

INGATE PLACE SUBDIVISION, BLOCK 3, RESUBDIVISION OF LOTS 4, 5, & 6

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 and label the monument set or found at each subdivision corner.
- C. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- D. Provide the Surveyor's Certificate and Signature.
- E. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #75) LOT A will receive historical credit of existing (1984) impervious area towards storm water detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application.
- G. 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.
- 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. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- 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 (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 per 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: 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 a Capacity application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 1-lot, 0.84± acre subdivision located at the Northeast corner of Old Shell Road and Furr Street, in Council District 1. The applicant states the property is served by public water and sanitary sewer systems.

The site has been given a **Traditional Corridor** 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. This land use designation applies to transportation corridors east of I-65, which serve as the primary commercial and mixed-use gateway to Downtown and the City's traditional neighborhoods (equivalent to Map for Mobile's Traditional Neighborhoods).

Depending on their location (and as allowed by specific zoning), Traditional Corridor designations incorporate a range of moderately scaled, single-use commercial buildings holding retail or services; buildings that combine housing units with retail and/or office; a mix of housing types, including low- or mid-rise multi-family structures ranging in density from 4 to 10 dwelling units per acre (du/ac); and, attractive streetscapes and roadway designs that safely accommodate all types of transportation – transit, bicycling, walking, and driving. In these areas special emphasis is placed on the retention of existing historic structures, compatible in-fill development, and appropriate access management.

It should be noted that the FLUM 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 FLUM 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 FLUM 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 is developed across three legal lots of record, combined presumably for tax purposes, and plans to redevelop the property with a 7,000 square foot building for general office use have been presented to Staff. The applicant wishes to combine the three legal lots into one single legal lot of record.

The site has frontage on Old Shell Road and Furr Street, both minor streets at this location with intermittent curb and gutters each requiring a 50' right-of-way width. The preliminary plat illustrates sufficient rights-of-way along both street frontages, thus no additional dedications should be required.

Dedication of the corner radius at the intersection of Old Shell Road and Furr Street is illustrated on the preliminary plat, as required by Section V.D.6. of the Subdivision Regulations, but it is

not labeled with the minimum 20' dedication requirement. As such, revision of the plat to indicate dedication of the corner radius is at least 20' should be required.

The proposed lot meets the minimum size requirement for lots served by public water and sanitary sewer systems and is appropriately labeled in square feet and acres. This information should be retained on the Final Plat, if approved; or, provision of a table providing the same information on the Final Plat may suffice.

The 25' and 20' minimum building setback lines are illustrated along Old Shell Road and Furr Street, respectively, and should be retained on the Final Plat, if approved.

With regards to access management, a note should be placed on the Final Plat stating the lot is limited to one (1) curb cut to Old Shell Road and one (1) curb cut to Furr Street, with any changes in their sizes, locations, or designs to be approved by Traffic Engineering and conform to AASHTO standards.

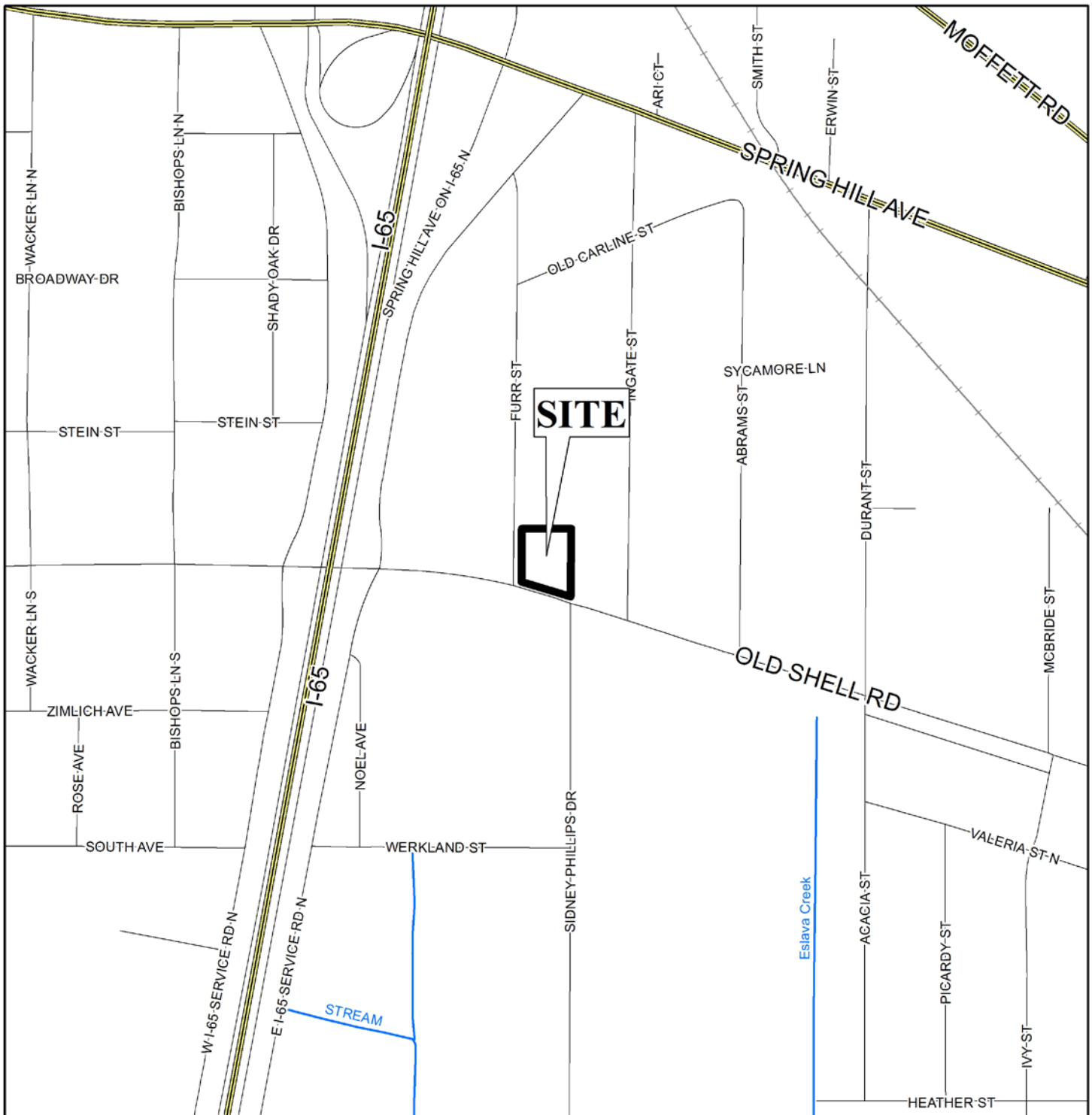
Finally, with respect to the proposed redevelopment of the property, site improvements are subject to the acquisition of the appropriate land disturbance and building permits, and should comply with all applicable codes and ordinances.

Based on the preceding the Subdivision is recommended for Tentative Approval, subject to the following conditions:

- 1) revision of the plat to label dedication of the corner radius with the 20' minimum dedication requirement per Section V.D.6. of the Subdivision Regulations;
- 2) retention of the lot's size labeled in square feet and acres, or provision of table providing the same information;
- 3) retention of the 25' minimum building setback line along Old Shell Road;
- 4) retention of the 20' minimum building setback line along Furr Street;
- 5) placement of a note on the Final Plat stating the lot is limited to one (1) curb cut to Old Shell Road and one (1) curb cut to Furr Street, with any changes in their sizes, locations, or designs 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) Provide and label the monument set or found at each subdivision corner. C) Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. D) Provide the Surveyor's Certificate and Signature. E) Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F) Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #75) LOT A will receive historical credit of existing (1984) impervious area towards storm water detention requirement per Mobile City Code, Chapter 17, Storm Water*

- Management and Flood Control*). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. G) 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. 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) Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. 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 (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 per 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.);
 - 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.));
 - 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) completion of the Subdivision process prior to the issuance of any permits for land disturbing or building activities; and,
 - 11) compliance with all municipal codes and ordinances.

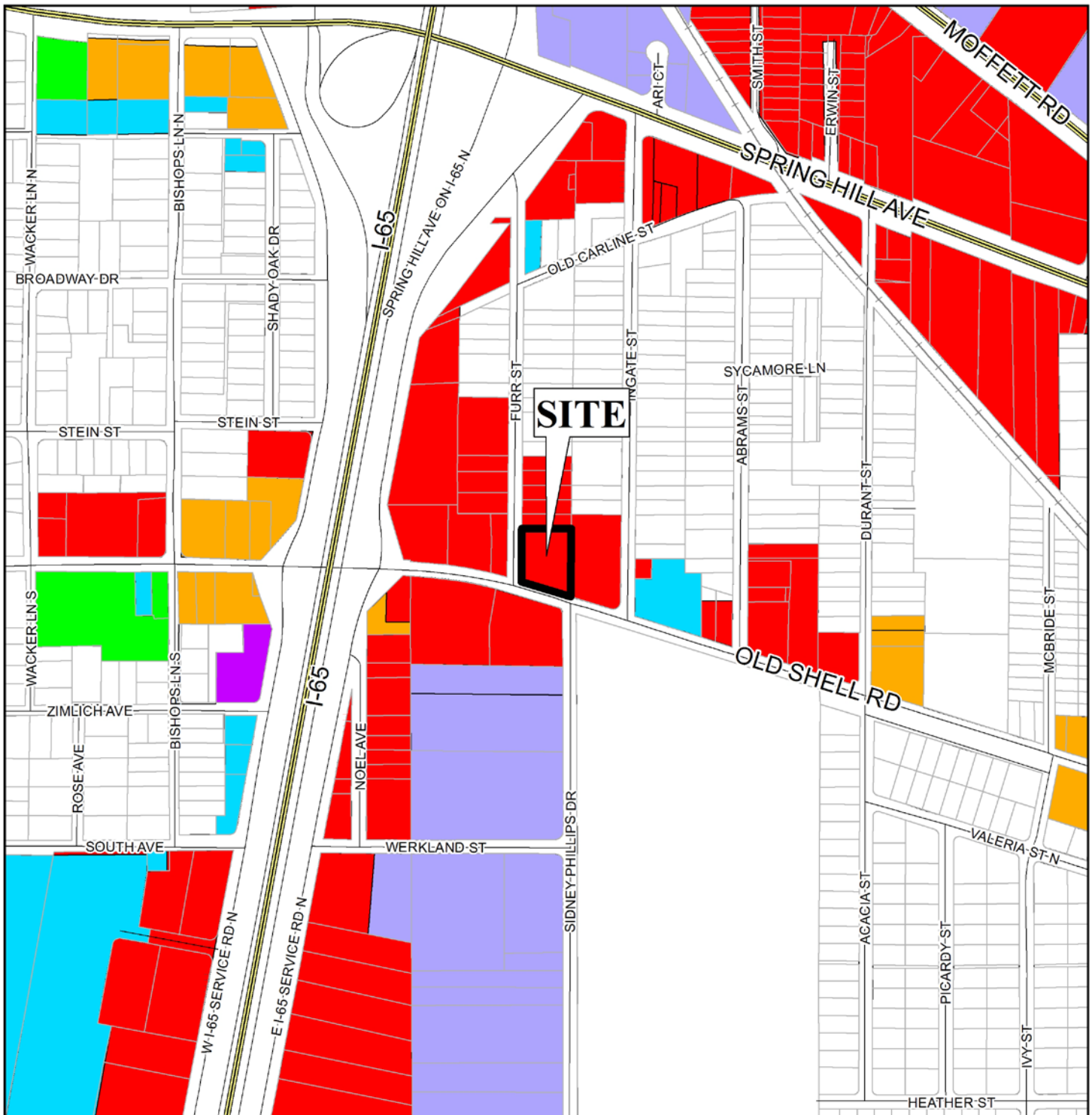
LOCATOR MAP



APPLICATION NUMBER 4 DATE December 7, 2017
 APPLICANT Ingate Place Subdivision, Block 3, Resubdivision of Lots 4, 5, & 6
 REQUEST Subdivision



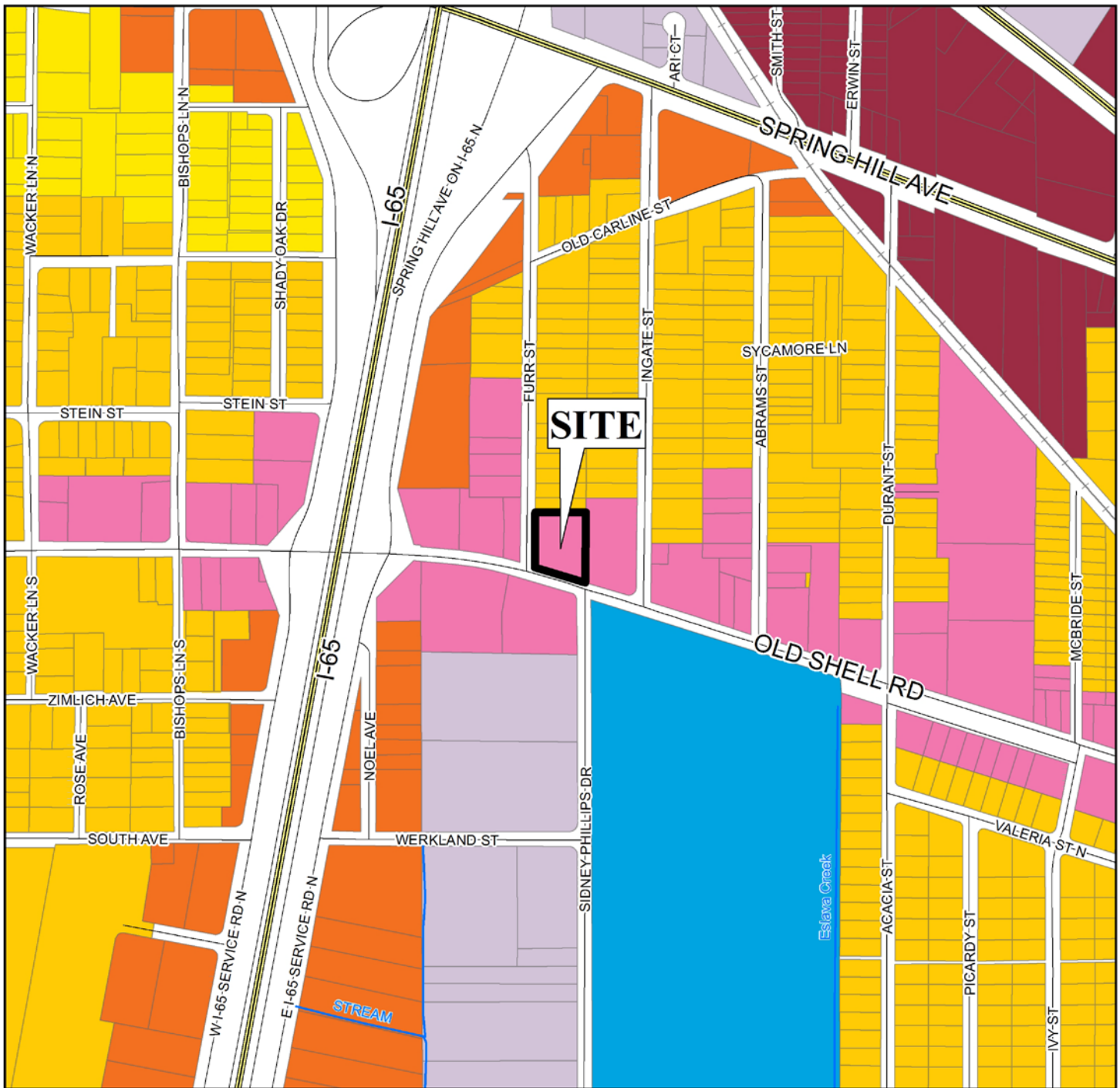
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



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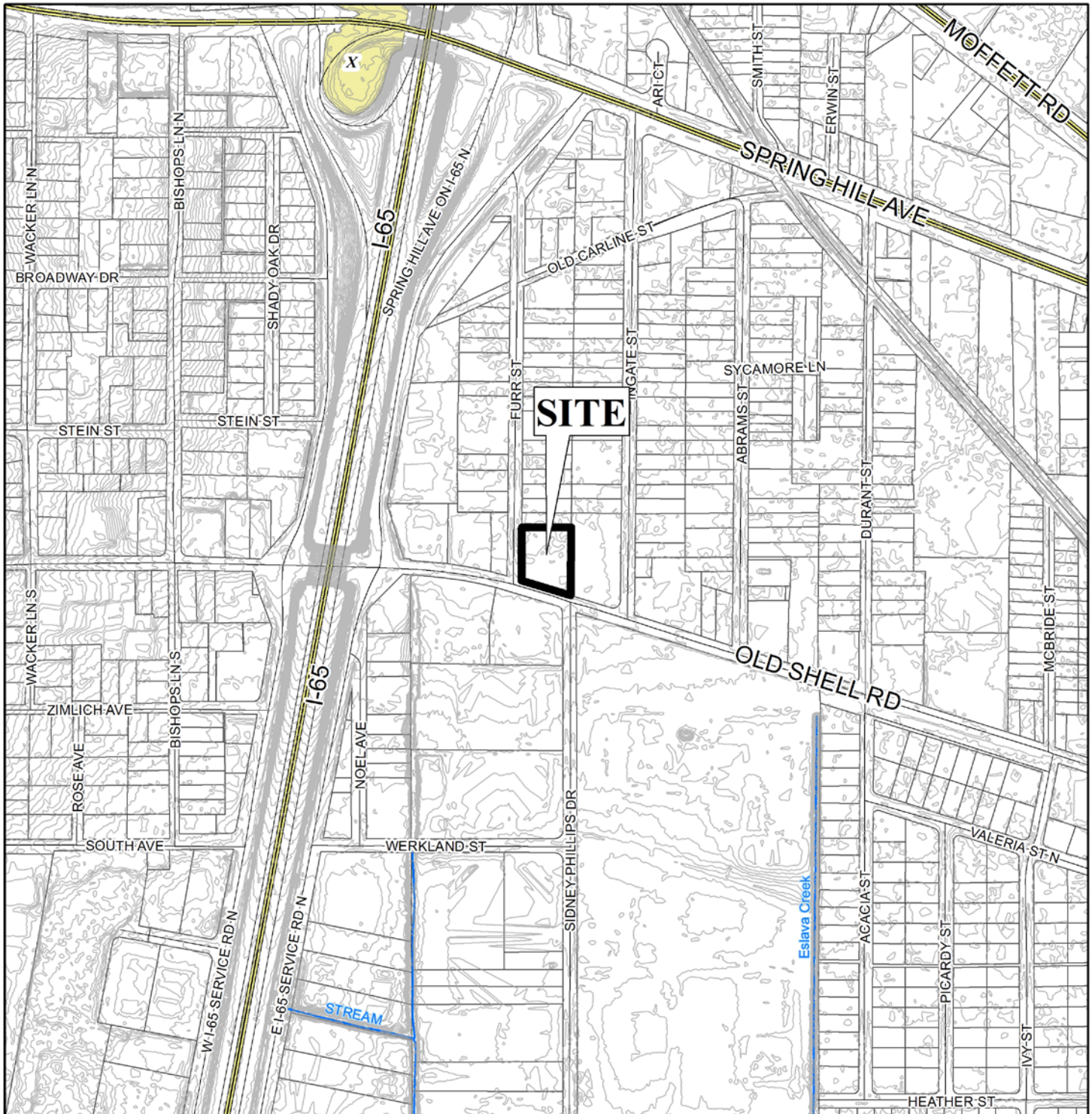
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REQUEST Subdivision

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



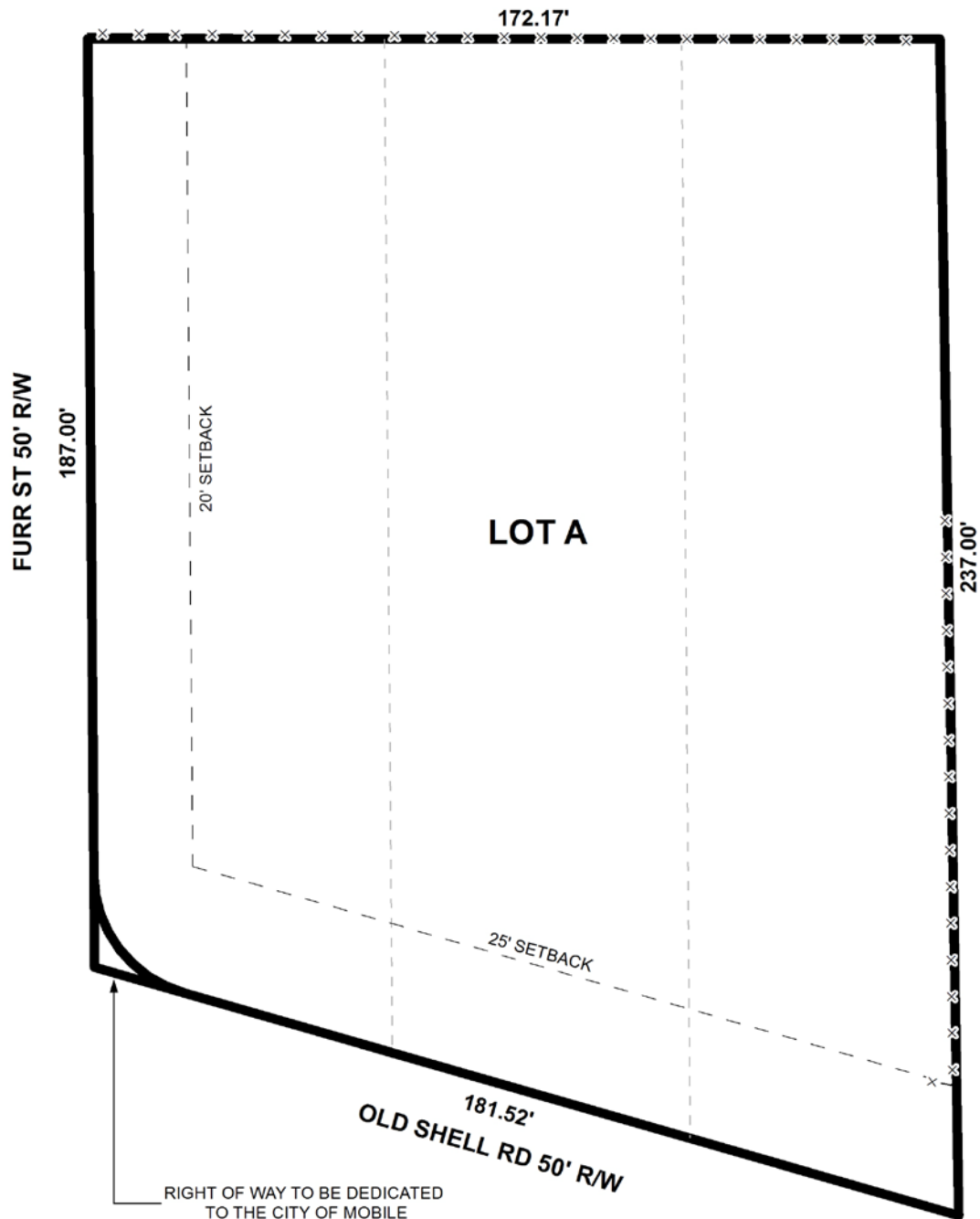
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DETAIL SITE PLAN



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REQUEST Subdivision



