and should be retained on the Final Plat, if approved. The site is directly accessed by a service road along Dauphin Street.

It should be noted that the proposed lot also has frontage along Montlimar Creek. Montlimar Creek is a drainage canal sited along the western perimeter of the subject property. The right-of-way width of the creek is depicted as 100' wide on the preliminary plat; however, it appears that the right-of-way width varies from 120' ± to 70' ± wide. If approved, the right-of-way width should be revised accordingly along the creek on the Final Plat.

The subject property has a 30' Alabama Power Company easement sited along the western portion of the property adjacent to Montlimar Creek, and as such, should be retained on the Final Plat, if approved, along with a note stating that no structures are to be located in an easement.

The 25-foot minimum building setback line is depicted on the preliminary plat along Dauphin Street Service Road, and if approved, should be retained on the Final Plat.

The proposed lot exceeds the 7,200 square foot minimum lot size requirements for lots served by public water and sanitary sewer systems. The lot size information is included in both square feet and in acres on the preliminary plat, and should be retained on the Final Plat, if approved.

As a means of access management, a note should be placed on the Final Plat stating that the site is limited to the existing curb cuts to Dauphin Street Service Road, with any changes to the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

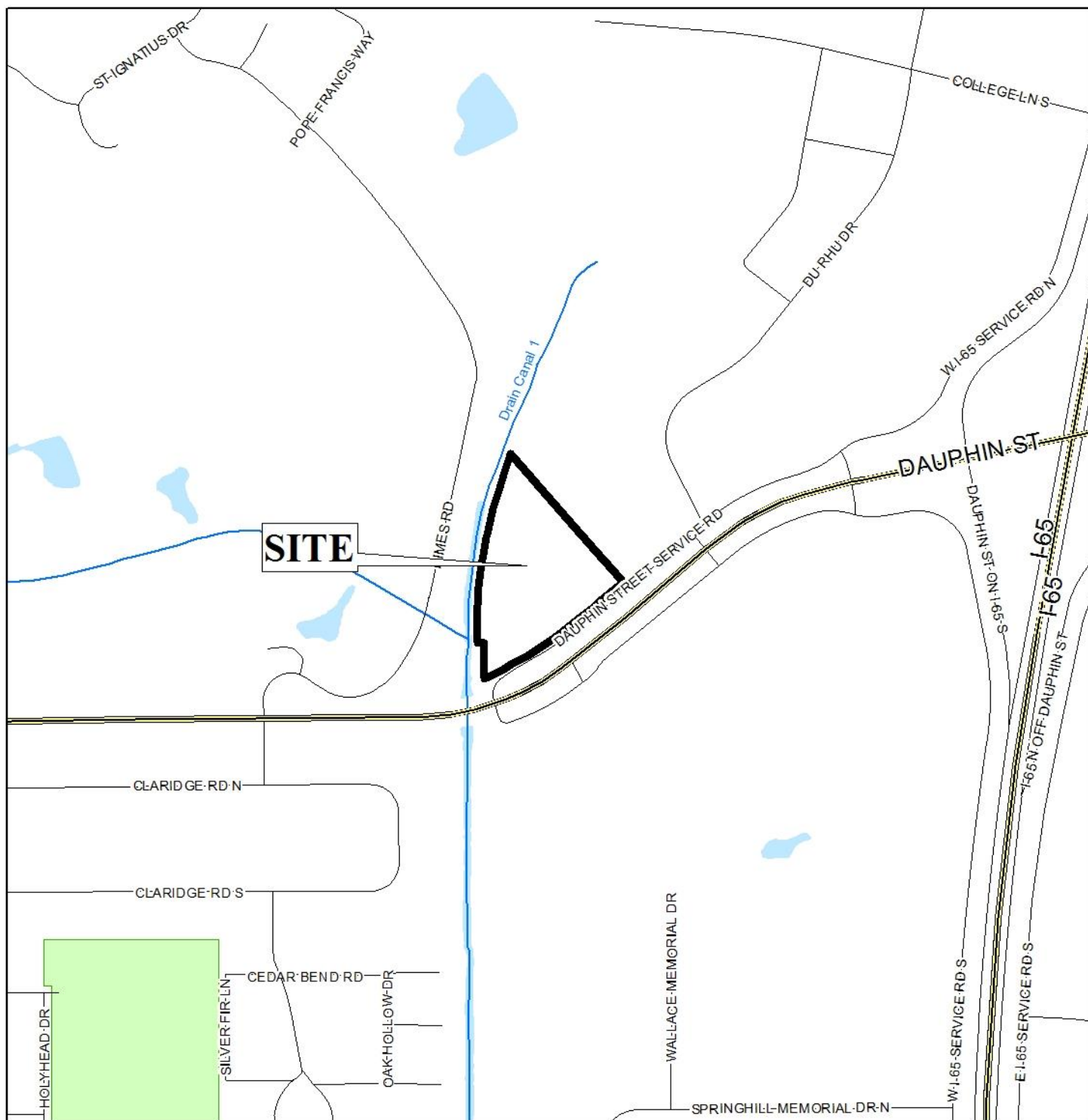
Finally, as the review for Subdivision compliance does not consider any proposed use or improvements of the property, an analysis of compliance with the Map for Mobile recommendations cannot be made.

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

- 1) Retention of the right-of-way width along Dauphin Street;
- 2) Revision of the right-of-way width along Montlimar Creek;
- 3) Retention of the 30' Alabama Power Easement;
- 4) Provision of a note stating that no structures are to be located in an easement;
- 5) Retention of the 25' minimum building setback line along Dauphin Street Service Road;
- 6) Retention of the lot size information in both square feet and in acres;
- 7) Placement of a note on the Final Plat stating the site is limited to the existing curb cuts to Dauphin Street Service Road, with any changes to the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 8) Compliance with Engineering comments: (FINAL PLAT COMMENTS *(should be addressed prior to submitting the FINAL PLAT for acceptance and 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 legible street names on the vicinity map. C. Show and label all flood zones. D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. E. The City of Mobile GIS data shows a potential for wetlands on the property. On the plat, show the location of any wetlands, or submit a written statement from a Wetlands Professional stating that there are no wetlands present on-site. F. Show and label each and every Right-Of-Way and easement. 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 PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. O. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.);
- 9) Compliance with Traffic Engineering comments (Lot is limited to its existing curb cuts with 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.);*
- 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).); and*
- 11) *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



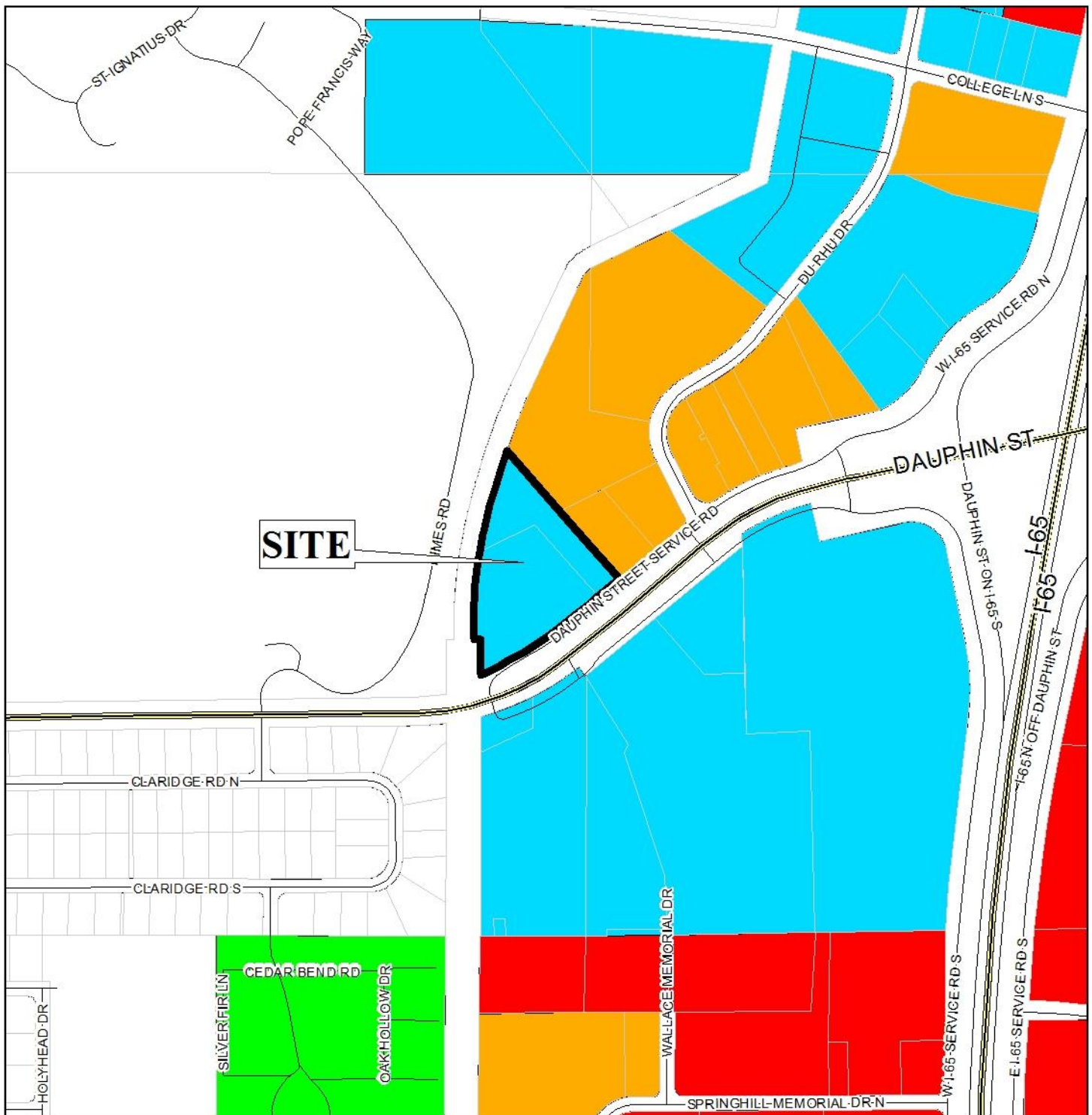
APPLICATION NUMBER 4 DATE October 6, 2016

APPLICANT Crowne Health Care Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



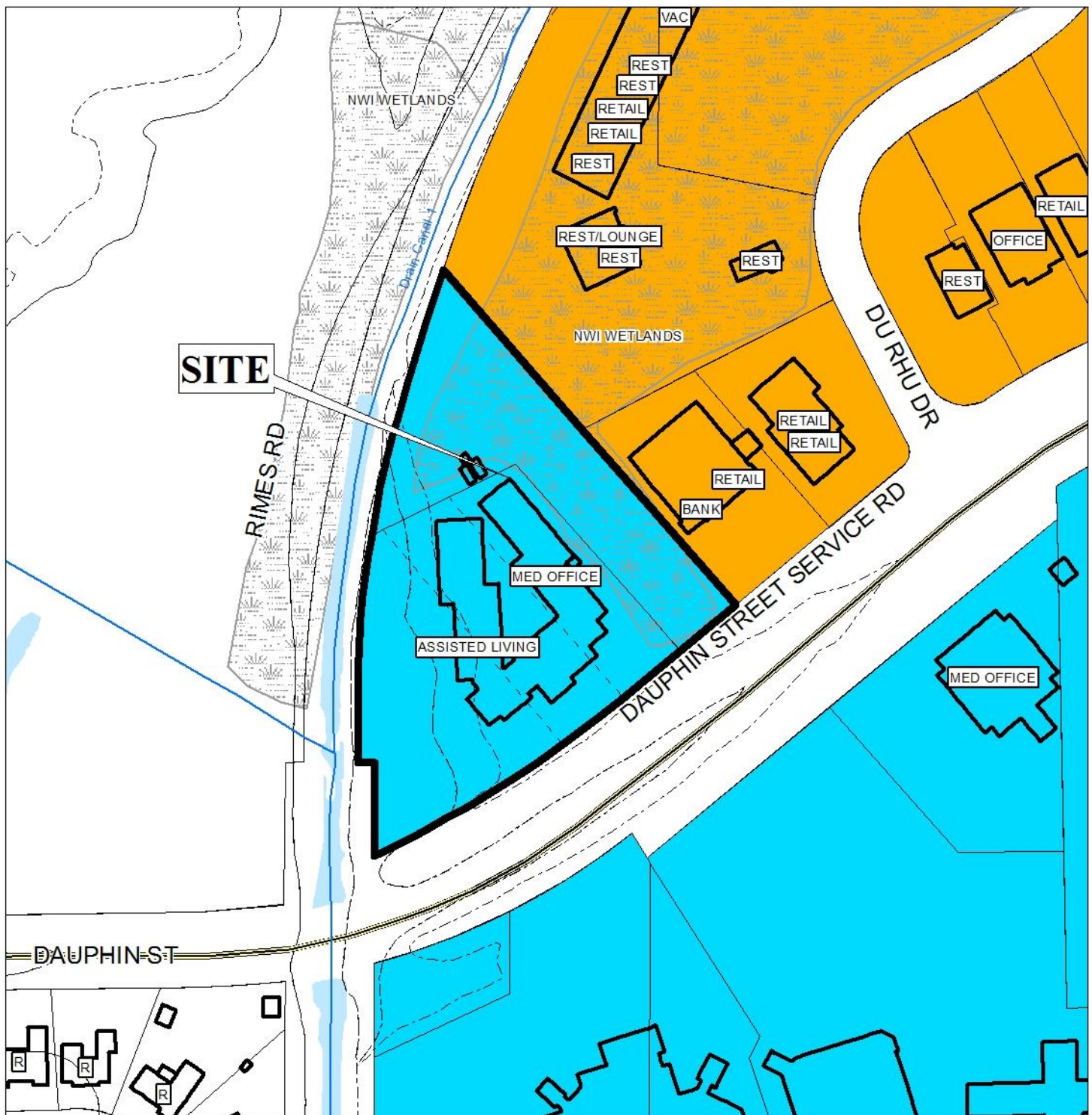
APPLICATION NUMBER 4 DATE October 6, 2016

APPLICANT Crowne Health Care Subdivision

REQUEST Subdivision



CROWNE HEALTH CARE SUBDIVISION



APPLICATION NUMBER 4 DATE October 6, 2016

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



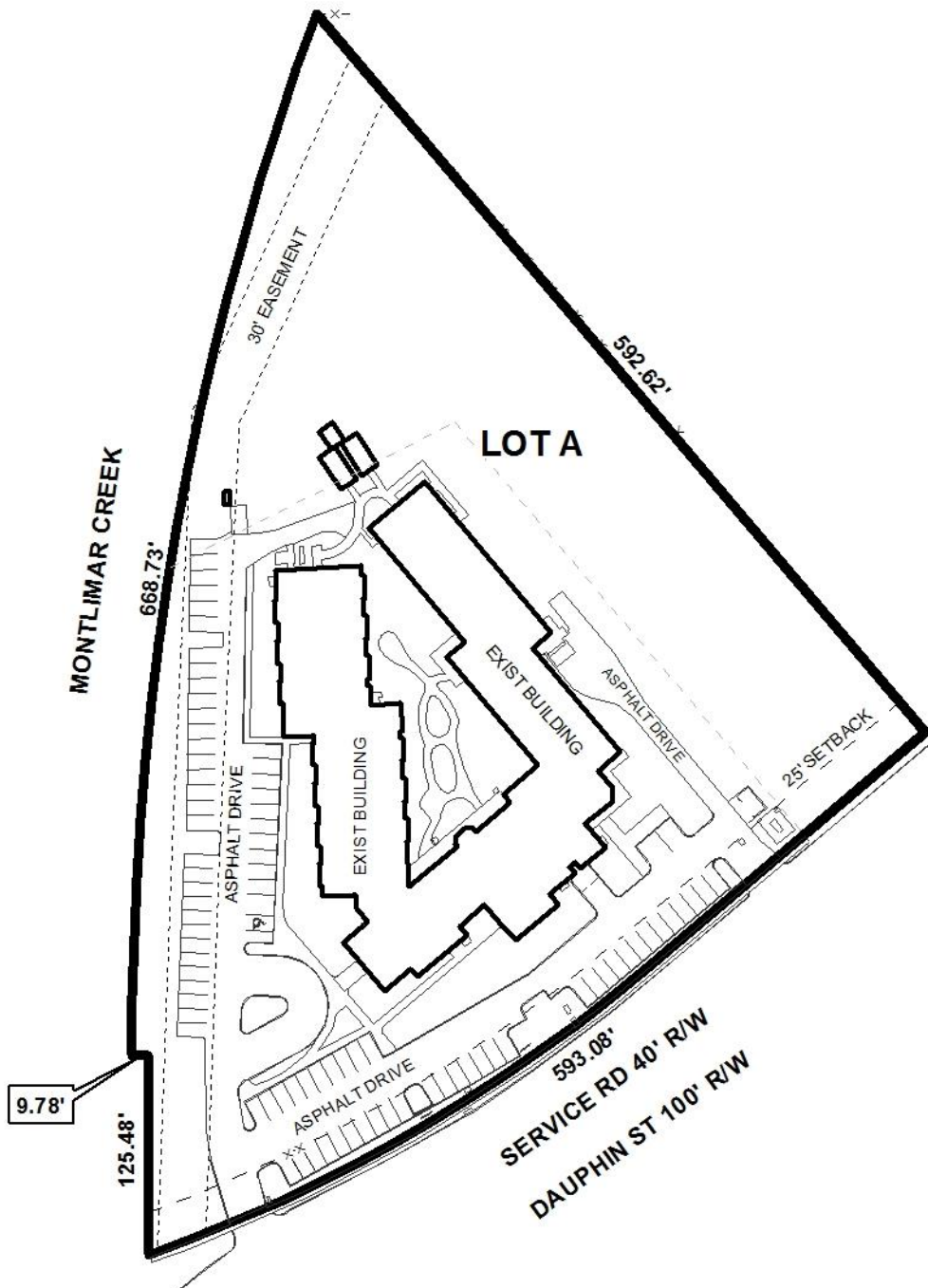
CROWNE HEALTH CARE SUBDIVISION



APPLICATION NUMBER 4 DATE October 6, 2016



DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE October 6, 2016
 APPLICANT Crowne Health Care Subdivision
 REQUEST Subdivision



