

BAY LIMITED II 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. 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. Revise the Vicinity Map. Only two (2) street names are legible.
- C. Provide the curve data for the proposed ROW dedication.
- D. Label the approved, proposed ROW dedication as "Hereby Dedicated to the City of Mobile".
- E. Provide and label the monument set or found at each subdivision corner.
- F. Provide the Surveyor's Certificate and Signature.
- G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- H. 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.
- I. 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.
- J. 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.
- K. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- L. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.

Traffic Engineering Comments: Lot is limited to its existing curb cut with any changes in 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: No comments.

The preliminary plat illustrates the proposed 1-lot, 0.8± Acre subdivision located at the Northwest corner of McKinley Avenue and Avenue F, in Council District 7. The applicant states that the subdivision is served by public water and sanitary sewer systems. The purpose of this application is to create a single legal lot from thirteen (13) legal lots of record.

The site has been given a **Mixed Commercial 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 mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. It includes a wide variety of retail, services and entertainment uses.

The Mixed Commercial Corridor designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern, or concentrated into shorter segments of a corridor.

Over time, new development and re-development in Mixed Commercial Corridors is encouraged to: raise design quality; improve connectivity to surrounding neighborhoods; improve streetscapes; and, improve mobility and accessibility for all users of the corridor.

It should be noted that the Future Land Use Plan and Map 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 Future Land Use Map 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 Future Land Use Plan and Map 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 proposed lot has frontage on McKinley Avenue and Avenue F, both minor streets without curb and gutter, each requiring 60' right-of-way widths. Adequate right-of-way is illustrated along McKinley Avenue, and dedication to provide 25' from the centerline of Avenue F is proposed, as well as the corner radius of McKinley Avenue and Avenue F. Dedication along Avenue F would result in a portion of the existing structure to be in the right-of-way. It should be noted, however, that previous approval of West Mobile Terrace Subdivision, Block 21, Resubdivision of Lots 31-50, which was heard at the November 16, 2006 meeting of the Planning Commission and is 240'± from the subject site, did not require any additional dedication along Avenue F and, as such, no additional dedication should be required of this application. It should also be noted, however, that Avenue F is incorrectly labeled on the preliminary plat and vicinity map as "Avenue G." As such, revision of the plat and vicinity map to correctly identify Avenue F should be required, if approved.

As a means of access management, a note should be required on the Final Plat stating the lot is limited to its existing curb cuts, with any changes in their sizes, locations or designs to be approved by Traffic Engineering and conform to AASHTO standards.

The preliminary plat illustrates the 25' minimum building setback line along McKinley Avenue and the 20' Side Street, Side Yard setback along Avenue F. As mentioned previously, the

dedication depicted on the plat would result in a portion of the existing structure in the right-of-way, therefore a 25' setback should be depicted in lieu of dedication.

It should be noted that the site was developed with a building prior to its annexation as part of the West Mobile Annexation of 2008. The building encroaches within the 20' Side Street, Side Yard setback, but such an encroachment may be considered non-conforming.

The lot meets the minimum size requirements of the Subdivision Regulations for lots served by public water and sanitary sewer systems, and is appropriately labeled in square feet and acres on the preliminary plat. If approved, this information should be retained on the Final Plat; or, provision of a table with the same information should suffice.

Finally, it should be noted that the preliminary plat provided does not contain signature blocks for the property owner(s) or for those responsible for its review. As such, the plat should be revised to include signature blocks for the property owner(s), and for the Planning and Zoning, City Engineering, and City Traffic Engineering departments.

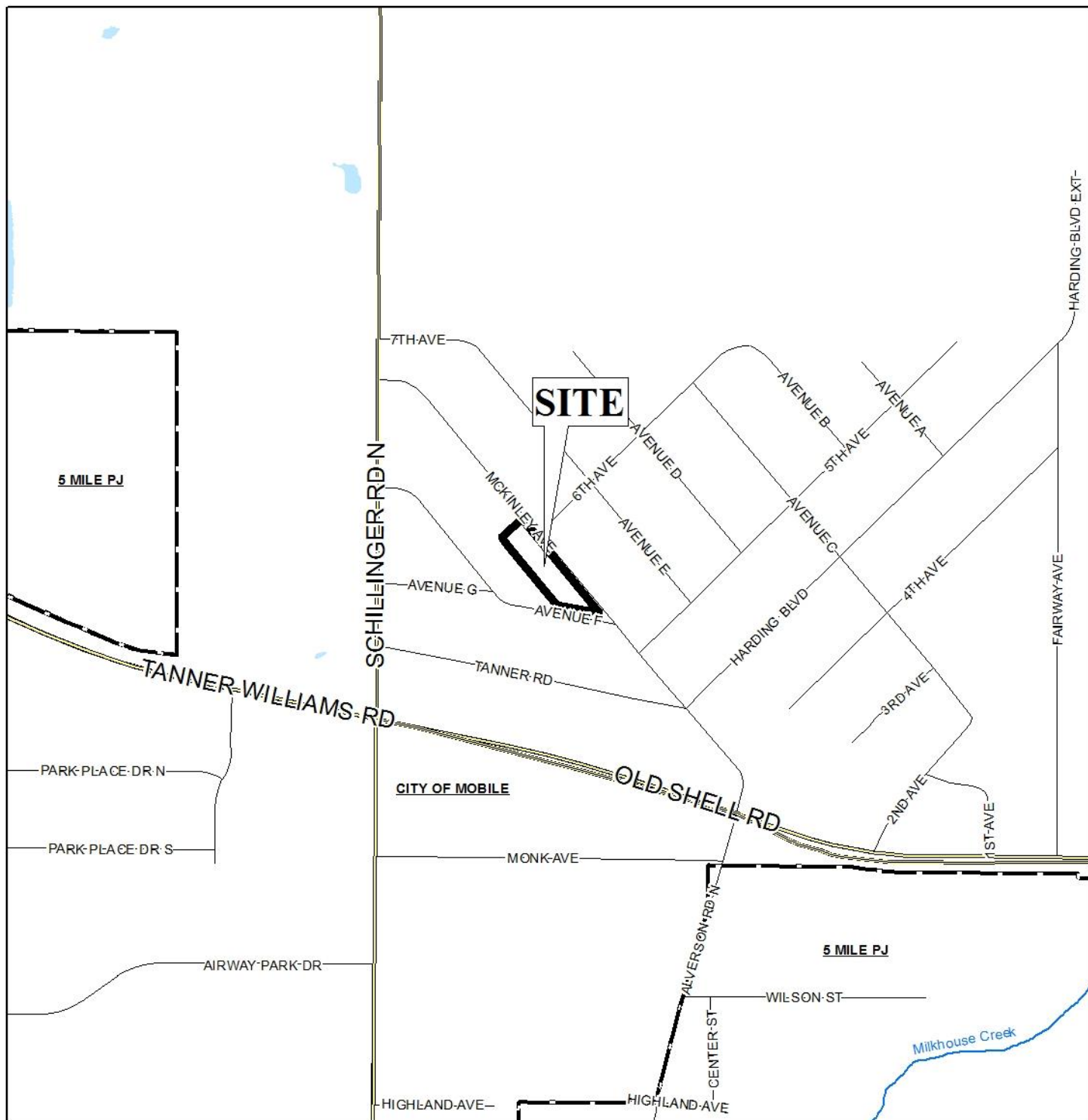
Based on the preceding the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) revision of the plat and vicinity map to correctly identify Avenue F;
- 2) placement of a note on the Final Plat stating the lot is limited to its existing curb cuts, with any changes in their sizes, locations or designs to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) retention of the corner radius dedication at McKinley Avenue and Avenue F;
- 4) retention of the 25' minimum building setback along McKinley Avenue;
- 5) illustration of a 25' Side Street Side Yard setback along Avenue F, in lieu of dedication;
- 6) retention of the lot's size labeled in square feet and acres on the Final Plat, or provision of a table providing the same information on the Final Plat;
- 7) provision of signature blocks for the property owner(s), and for the Planning and Zoning, City Engineering, and City Traffic Engineering departments;
- 8) 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) Revise the Vicinity Map. Only two (2) street names are legible. C) Provide the curve data for the proposed ROW dedication. D) Label the approved, proposed ROW dedication as "Hereby Dedicated to the City of Mobile". E) Provide and label the monument set or found at each subdivision corner. F) Provide the Surveyor's Certificate and Signature. G) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H) 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. I) 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. J) 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. K) Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. L) After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.);

- 9) *compliance with Traffic Engineering comments: (Lot is limited to its existing curb cut with any changes in 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: (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



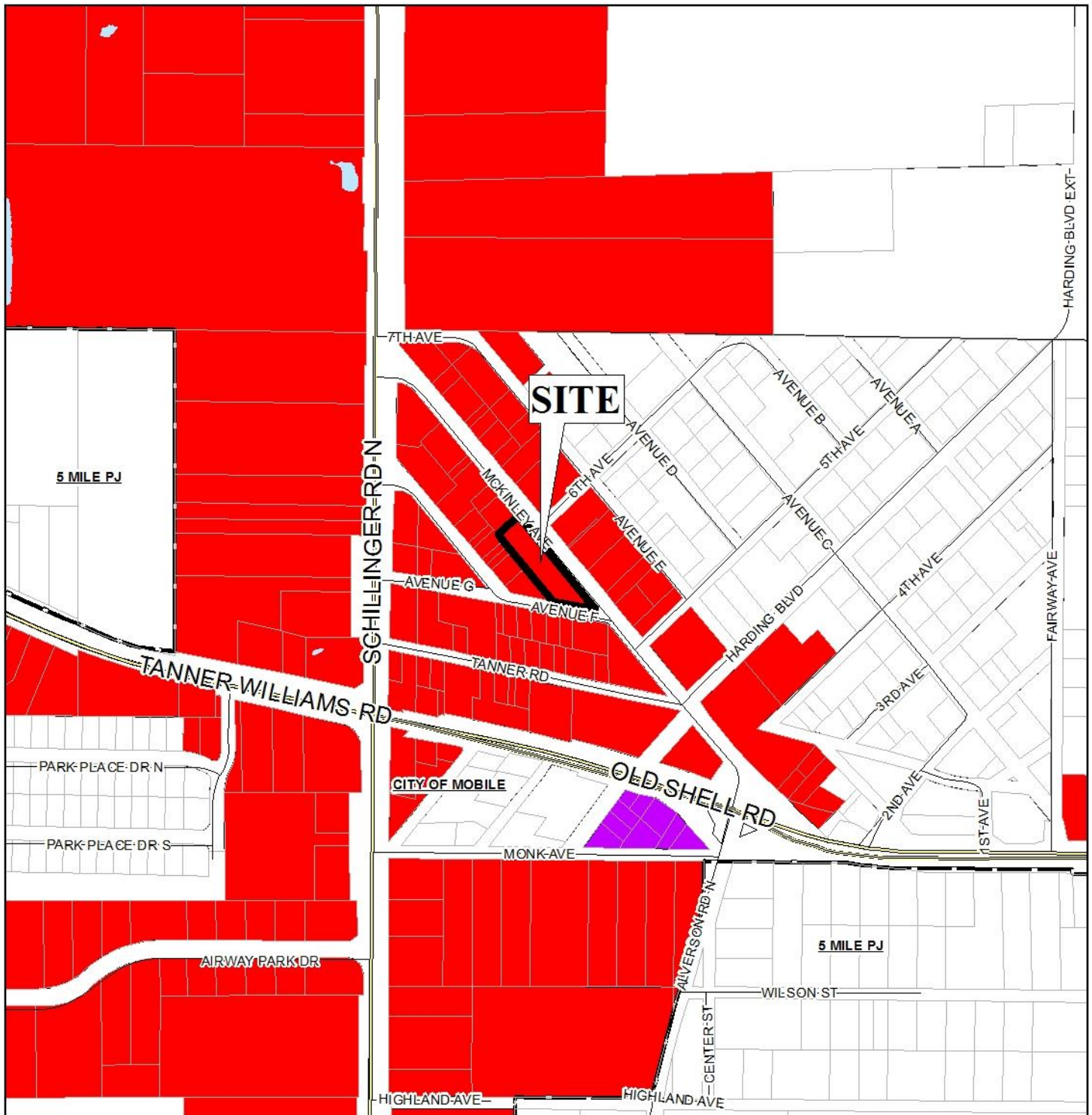
APPLICATION NUMBER 6 DATE June 21, 2018

APPLICANT Bay Limited II Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



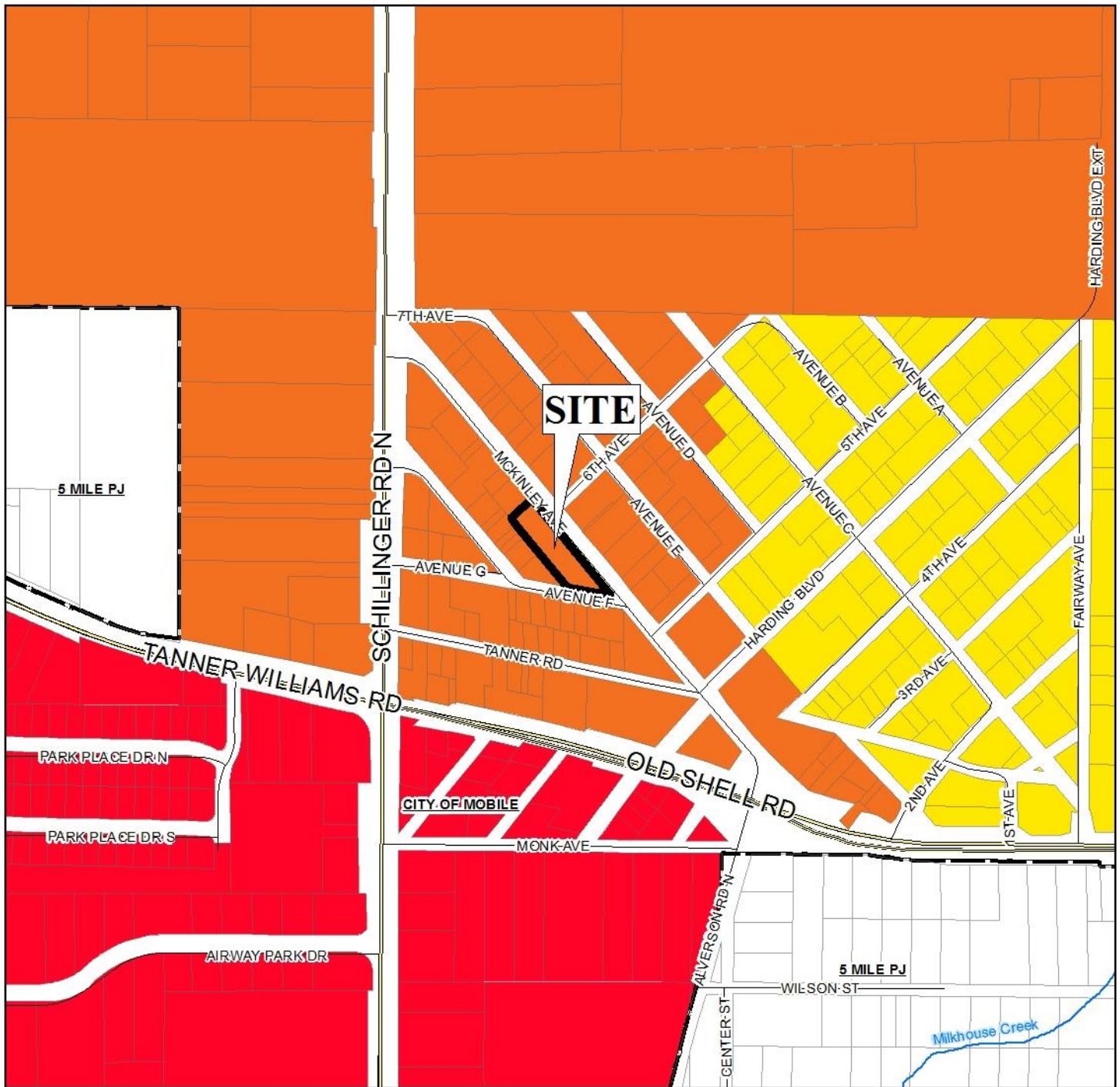
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APPLICANT Bay Limited II Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 6 DATE June 21, 2018

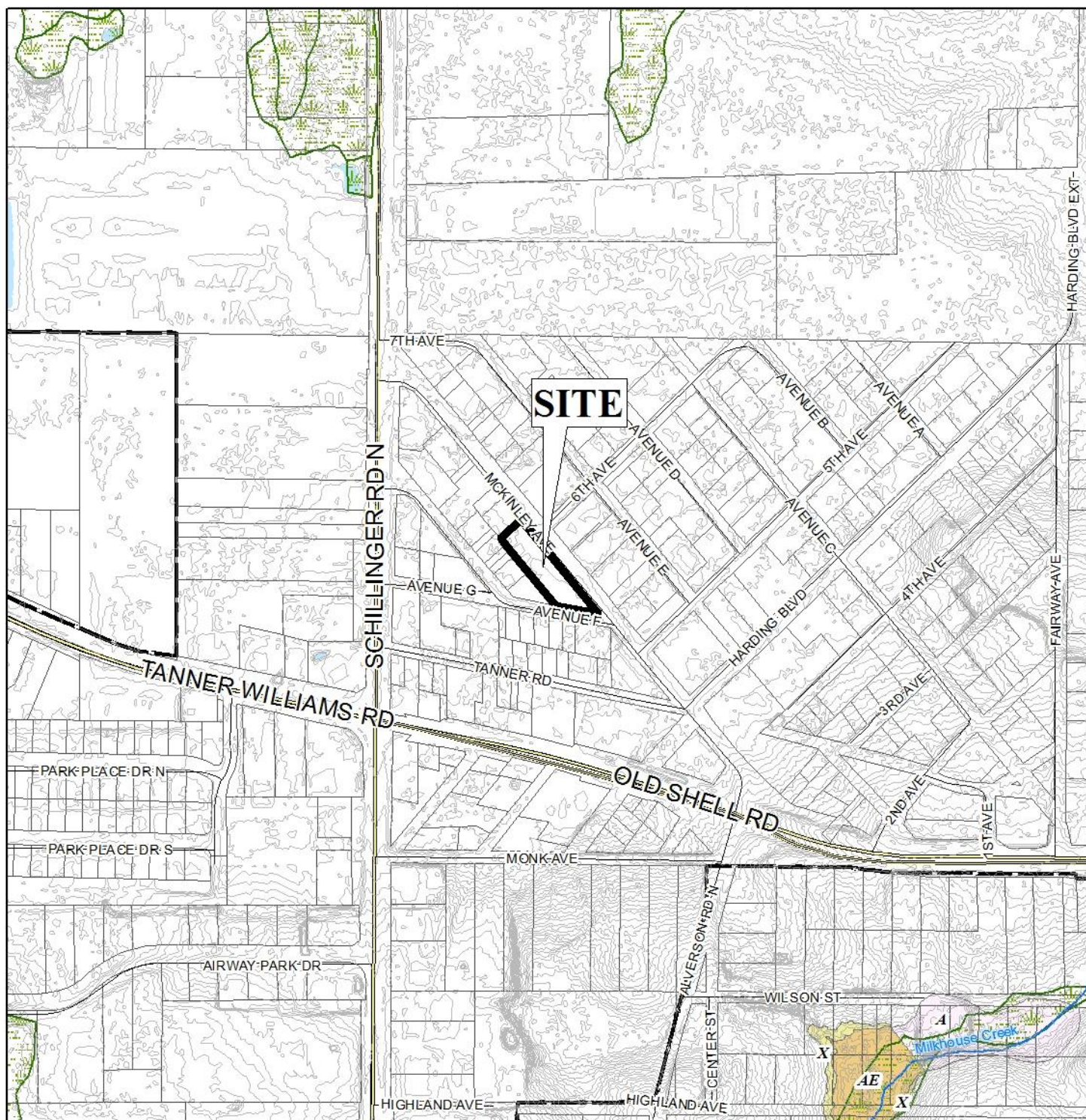
APPLICANT Bay Limited II Subdivision

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



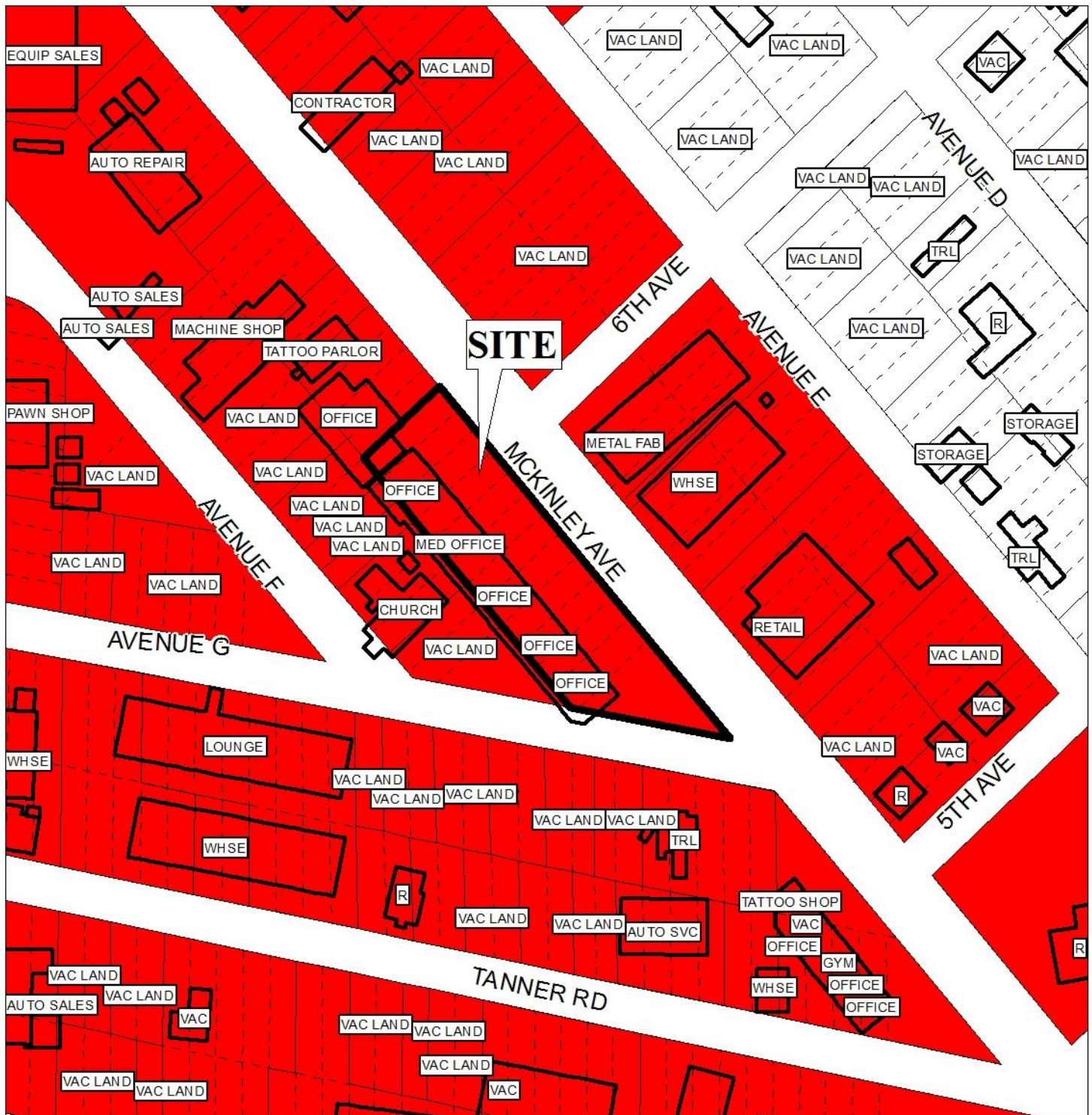
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APPLICANT Bay Limited II Subdivision

REQUEST Subdivision



BAY LIMITED II SUBDIVISION



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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



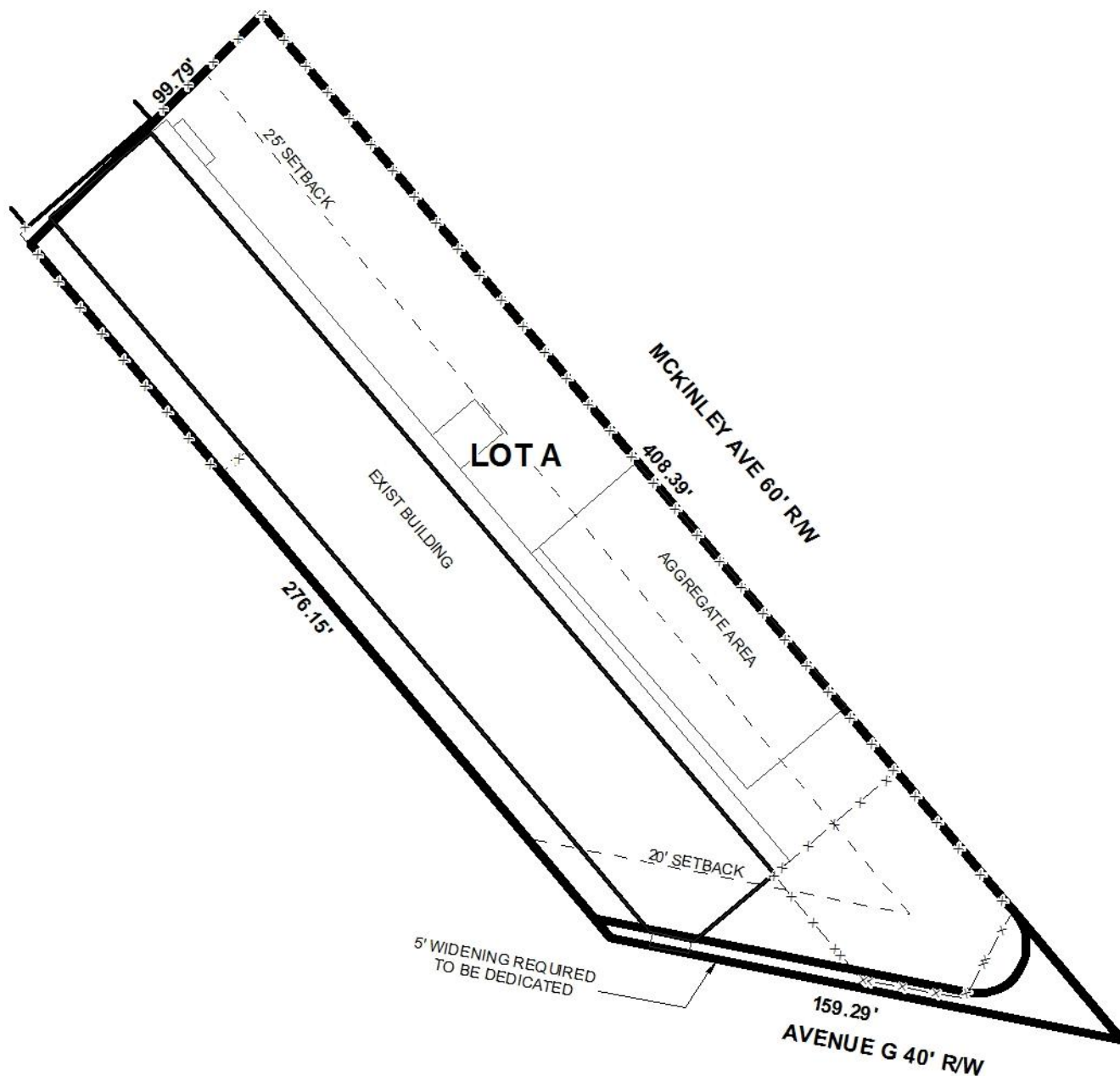
BAY LIMITED II SUBDIVISION



APPLICATION NUMBER 6 DATE June 21, 2018



DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE June 21, 2018

APPLICANT Bay Limited II Subdivision

REQUEST Subdivision



