

## **TILLMAN'S CORNER SOUTH SUBDIVISION**

Engineering Comments: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer):

- A. Remove the City of Mobile Traffic Engineering Dept. Note from the plat. This note has never been required, the Traffic Engineering Department is not referenced in the State Code Section 11-52-30(b). This is a reference to county jurisdiction within the state.
- B. 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.
- C. Correct the year listed in the various signature blocks to 2017.
- D. Revise the plat to label the proposed LOT with a designator (i.e. LOT 1, LOT A).
- E. Remove one of the duplicate planning commission approval statements.
- 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 (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.

Traffic Engineering Comments: U.S. Highway 90 West is an ALDOT maintained roadway. The site is limited to one curb cut to U.S. Highway 90 West and no more than two curb cuts to Halls Mill Road, with size, location and design to be approved by ALDOT (where applicable) and 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: None provided

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 0.7± acre, 1-lot subdivision which is located on the East side of U.S. Highway 90 West, extending to the West side of Halls Mill Road, and is 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 amend a condition of approval on a previously approved 1-lot Subdivision. The subject site was included in a Subdivision application that was approved at the Planning Commission's March 9, 2017 meeting.

The previously approved subdivision required dedication to provide 35' from the centerline of Halls Mill Road, and the applicant is trying to have this condition removed due to the proximity of a proposed gas canopy and dumpster, both of which would be located within the 25' setback if dedication is required. The Planning Commission has previously required this same dedication for recent subdivisions within 400'± of the site. It should be noted that while the Major Street Plan is in the process of being reconfigured, the required right-of-way along this segment of Halls Mill Road is proposed to remain the same. Furthermore, adjacent properties are metes-and-bounds parcels, and would be required to provide the same dedication in the event of a subdivision application, therefore waiving the requirement for dedication at this location would set a precedent in the area.

The lot size is labeled on the preliminary plat in square feet and acres, and should be retained on the Final Plat, if approved. It should be noted that the proposed lot would exceed the required lot size minimum in Section V.D.2. of the Subdivision Regulations.

The site has frontage along U.S. Highway 90 West and Halls Mill Road. U.S. Highway 90 West is an ALDOT controlled right-of-way and is a major street on the Major Street Plan, and as such requires a 250' right-of-way. The preliminary plat illustrates an existing right-of-way of 255', thus no dedication is required. Halls Mill Road is a collector street in this area, and as such should have a 70' right-of-way. The preliminary plat illustrates an existing 50' wide right-of-way, making dedication to provide 35' from the centerline necessary.

It should be noted that the site has an existing shared curb cut to the existing oil change business to the South, however, as the shared access is in the right-of-way, and not on private property, it was determined that a Planned Unit Development was not required. As a means of access management, the lot should be limited to the existing shared curb cut along U.S. Highway 90 West and two curb cuts to Halls Mill Road, with size, location and design to be approved by ALDOT where necessary as well as Traffic Engineering and conform to AASHTO standards.

The preliminary plat does illustrate the 25' minimum building setback along both frontages. If approved, this information should be retained on the Final Plat as well.

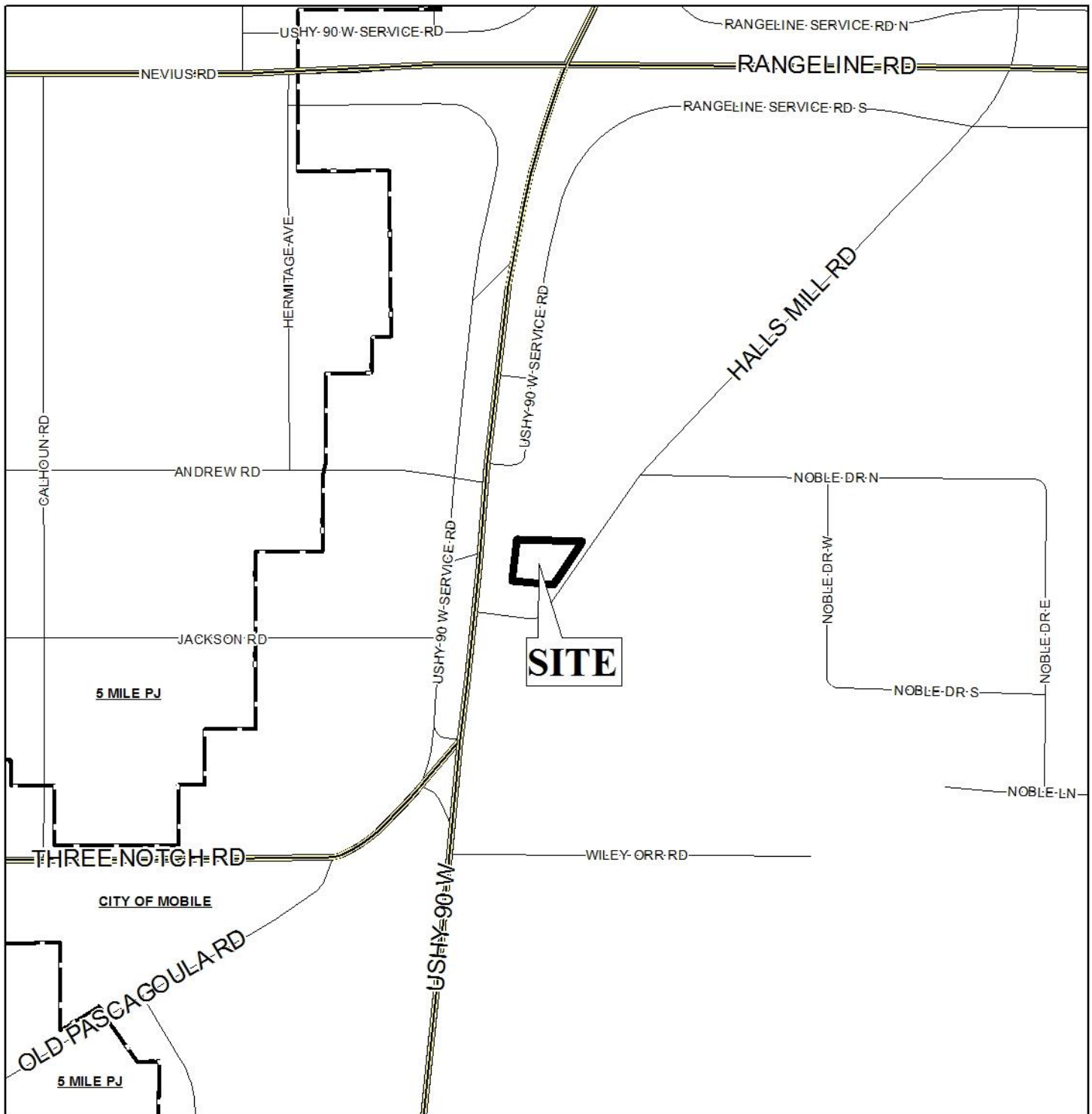
The preliminary plat as submitted contains the survey of the property on one sheet, with a second page containing notes and signature blocks. If approved, the Final Plat should have all pertinent information on one page.

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

- 1) provision of survey and all necessary notes and signature blocks on a single page;
- 2) dedication to provide 35' from the centerline of Halls Mill Road;
- 3) provision of the lot size in square feet and acres, adjusted for dedication;
- 4) retention of the 25' minimum building setback line along both frontages;
- 5) placement of a note on the site plan stating that the lot is limited to one curb cut to U.S. Highway 90 West and two curb cuts to Halls Mill Road, with size, location and design to be approved by ALDOT where necessary as well as Traffic Engineering and conform to AASHTO standards;
- 6) full compliance with the Traffic Engineering comments (*U.S. Highway 90 is an ALDOT maintained roadway. Site is limited to one curb cut to Highway 90 (shared with property to the south) and no more than two curb cuts to Halls Mill Road with size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. 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.*);
- 7) full 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. Remove the City of Mobile Traffic Engineering Dept. Note from the plat. This note has never been required, the Traffic Engineering Department is not referenced in the State Code Section 11-52-30(b). This is a reference to county jurisdiction within the state. B. 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. C. Correct the year listed in the various signature blocks to 2017. D. Revise the plat to label the proposed LOT with a designator (i.e. LOT 1, LOT A). E. Remove one of the duplicate planning commission approval statements. 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 (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);

- 8) 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)*);
- 9) 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
- 10) completion of the Subdivision process prior to issuance of building permits (demo ok).

# LOCATOR MAP



APPLICATION NUMBER 4 DATE April 20, 2017

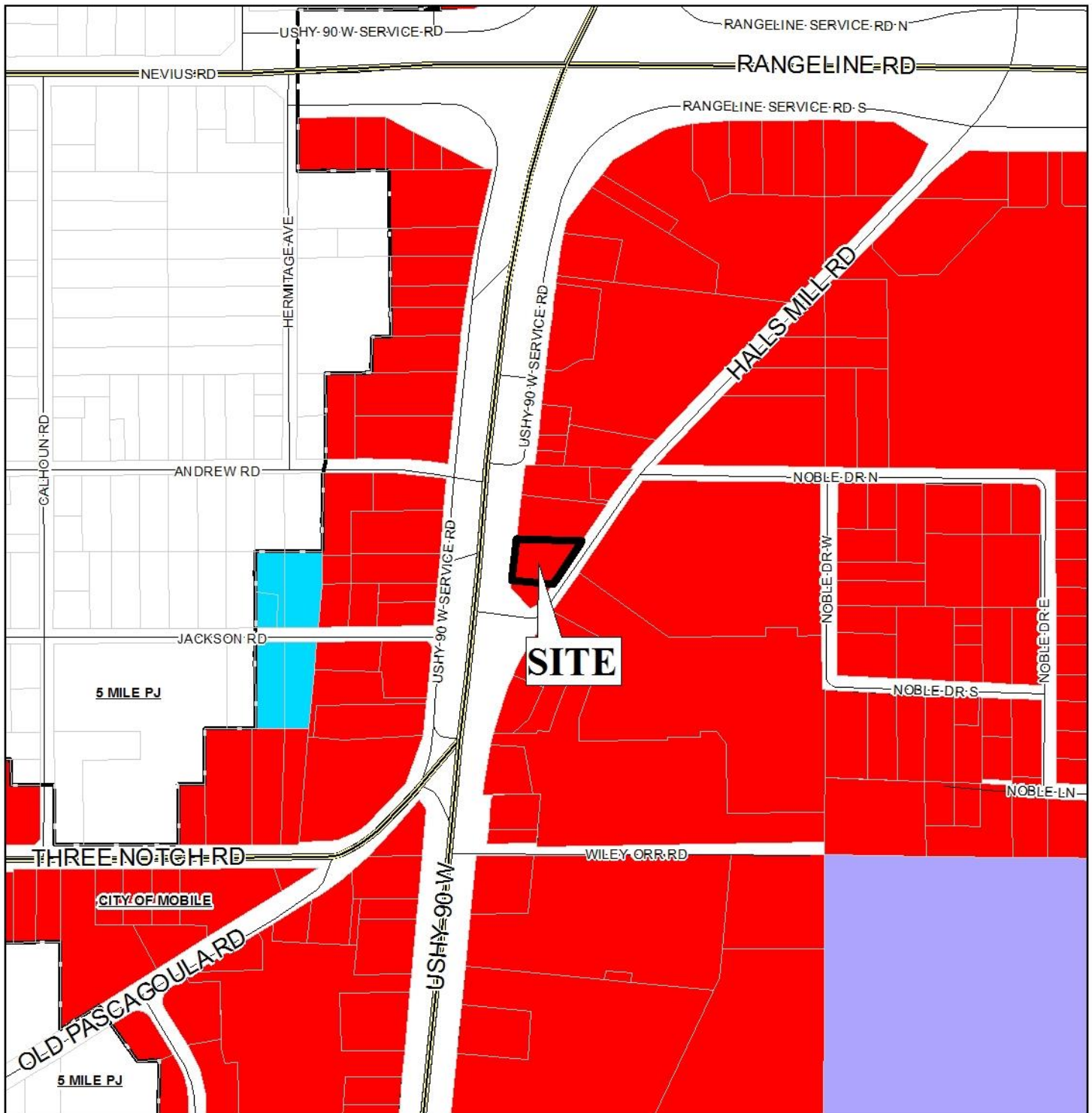
APPLICANT Tillman's Corner South Subdivision

REQUEST Subdivision



NTS

# LOCATOR ZONING MAP



APPLICATION NUMBER 4 DATE April 20, 2017

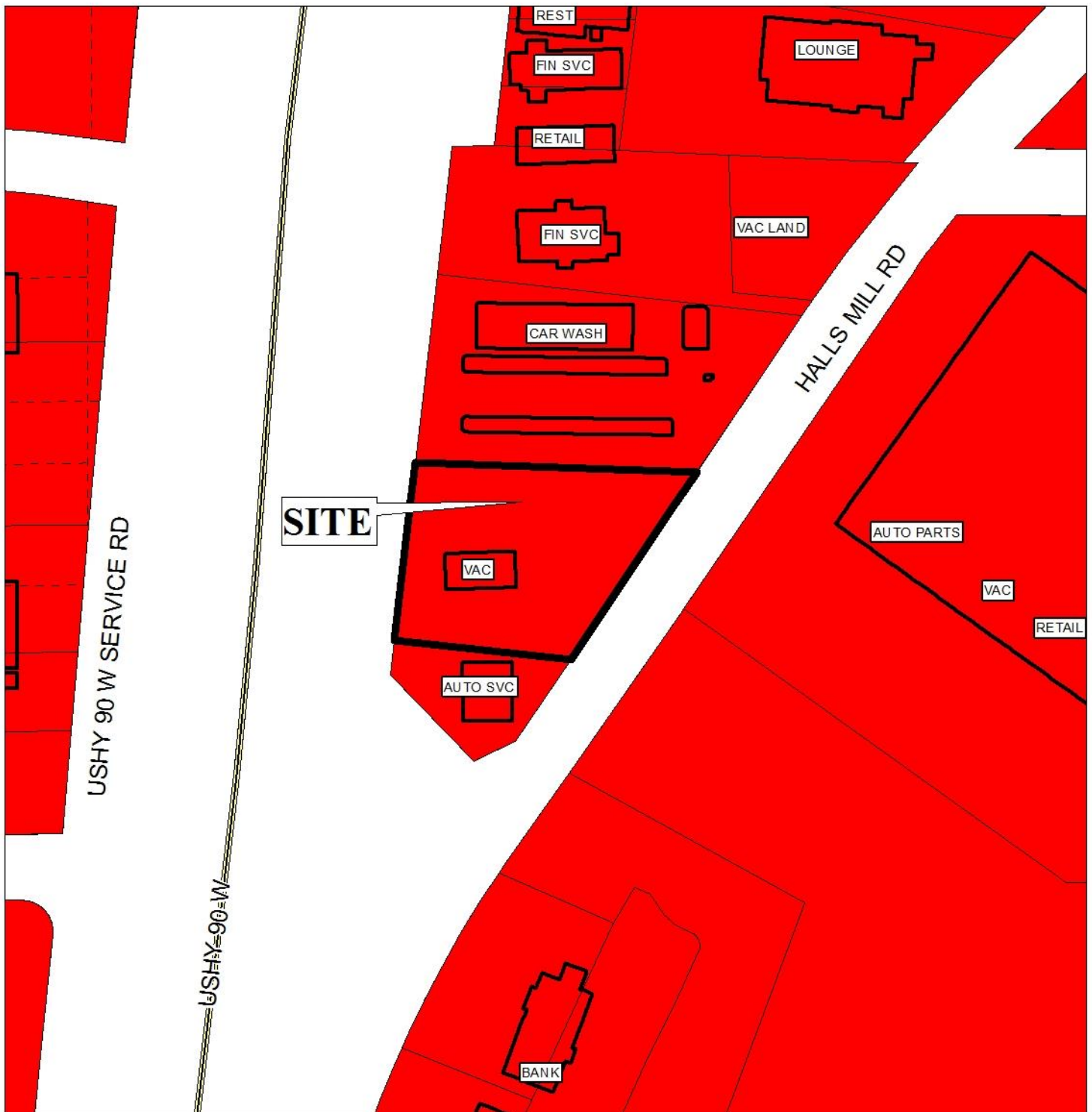
APPLICANT Tillman's Corner South Subdivision

REQUEST Subdivision



NTS

# TILLMAN'S CORNER SOUTH SUBDIVISION



APPLICATION NUMBER 4 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



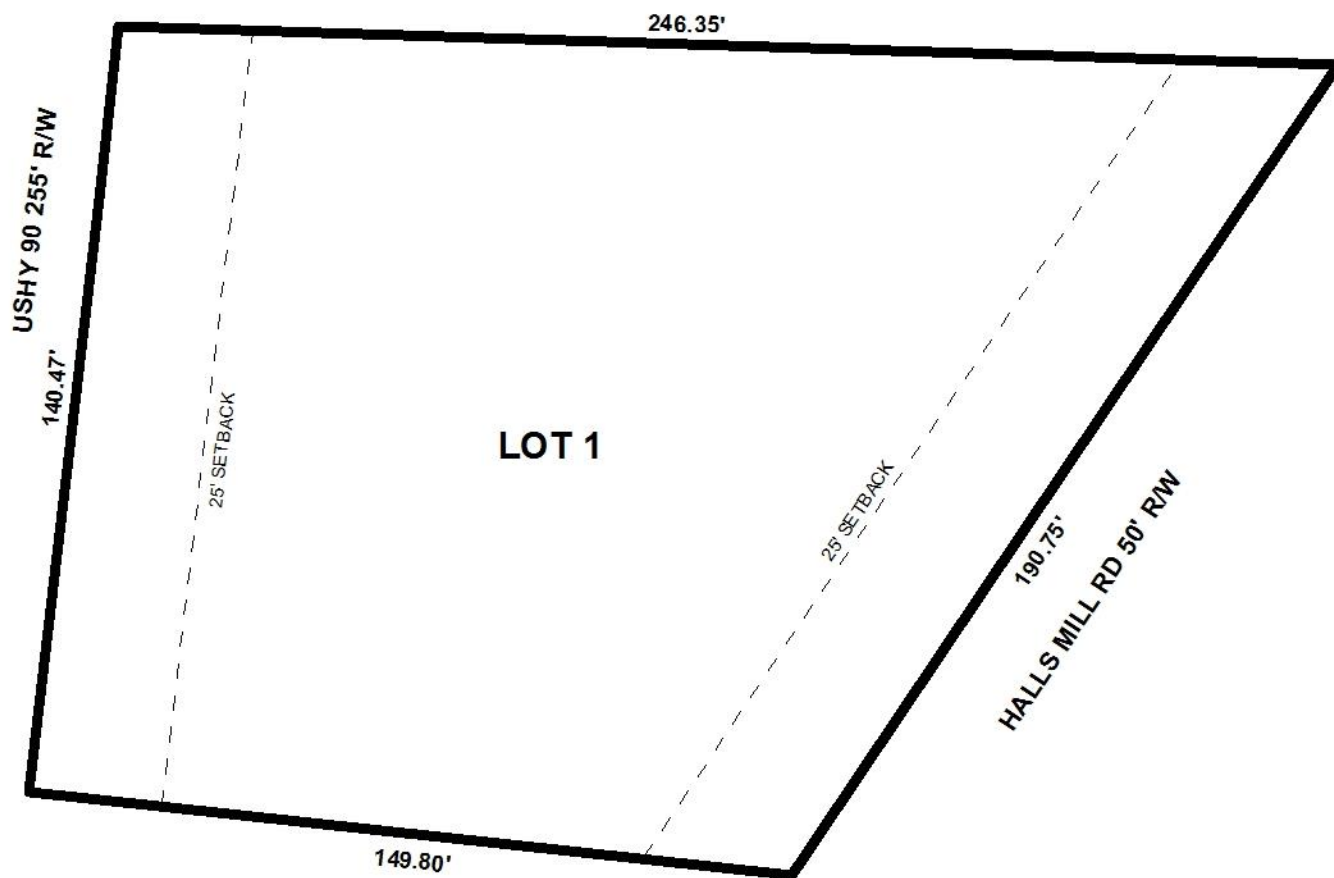
# TILLMAN'S CORNER SOUTH SUBDIVISION



APPLICATION NUMBER 4 DATE April 20, 2017



# DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE April 20, 2017

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REQUEST Subdivision



