

ALBA BEACH SUBDIVISION, **RESUBDIVISION OF LOT 17**

Engineering Comments: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and 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. Add a vicinity map.
- C. Clarify the limits of LOT 17 and LOT 17, BLOCK 3 as listed in the written description.
- D. Review and drawing to include a calculated bearing and distance for the north property line.
- E. Provide the name and information for all adjoining properties.
- F. Provide all of the monument labels in the legend.
- G. Add a signature block for the City Engineer.
- H. Remove the County Engineer's signature block and maintenance note from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile.
- I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- J. 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.
- K. 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.
- L. 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.
- M. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures.
- N. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.

Traffic Engineering Comments: Lot is limited to one curb cut per street frontage, 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-Rescue 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.

Map for Mobile Development Area(s) and Intent: 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
- Better streetscaping and aesthetics in waterfront/industrial areas

The plat illustrates the proposed 1-lot, 0.3± acre subdivision which is located at the Southwest corner of Alba Avenue and Park Road within Council District 3. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create one legal lot of record from one metes-and-bounds parcel.

The subject site fronts both Alba Avenue and Park Road, which are paved minor streets without curb and gutter. As paved minor streets without curb and gutter, these streets require a 60' wide right-of-way. The right-of-way widths for Alba Avenue and Park Road are depicted as 50' wide and 40' wide, respectively, on the preliminary plat. An approval in February 2011 by the Planning Commission for a site across Park Road only required dedication sufficient to provide 25' from the centerline, thus, the Final Plat, if approved, should be revised to reflect dedication sufficient to provide 25' from the centerline of only Park Road.

The 25-foot minimum building setback line is depicted on the preliminary plat along Alba Avenue and Park Road, and if approved, should be retained on the Final Plat, adjusted for any required dedication.

The proposed lot exceeds the 7,200 square foot minimum lot size requirements for lots served by public water and sanitary sewer systems; however, if approved, the Final Plat should be revised to indicate the lot size information in both square feet and in acres, adjusted for dedication.

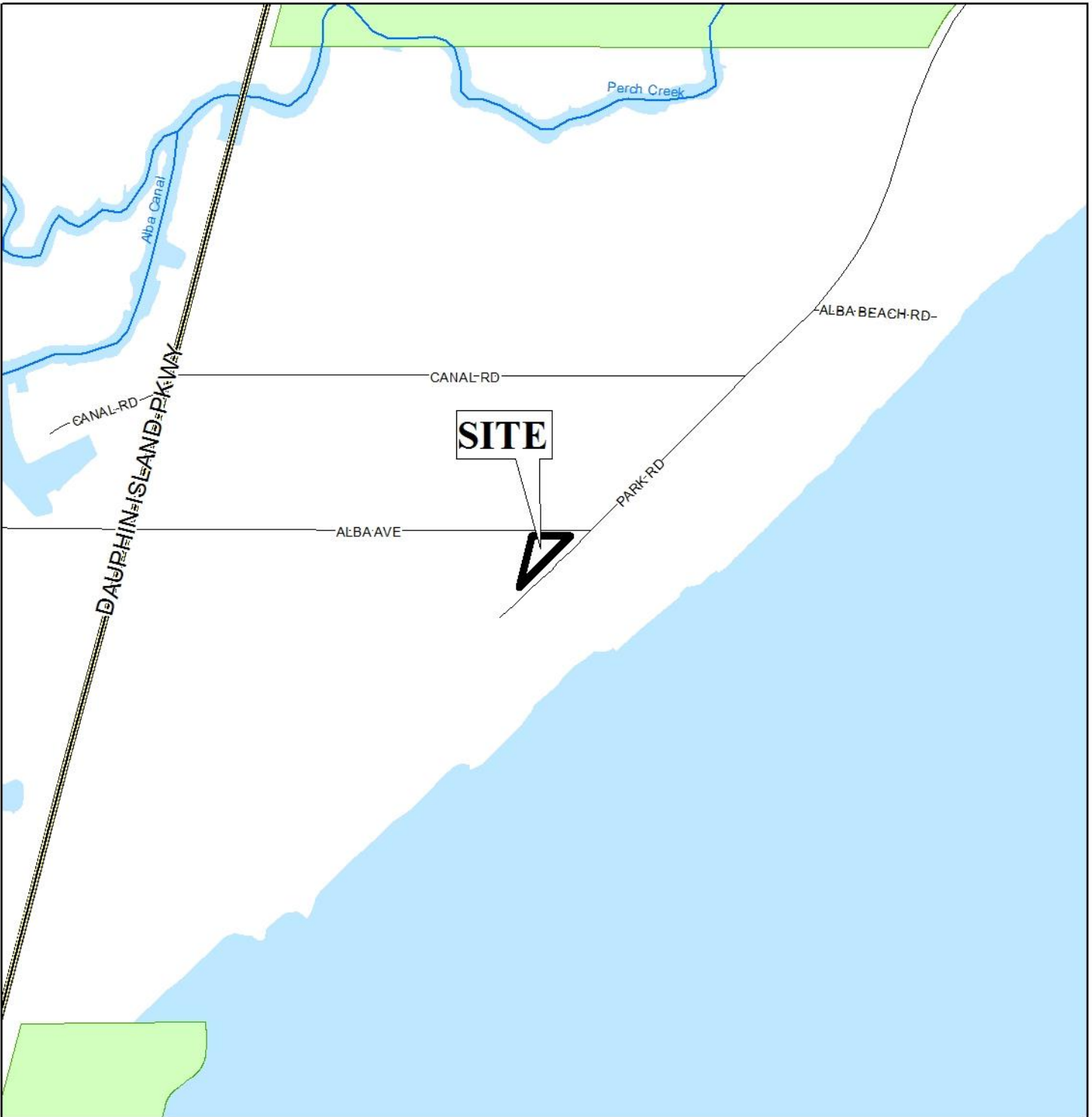
As a means of access management, a note should be placed on the Final Plat stating that the site is limited to the existing curb cut to Alba Avenue and one curb cut to Park Road, with any changes to the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

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

- 1) Dedication sufficient to provide 25' from the centerline of Park Road;
- 2) Retention of the 25' minimum building setback line along Alba Avenue;
- 3) Retention of the 25' minimum building setback line along Park Road;
- 4) Revision of the Final Plat to provide the lot size information in both square feet and in acres;

- 5) Placement of a note on the Final Plat stating the site is limited to the existing curb cut to Alba Avenue and one curb cut to Park Road, with any changes to the size, location and design 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 acceptance and 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. Add a vicinity map. C. Clarify the limits of LOT 17 and LOT 17, BLOCK 3 as listed in the written description. D. Review and drawing to include a calculated bearing and distance for the north property line. E. Provide the name and information for all adjoining properties. F. Provide all of the monument labels in the legend. G. Add a signature block for the City Engineer. H. Remove the County Engineer's signature block and maintenance note from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile. I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. J. 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. K. 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. L. 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. M. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. N. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.);*
- 7) Compliance with Traffic Engineering comments (*Lot is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 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).); and*
- 9) Compliance with Fire Department comments and placement of a note (*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



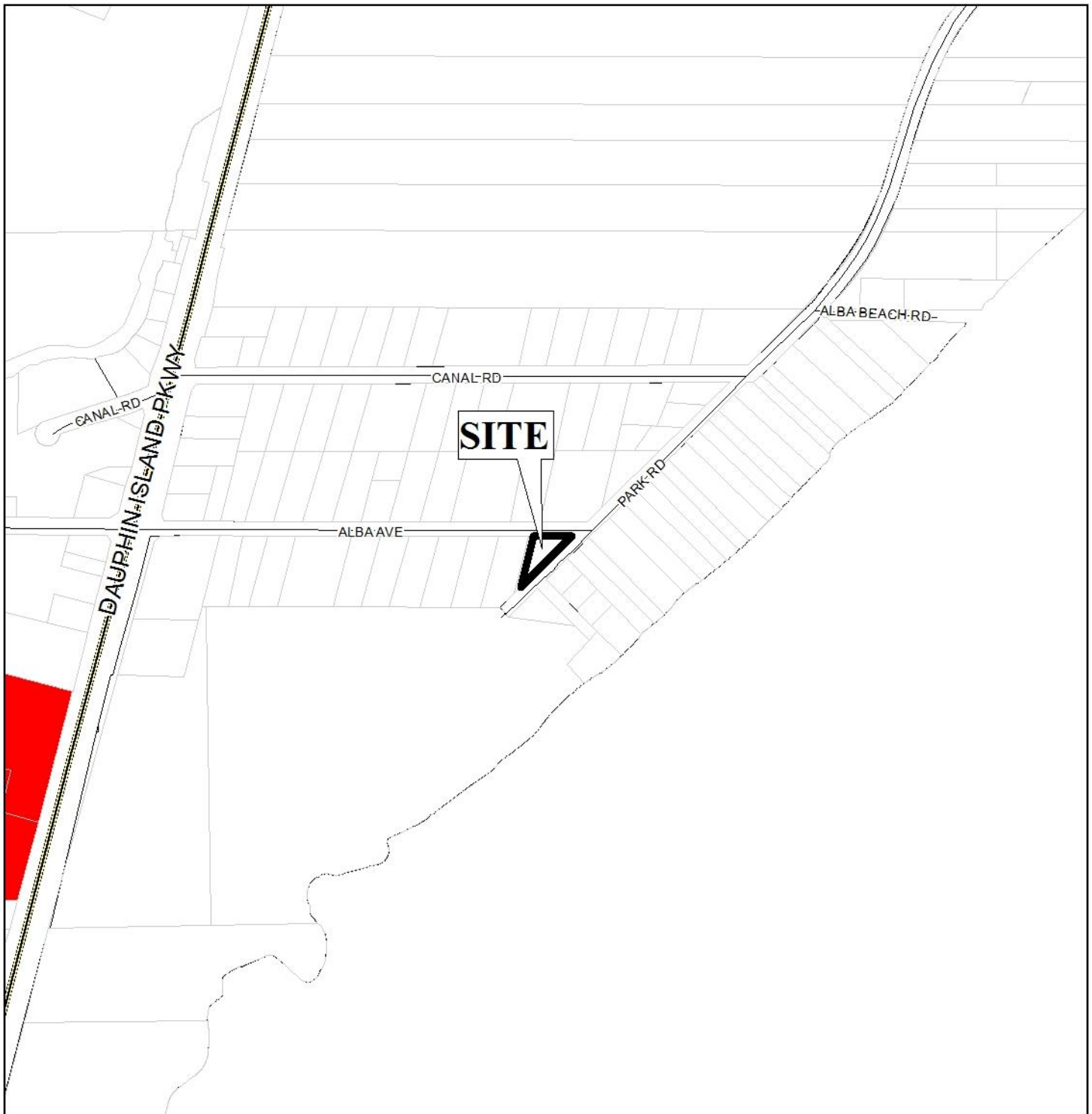
APPLICATION NUMBER 7 DATE October 20, 2016

APPLICANT Alba Beach Subdivision, Resubdivision of Lot 17

REQUEST _____ Subdivision _____



LOCATOR ZONING MAP



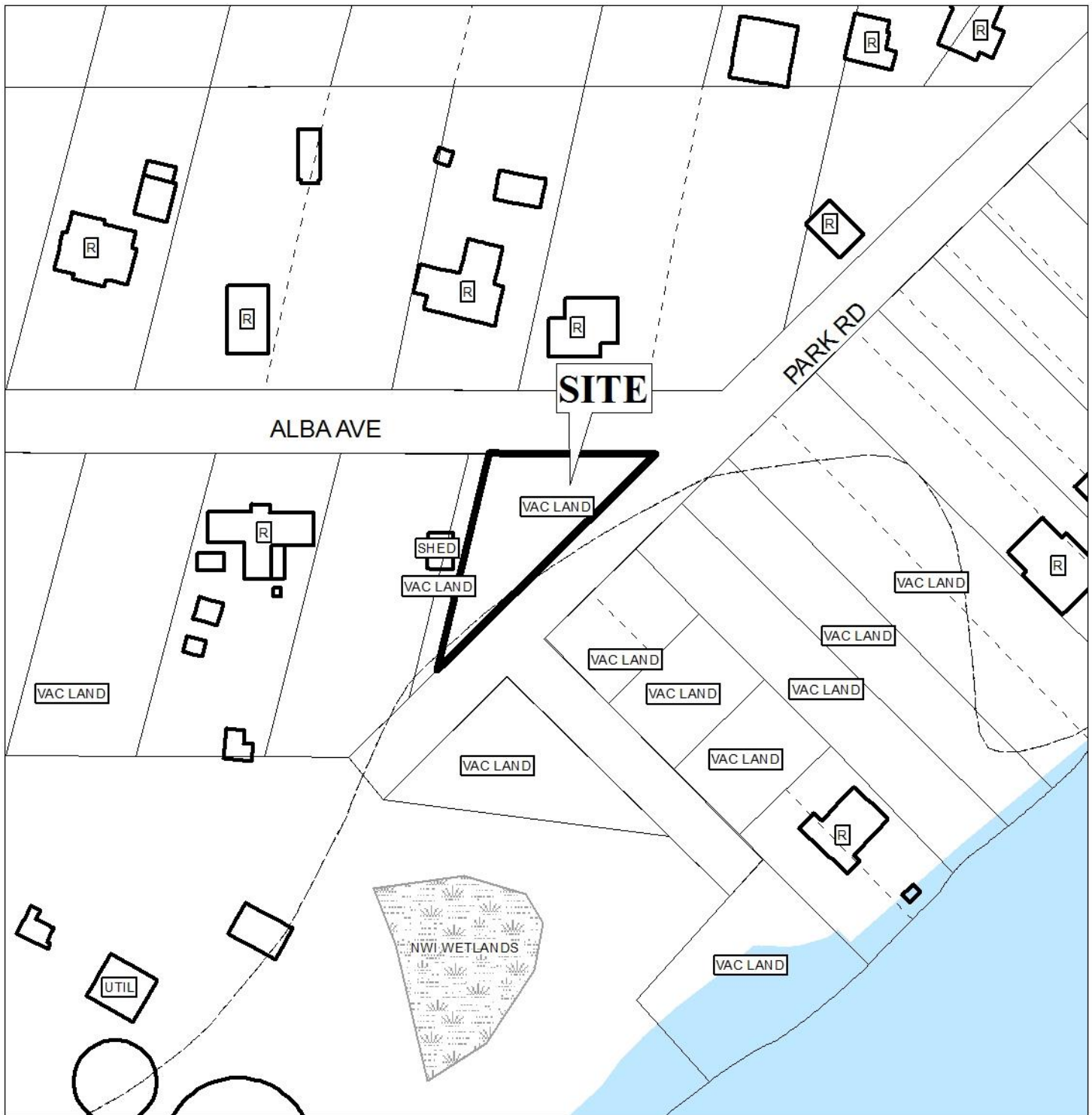
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APPLICANT Alba Beach Subdivision, Resubdivision of Lot 17

REQUEST Subdivision



ALBA BEACH SUBDIVISION, RESUBDIVISION OF LOT 17



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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



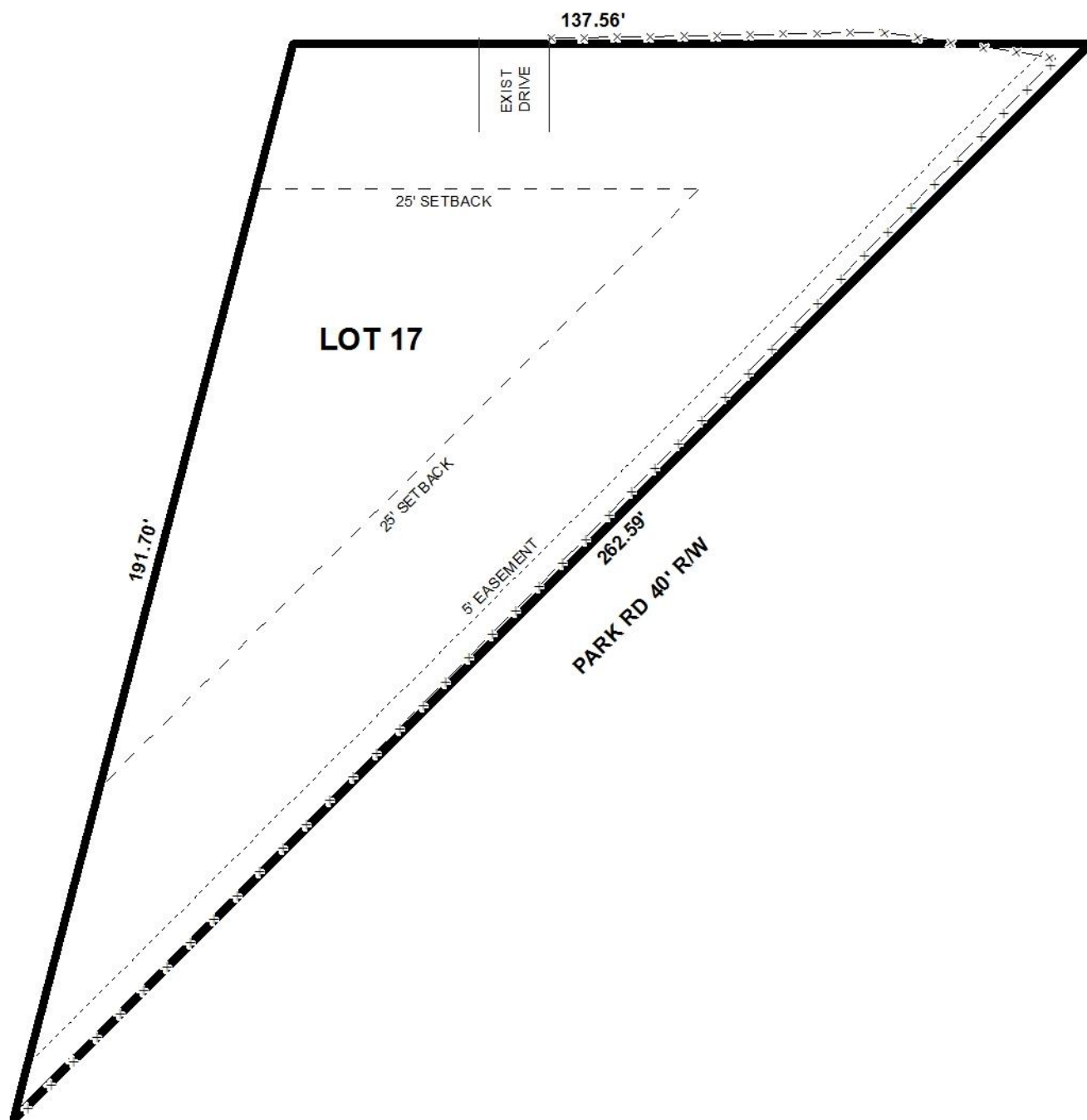
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DETAIL SITE PLAN



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REQUEST Subdivision

