

BENNETT 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. Show and label the POB.
- C. Clarify the two (2) property corners labeled “IRF”. The legend says they are “IRON ROD FOUND” however the written description describes them as CAPPED REBAR FOUND”.
- D. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures.
- E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #74) LOT 1 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – 3,000 sf.
- F. Check and revise, or clarify PLAT NOTE #2 AND #3. No PUD was submitted for this application.
- G. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile.
- H. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- I. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.
- J. After addressing all of the FINAL SUBDIVISION PLAT review comments 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. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.

Traffic Engineering Comments: Lot is limited to one curb cut per street frontage. Size, location, and design of any new cut, or changes to existing cuts, to be approved by Traffic Engineering and conform to AASHTO standards. All 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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.

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).

The plat illustrates the proposed 1-lot, 1.1± acre subdivision which is located on the Northeast corner of Old Shell Road and Ingate Street, in Council District 4.

The purpose of this application is to create one legal lot of record from three legal lots of record and a portion of a lot. The applicant states the site is served by public water and individual septic tank services.

The site is currently developed with an orthodontist office, which recently obtained a permit for an addition. That permit was approved in October 2019 with the condition that “Must complete a 1-lot Subdivision prior to issuance of a Final Certificate of Occupancy.” The subject application has been submitted to satisfy this condition so that a Final Certificate of Occupancy can be issued.

The site has been given a Mixed Commercial Corridor (MCC) land use designation, per the Future Land Use Plan and Map, adopted on May 18, 2017 by the Planning Commission. 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. MCC includes a wide variety of retail, services and entertainment uses.

This 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 redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved 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 site has frontage along both Old Shell Road and Ingate Street. Both are minor streets at this location, with Ingate Street having curb and gutter, and Old Shell Road not having curb and gutter. Typically, Ingate Street would be required to have a 50 foot right-of-way, and Old Shell Road would be required to have a 60 foot right-of-way. However, a subdivision approved by the Planning Commission in 2001 for the site at the Northwest corner of Old Shell Road and Ingate Street did not require any additional dedication along Old Shell Road, making a waiver of V.B.14. of the Subdivision Regulation appropriate. Also, the applicant should coordinate with

the City Engineer to determine if a corner radius dedication is required, per Section V.D.6. of the Subdivision Regulations.

It should be noted that no setbacks are depicted on the preliminary plat submitted. If approved, 25' minimum building setback lines should be shown along both frontages.

As per the Traffic Engineering comments, the lot is limited to one curb cut per street frontage. Size, location, and design of any new cut, or changes to existing cuts, to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance

As on the preliminary plat, the lot size label should be retained in both square feet and acres on the Final Plat, or a table should be furnished on the Final Plat providing the same information, adjusted for dedication. No easements are indicated on the preliminary plat. If any easements are recorded on the site they should be indicated and labeled on the Final Plat, and a note should be placed on the Final Plat stating that no structure may be placed or constructed within any easement.

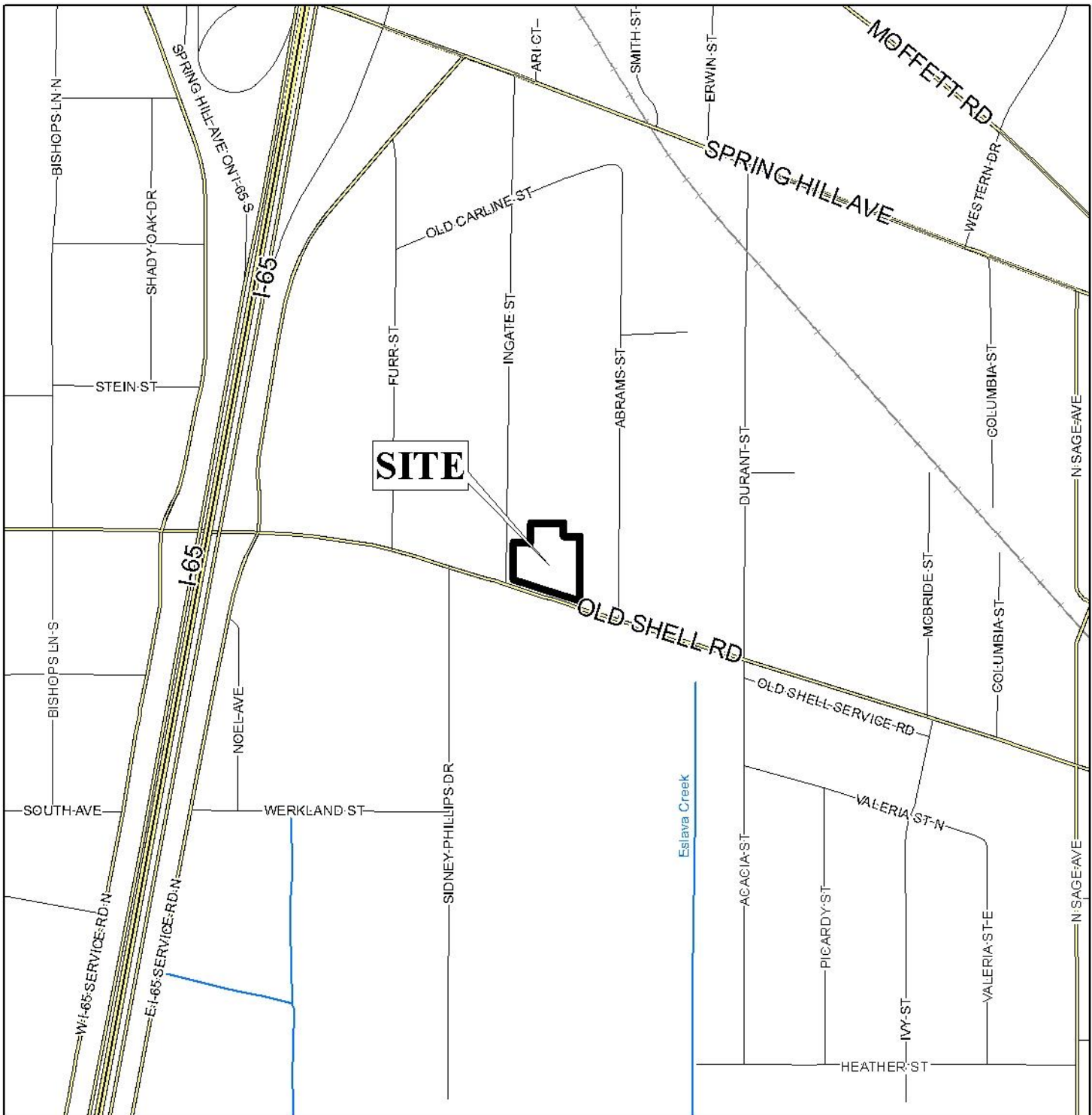
Based on the preceding, with a waiver of Section V.B.14. of the Subdivision Regulations, this application is recommended for Tentative Approval subject to the following conditions:

- 1) recording of the Final Plat in Probate Court, and submittal of seven (7) copies to Planning & Zoning prior to issuance of a Final Certificate of Occupancy;
- 2) coordination with the City Engineer to determine if dedication of a corner radius of Old Shell Road and Ingate Street is required per Section V.D.6. of the Subdivision Regulations;
- 3) revision of the plat to illustrate the 25' minimum building setback line along both street frontages;
- 4) retention of the lot size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information, adjusted for dedication;
- 5) placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement, if applicable;
- 6) compliance with the 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. Show and label the POB. C. Clarify the two (2) property corners labeled "IRF". The legend says they are "IRON ROD FOUND" however the written description describes them as CAPPED REBAR FOUND". D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #74) LOT 1 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – 3,000 sf. F. Check and revise, or clarify PLAT NOTE #2*

AND #3. No PUD was submitted for this application. G. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. H. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. I. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet. J. After addressing all of the FINAL SUBDIVISION PLAT review comments 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. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.);

- 7) placement of a note on the Final Plat stating the Traffic Engineering comments: *(Lot is limited to one curb cut per street frontage. Size, location, and design of any new cut, or changes to existing cuts, to be approved by Traffic Engineering and conform to AASHTO standards. All 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 the 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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.];* and
- 9) compliance with the 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 7 DATE May 7, 2020

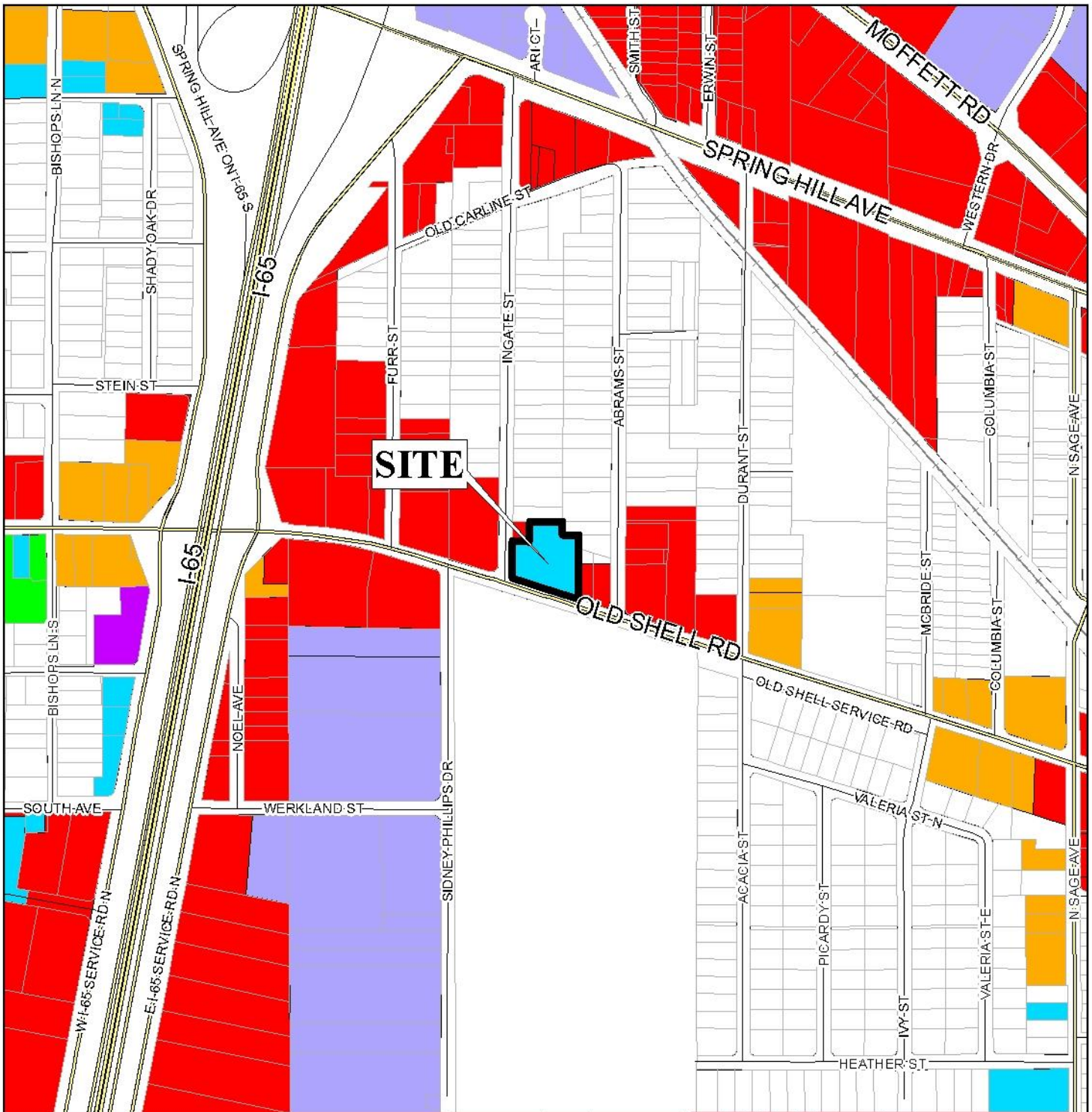
APPLICANT Bennett Subdivision

REQUEST Subdivision



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LOCATOR ZONING MAP



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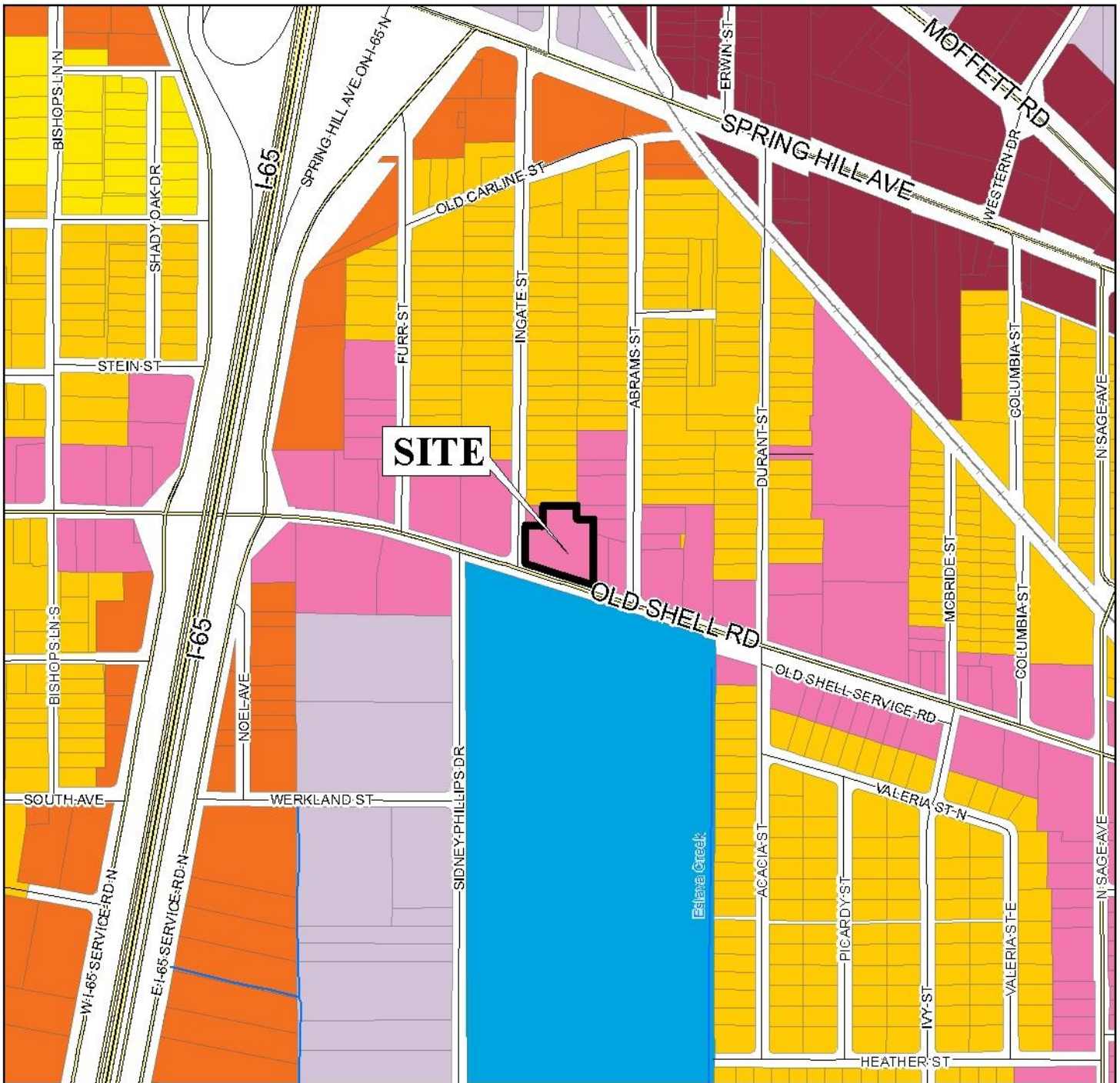
APPLICANT Bennett Subdivision

REQUEST Subdivision



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FLUM LOCATOR MAP



APPLICATION NUMBER 7 DATE May 7, 2020

APPLICANT Bennett Subdivision

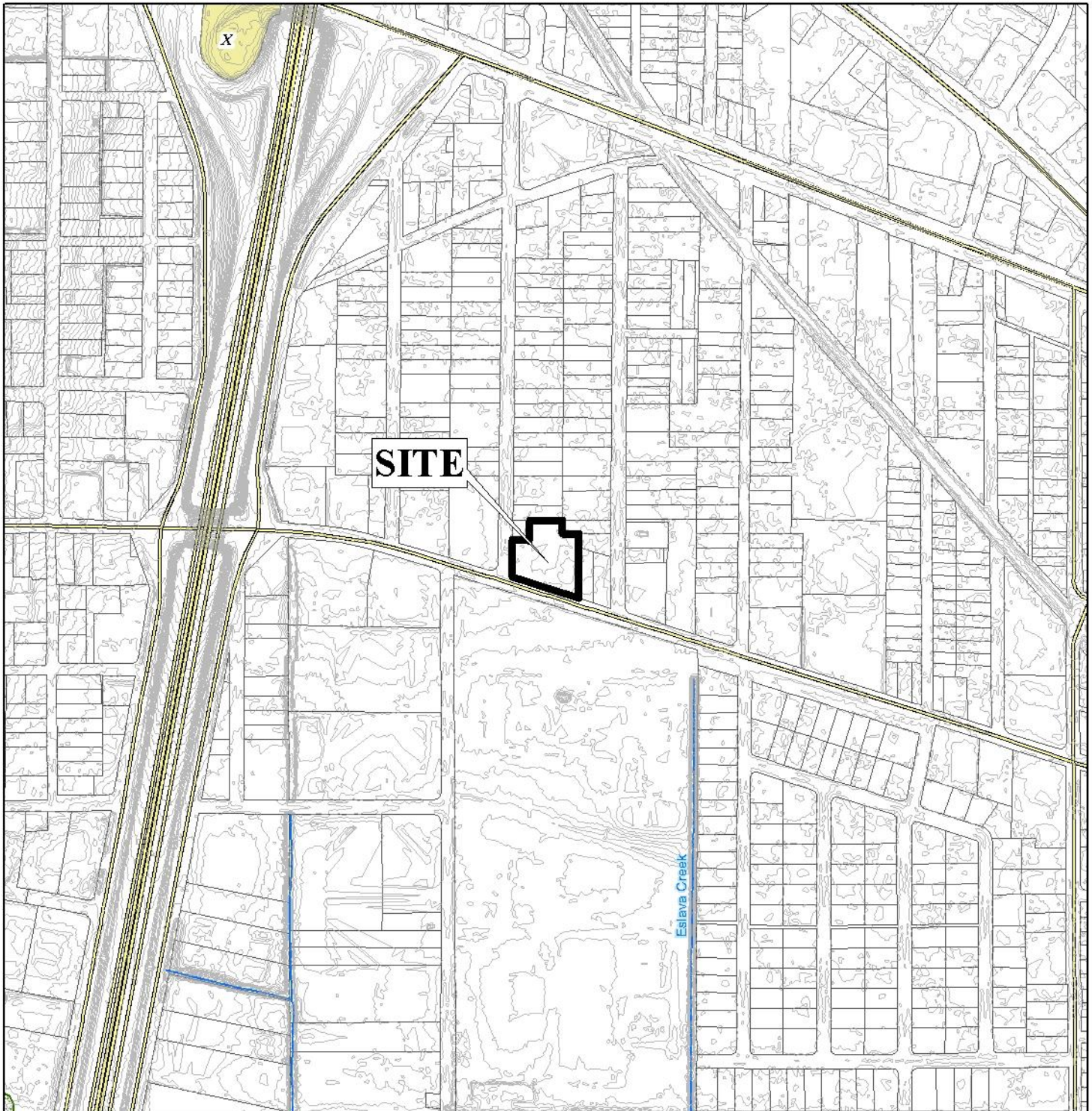
REQUEST Subdivision

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	



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ENVIRONMENTAL LOCATOR MAP



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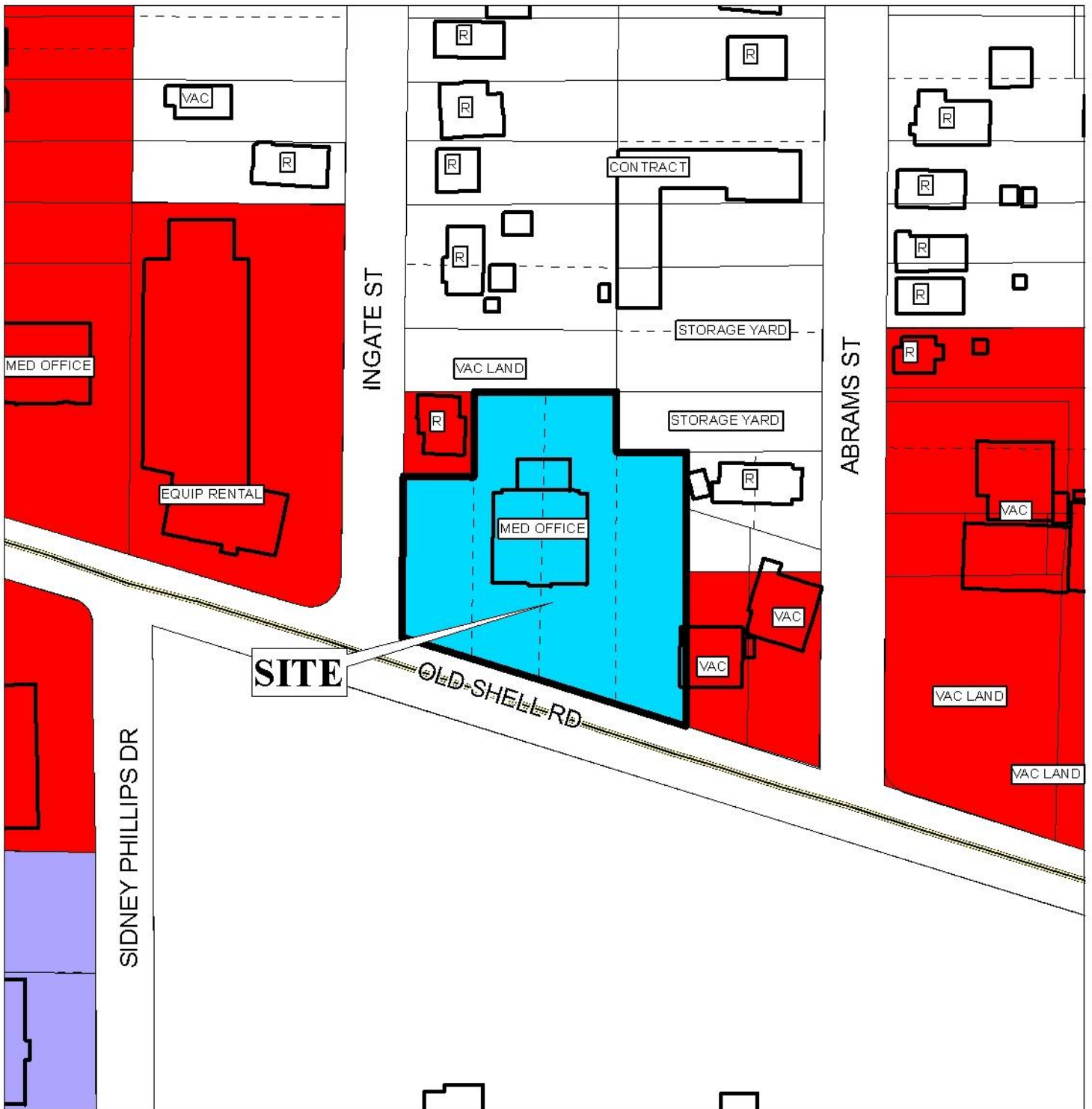
APPLICANT Bennett Subdivision

REQUEST Subdivision



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BENNETT SUBDIVISION



APPLICATION NUMBER 7 DATE May 7, 2020

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



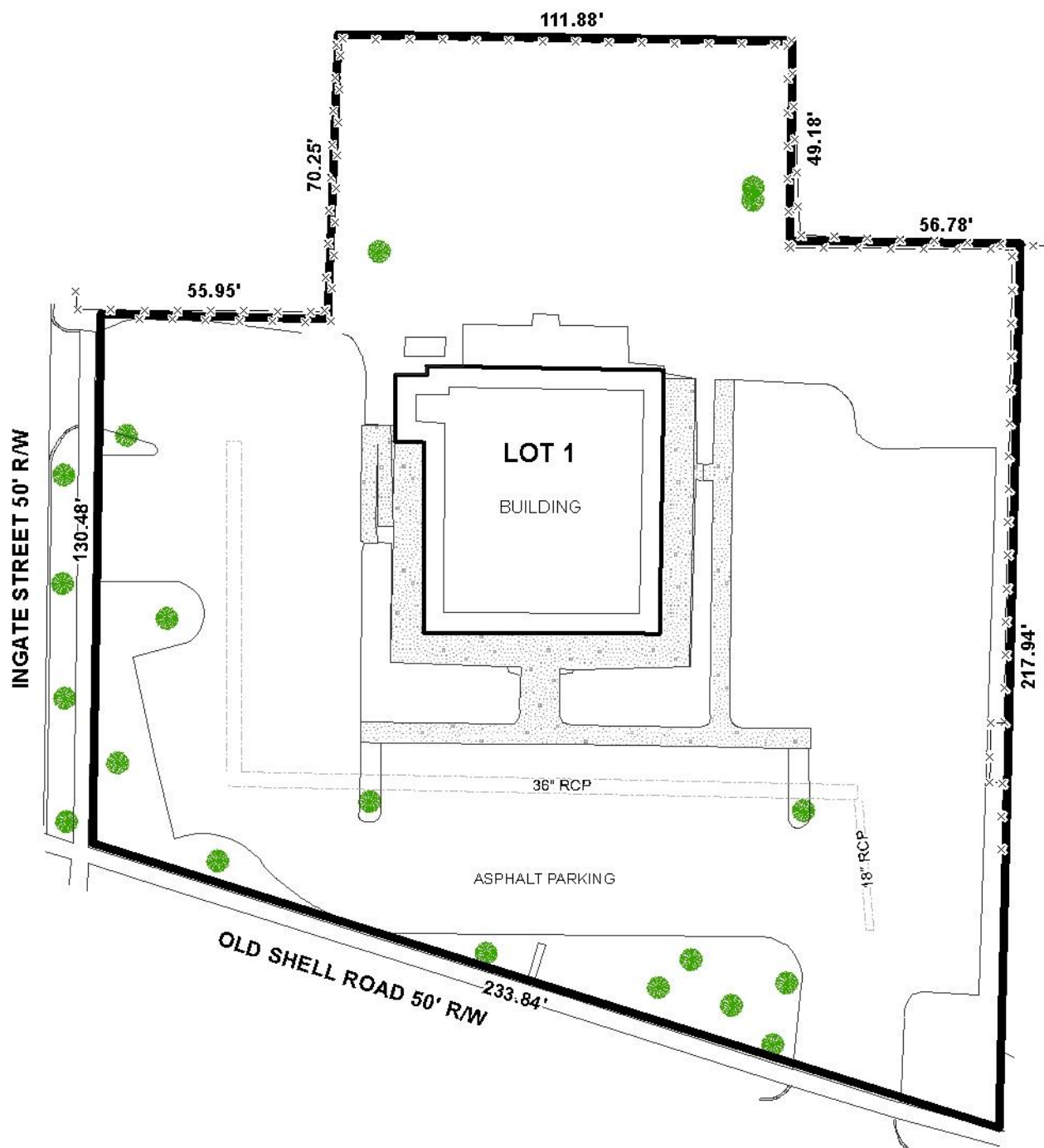
BENNETT SUBDIVISION



APPLICATION NUMBER 7 DATE May 7, 2020



DETAIL SITE PLAN



APPLICATION NUMBER 7 DATE May 7, 2020

APPLICANT Bennett Subdivision

REQUEST Subdivision



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