

JACKSON-CENAC POINT 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 COUNTY ENGINEERING DEPT. NOTE FROM THE PLAT. THE COUNTY ENGINEER NO LONGER SIGNS PLATS WITHIN THE MUNICIPAL LIMITS OF THE CITY OF MOBILE.
- 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. Review and revise the written legal description and bearing and distance labels for the proposed subdivision.
- D. Show and label all flood zones.
- E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- F. Provide and label the monument set or found at each subdivision corner.
- 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 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 its existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

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).

MAWWS 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 Volker Engineering, Inc.

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

- Emphasize connectivity to surrounding neighborhoods and close services and retail;
- Accommodation of pedestrian and bicycle traffic in addition to automobiles; and,
- Appropriate scaled infill development to complement existing character of neighborhoods.

Waterfront:

- Increased and improved public access to waterfront;
- More passive park space and trails/open space that allows public access but is sensitive to the preservation of the natural shorelines, wetlands, etc.;
- Minimize impacts of development; and,
- Better streetscaping and aesthetics in waterfront/industrial areas.

The plat illustrates the proposed 1-lot, 0.5 acre subdivision located at the Southwest Corner of Terrell Road and Bay Front Road, in Council District 3. The applicant states the subdivision is served by public water and sewer systems. The purpose of this application is to create one legal lot of record from two legal lots.

The site was originally the subject of Use, Front and Side Yard Setbacks, and Parking Variances at the July 22, 1996 meeting of the Board of Zoning Adjustment to accommodate the operation of a nonconforming restaurant on the property. Most recently, the site was the subject of rezoning approval at the December 17, 1998 meeting of the Planning Commission; and rezoning from R-1, Single-Family Residential District to B-2, Neighborhood Business District was adopted by City Council at its April 15, 1999 meeting.

In August, 2008, a demolition permit was issued for the restaurant as a result of Hurricane Katrina damage. Since that time, the site does not appear to have been re-developed for commercial use; however, a single-family residence remains on the property. It should be noted that single-family dwellings are only allowed by right above the first floor of a commercial structure in a B-2 zoning district, but aerial photographs indicate the single-family structure has existed on the property since well before the site was rezoned; and, as such, may be considered nonconforming.

The proposed lot has frontage on Terrell Road, a minor street without curb and gutter requiring a 60' right-of-way width. The preliminary plat illustrates an adequate right-of-way; therefore, no additional dedication should be required.

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

The lot meets the minimum size requirement of the Subdivision Regulations, the dimensions of which are appropriately illustrated in both square feet and acres on the plat. This information should be retained on the Final Plat, or the applicant may furnish a table providing the same information on the Final Plat, if approved.

The 25' minimum building setback is illustrated along the portion of Terrell Road to which the site has frontage and should be retained on the Final Plat, if approved.

Finally, any additional site improvements of the proposed lot 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 plat is recommended for Approval subject to the following conditions:

- 1) retention of the lot sizes in both square feet and acres on the Final Plat, or furnishing of a table on the Final Plat providing the same information;
- 2) placement of a note on the Final Plat stating that the lot is limited to its existing curb cuts, with any changes in their sizes, designs, or locations to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) retention of the 25' minimum building setback line along Terrell Road;
- 4) 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 COUNTY ENGINEERING DEPT. NOTE FROM THE PLAT. THE COUNTY ENGINEER NO LONGER SIGNS PLATS WITHIN THE MUNICIPAL LIMITS OF THE CITY OF MOBILE. 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) Review and revise the written legal description and bearing and distance labels for the proposed subdivision. D) Show and label all flood zones. E) Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. F) Provide and label the monument set or found at each subdivision corner. 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 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.);

- 5) compliance with Traffic Engineering comments: *(Site is limited to its existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 6) 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).);*
- 7) 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).);*
- 8) completion of the subdivision process prior to any requests for new construction;
- 9) consideration of rezoning the site to R-1, Single-Family Residential; and
- 10) compliance with all applicable codes and ordinances.

LOCATOR MAP



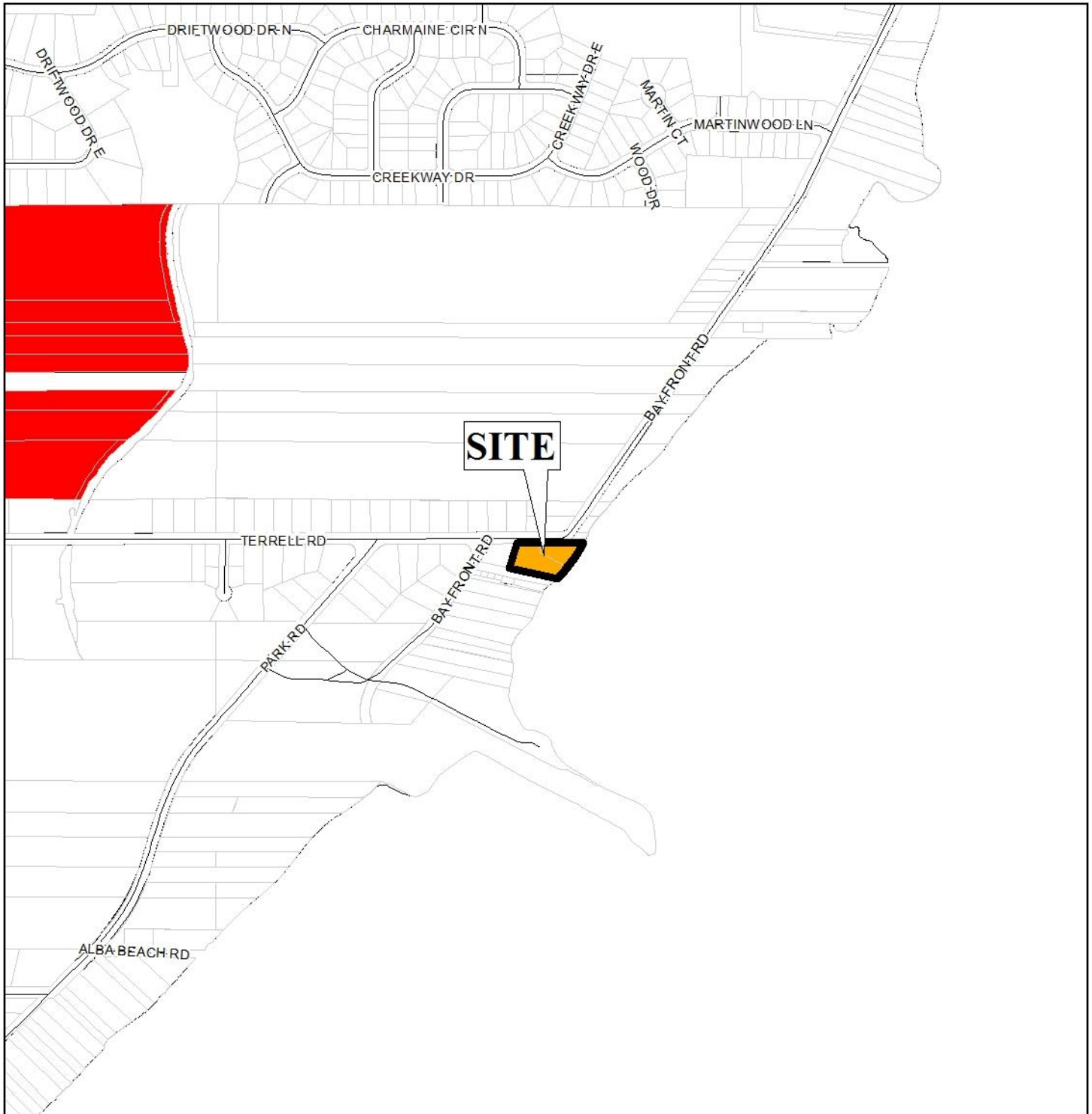
APPLICATION NUMBER 6 DATE December 15, 2016

APPLICANT Jackson-Cenac Point Subdivison

REQUEST Subdivison



LOCATOR ZONING MAP



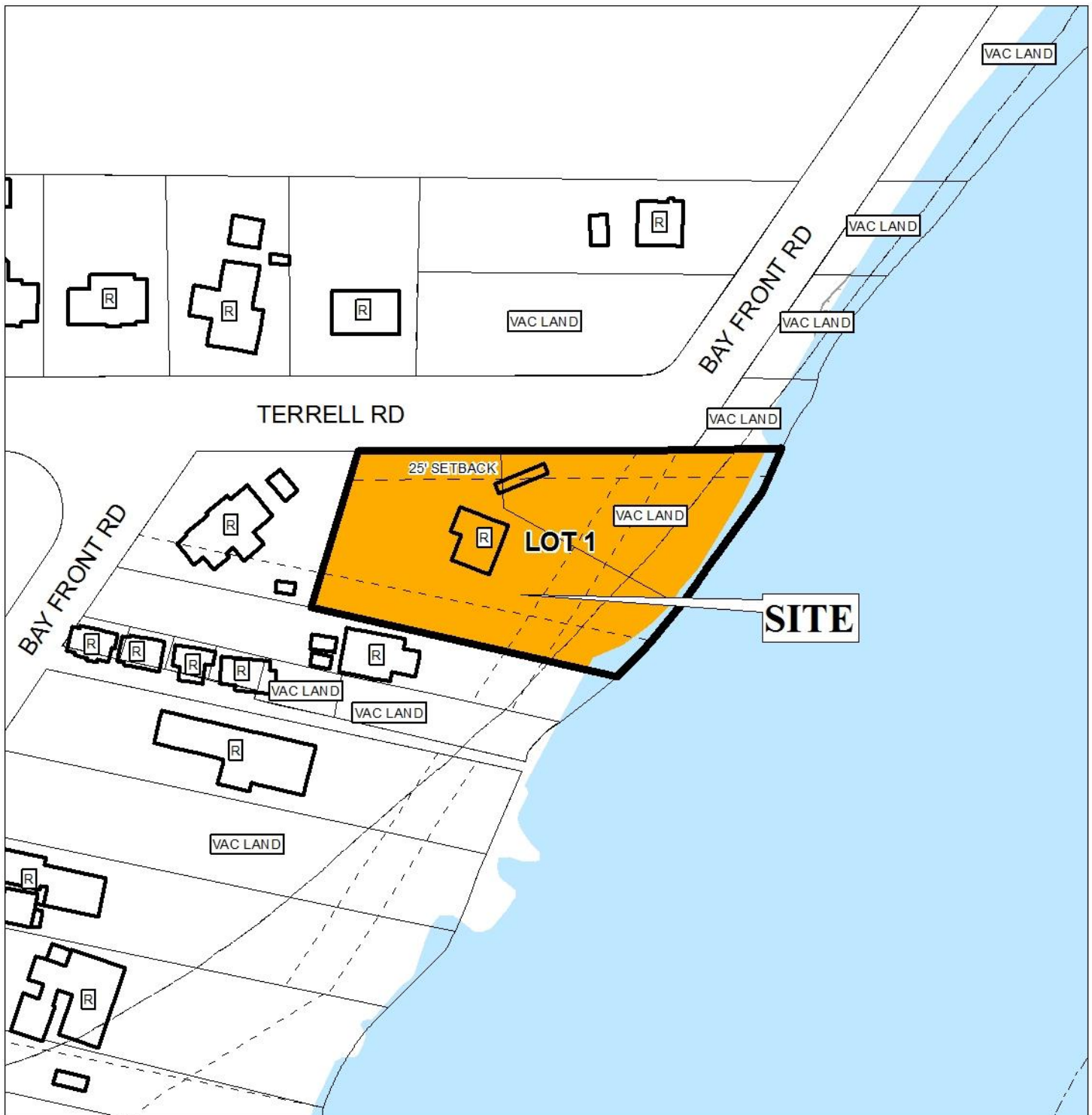
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



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