

BENTON-CAROLINA SUBDIVISION

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. Provide and label the monument set or found at each subdivision corner. Five (5) of the corners are not labeled.
- C. The first part of the Legal Description contains reference to parcels contained in part of proposed LOT 1 but does not have any reference to the parcels shown in proposed LOT 2.
- 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. GIS indicates that there is a drainage easement that covers a large portion of proposed LOT 1.
- G. Revise the proposed Drainage Easement dedication to begin at the lot corner (58.60' from the northern common boundary corner with proposed LOT 1). Coordinate with Engineering Dept. as necessary.
- H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- I. 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.
- J. 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.
- K. 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.
- L. 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.
- M. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- N. 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.
- O. 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: Driveway number, 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). 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-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).

The preliminary plat illustrates the proposed 2-lot, 4.3± acre subdivision which is located at the Southwest corner of South Conception Street and North Carolina Street, 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 two (2) legal lots of record from five (5) metes-and-bounds parcels and vacated portions of both South Franklin Street and North Carolina Street.

The site has been given a Heavy Industry (HI) land use designation, per the adopted 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 larger parcels primarily developed to high-impact industrial activity which is preferably removed from residential and commercial uses. Light industry, industrial business or heavy commercial lands may separate heavy industry from other land uses.

Heavy industrial areas include collection, treatment, and manufacturing processes which use raw materials, are distinguished by the presence of noise, vibration, and/or odors, and benefit from easy access to a multimodal freight transportation network. Certain types of heavy industry are characterized by low building coverage and activities that rely on large areas of outdoor storage of raw material stockpiles and/or waste-product disposal areas, storage tanks, pipelines, and transportation yards to handle the transfer of heavy materials. The outdoor storage areas should be screened as much as possible by the nature of the stored materials.

Land designated as HI may be underdeveloped due to the presence of wetlands on portions of the parcel. In these cases, the wetlands may serve to buffer surrounding uses from the potential impacts of the heavy industrial use. Undeveloped areas of HI parcels that have tree cover may be used as buffering between the heavy industrial use and other uses. Where buffers do not exist naturally, they should be provided as spelled out in the zoning and subdivision regulations. Open areas reserved for dredge disposal are also designated as HI and may contain wetlands.

In Mobile, port terminal facilities, docks, shipyards, dry-docks, etc., are mostly owned by the State of Alabama. Although not subject to local zoning, these facilities are shown as heavy industrial uses in the FLUM.

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.

As proposed, Lot 1 would front North Carolina Street and a portion of South Conception Street, both of which are minor streets with curb and gutter. It should be noted that a portion of the site fronts unopened right-of-way for South Franklin Street. This portion of South Franklin Street is located between a railroad track and a drainage canal; therefore, no improvements to this unopened right-of-way should be required. Lot 2 of the proposed subdivision would have frontage on South Lawrence and Franklin Street Connector, South Hamilton Street, South Carolina Street, and Pillians Street all of which are minor streets with curb and gutter.

The proposed plat illustrates a compliant right-of-way width for North Carolina Street however; it does not provide the current right-of-way widths for the remaining five (5) streets. At this location, previously approved and recorded plats illustrated the following: a 60-foot right-of-way width along South Lawrence and Franklin Street Connector; a 50-foot right-of-way width each for South Hamilton Street, South Carolina Street, and Pillians Street; and a 64-foot right-of-way width along South Conception Street. Taking these into account, City GIS data suggests a potential need for dedication along South Conception Street, South Lawrence and Franklin Street Connector, and Pillians Street. If approved, the Final Plat should be revised to illustrate compliant right-of-way widths measured from the center lines of South Conception Street, Pillians Street, South Carolina Street, South Hamilton Street, and South Lawrence and Franklin Street Connector, adjusting for any required dedication as needed. In addition, the revision of minimum building setback lines adjusted for dedication will be required.

The proposed plat does not seem to indicate compliant radius curves at the Southwest corner of South Conception Street and North Carolina Street or at the Southeast corner of South Hamilton Street and South Lawrence and Franklin Street Connector. As such, if approved, the Final Plat should be revised to illustrate the dedication of each corner radius in compliance with Section V.D.6. of the Subdivision Regulations.

The lot size labels in both square feet and acres should be retained on the Final Plat, or a table should be furnished on the Final Plat providing the same information, adjusted for dedication as needed. Additionally, the instrument number and note regarding the vacated portions of South Franklin Street and North Carolina Street should be retained on the Final Plat, if approved.

As per the Traffic Engineering comments, the driveway number, 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. A note should be required on the Final Plat stating these comments.

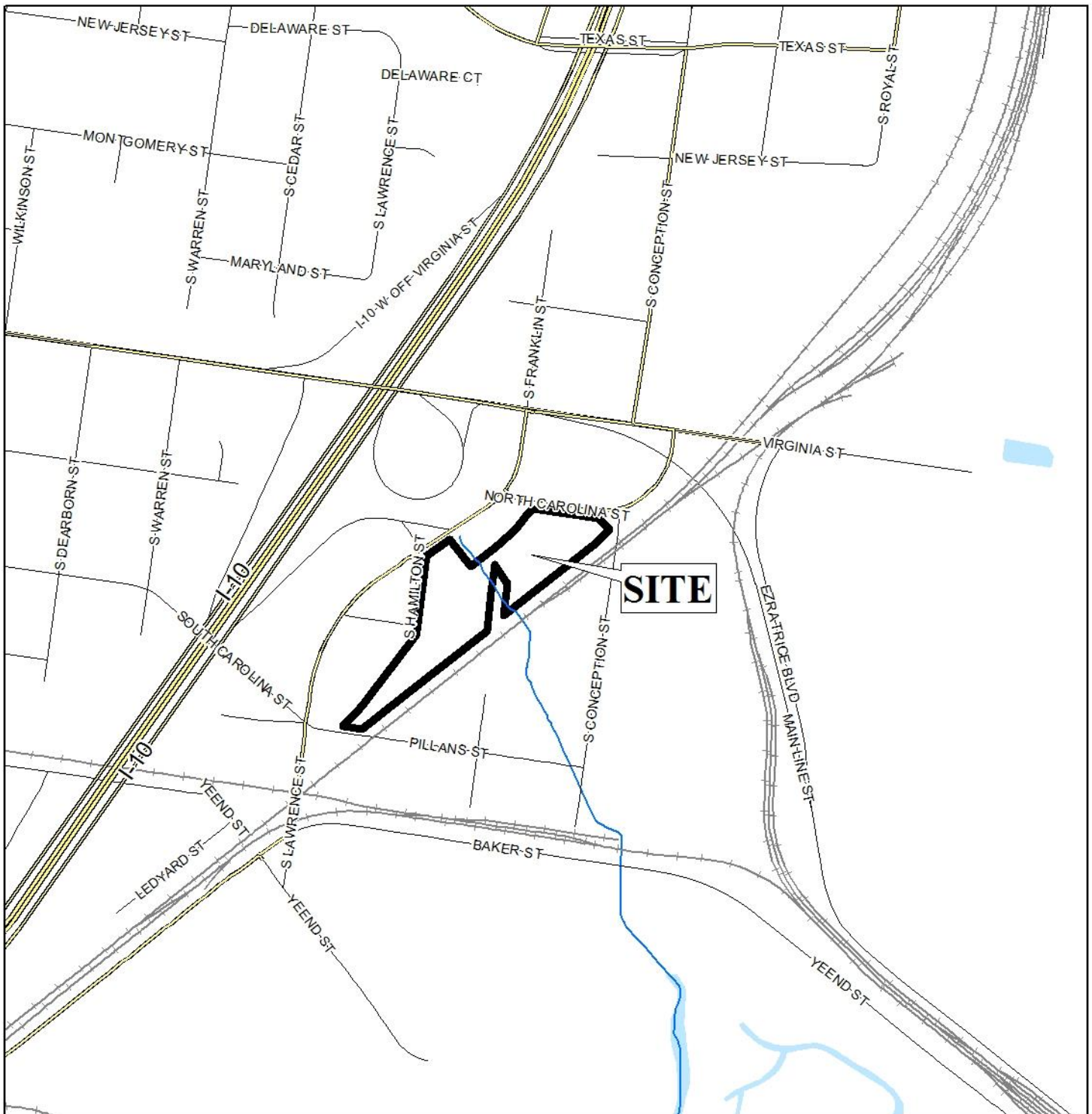
It should be noted that though irregularly shaped lots are generally to be avoided, there are a number of varied and irregularly shaped lots in the surrounding area. As such, the lots as proposed may be appropriate.

Finally, it should be noted that a portion of one of the parcels (R022910370002006) included in the application is not entirely depicted on the preliminary plat. Therefore, the preliminary plat should be revised to include the entirety of all parcels.

Based upon the proceeding, the application is recommended for Hold Over to February 20, 2020 with revisions due by January 30, 2020 to address the following:

- 1) revision of the preliminary plat to include the entirety of all parcels, to include additional labels and fees, as appropriate.

LOCATOR MAP



APPLICATION NUMBER 2 DATE January 23, 2020

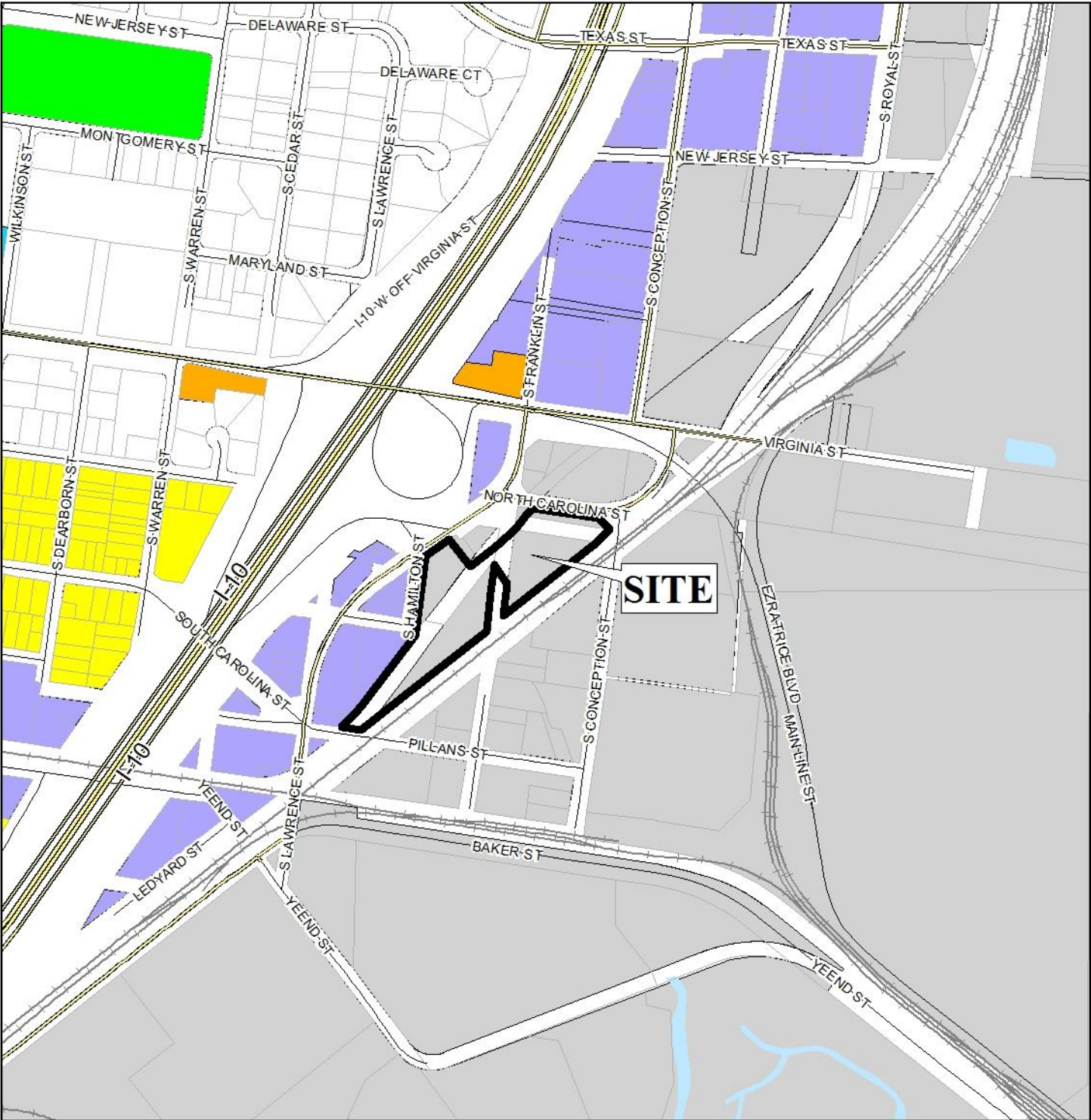
APPLICANT Benton Subdivision

REQUEST Subdivision



NTS

LOCATOR ZONING MAP



APPLICATION NUMBER 2 DATE January 23, 2020

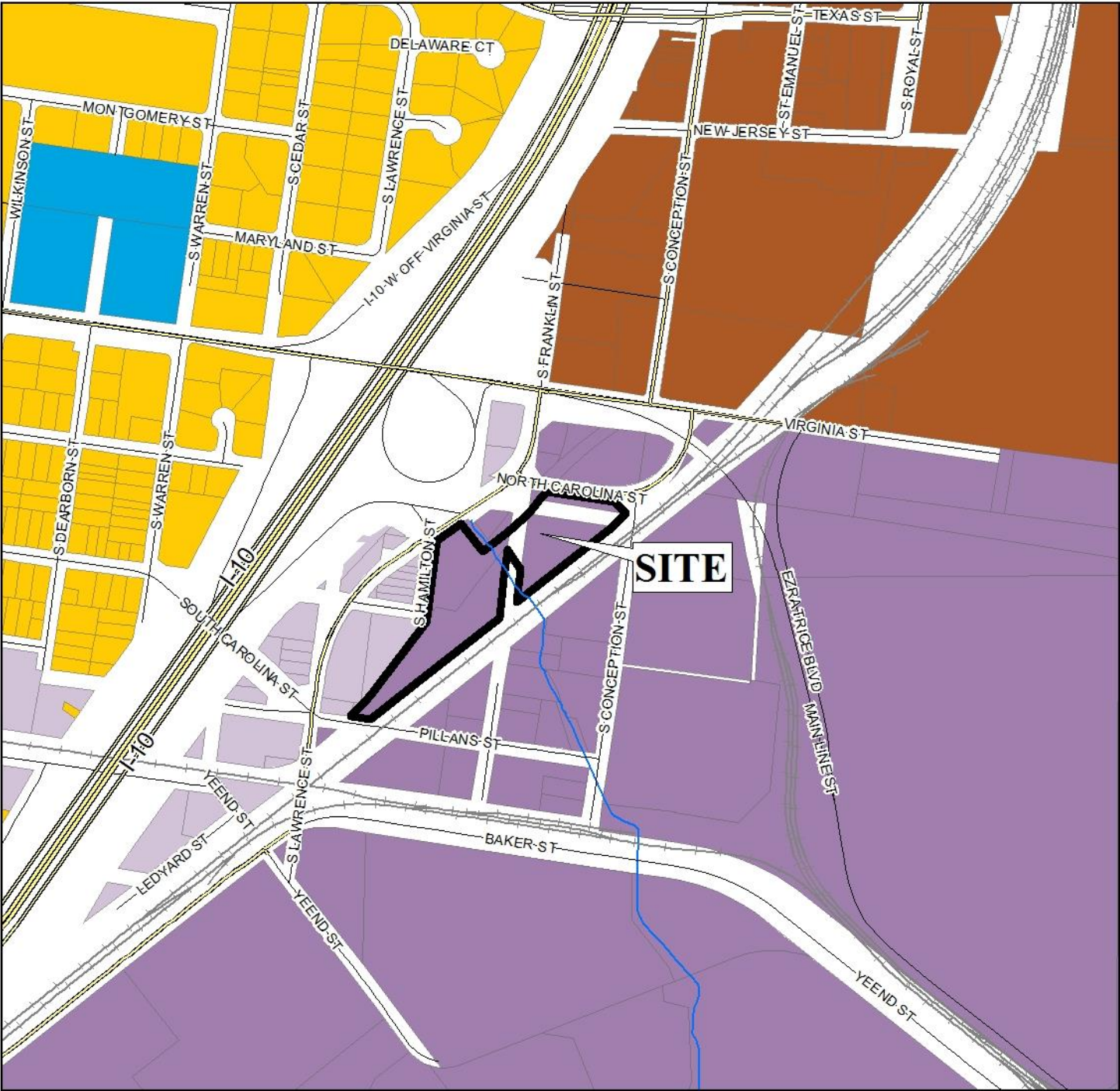
APPLICANT _____ Benton Subdivision

REQUEST _____ Subdivision _____



NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE January 23, 2020

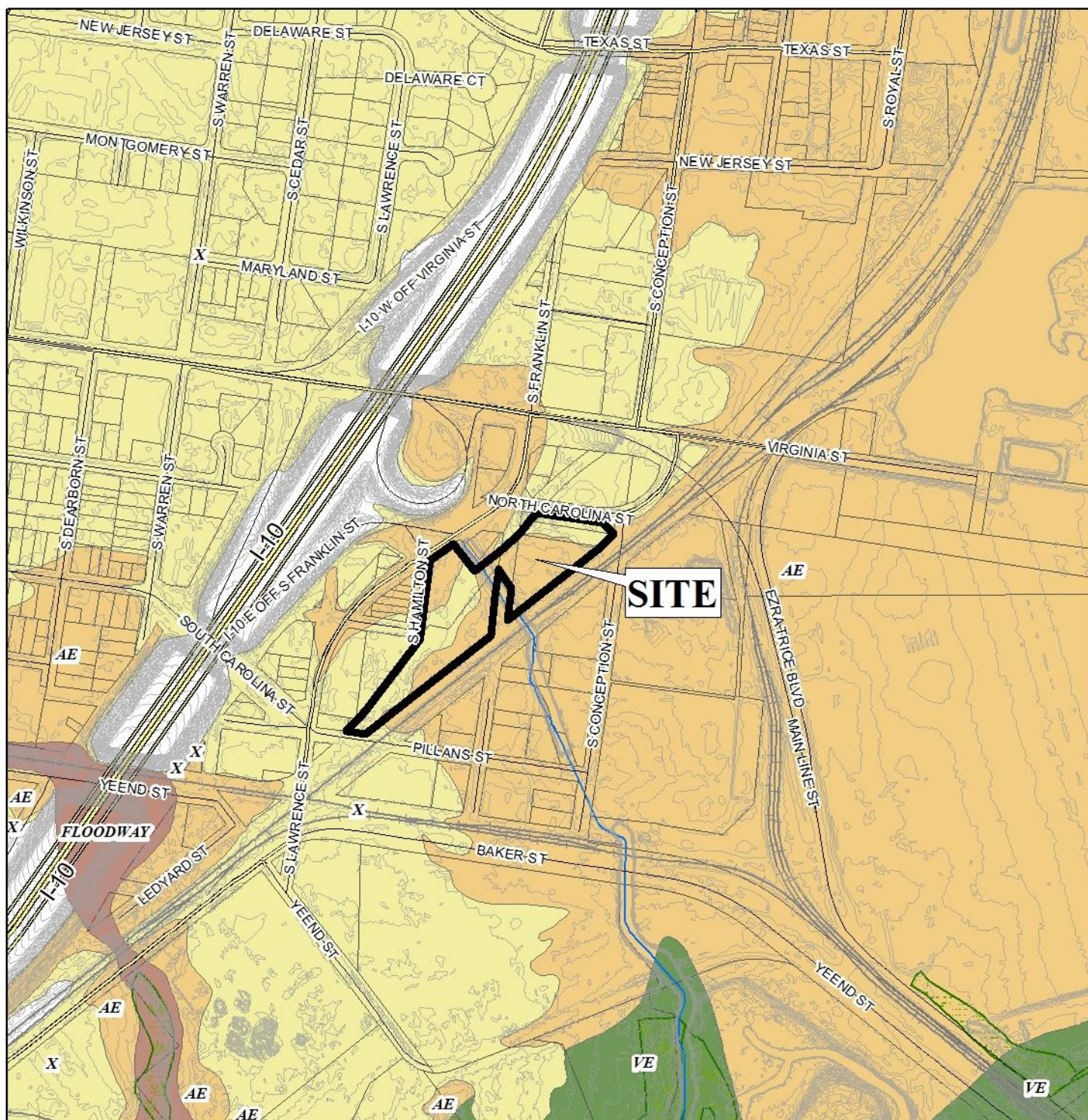
APPLICANT Benton Subdivision

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



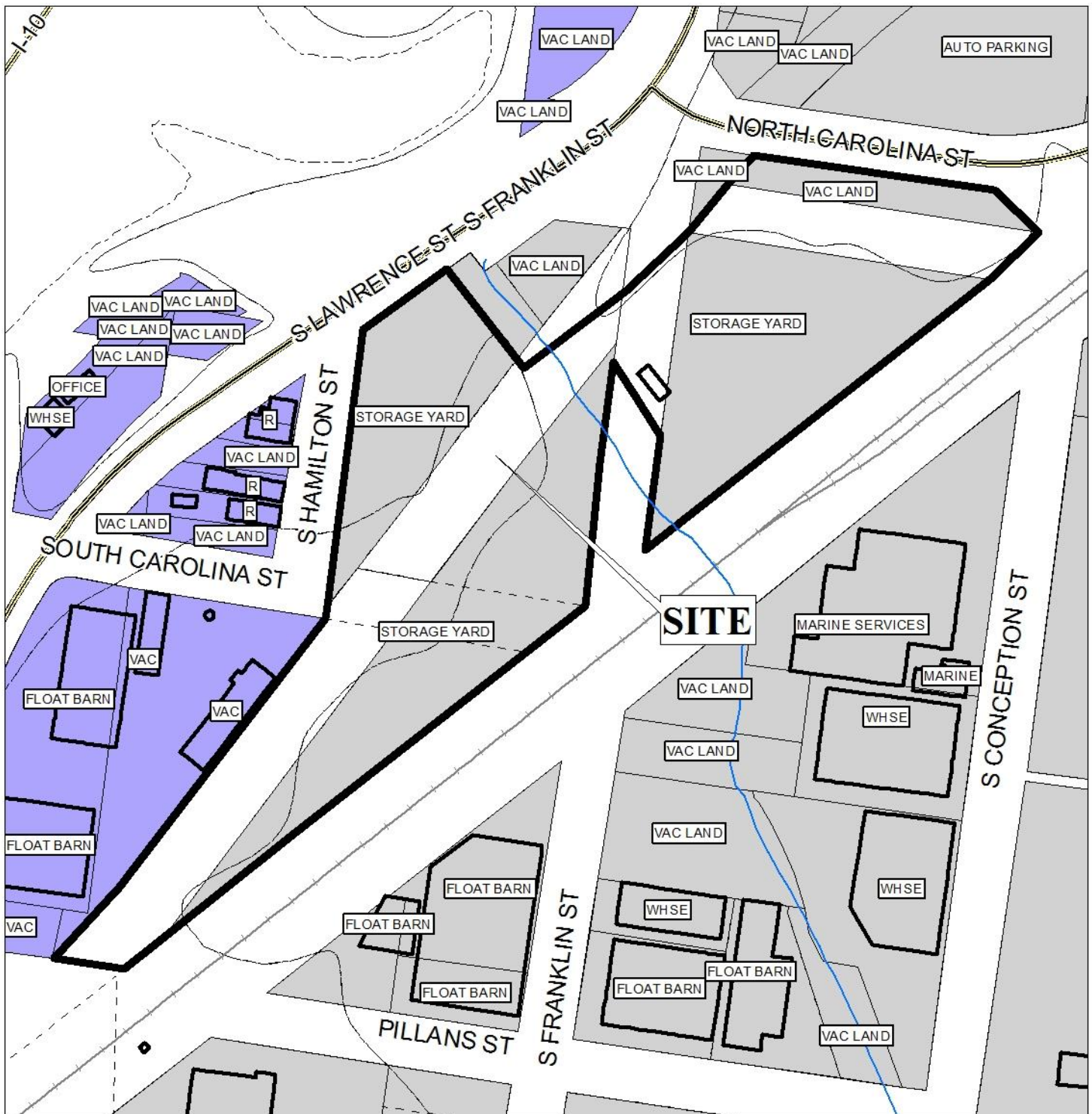
APPLICATION NUMBER 2 DATE January 23, 2020

APPLICANT Benton Subdivision

REQUEST _____ Subdivision _____



BENTON SUBDIVISION



APPLICATION NUMBER 2 DATE January 23, 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



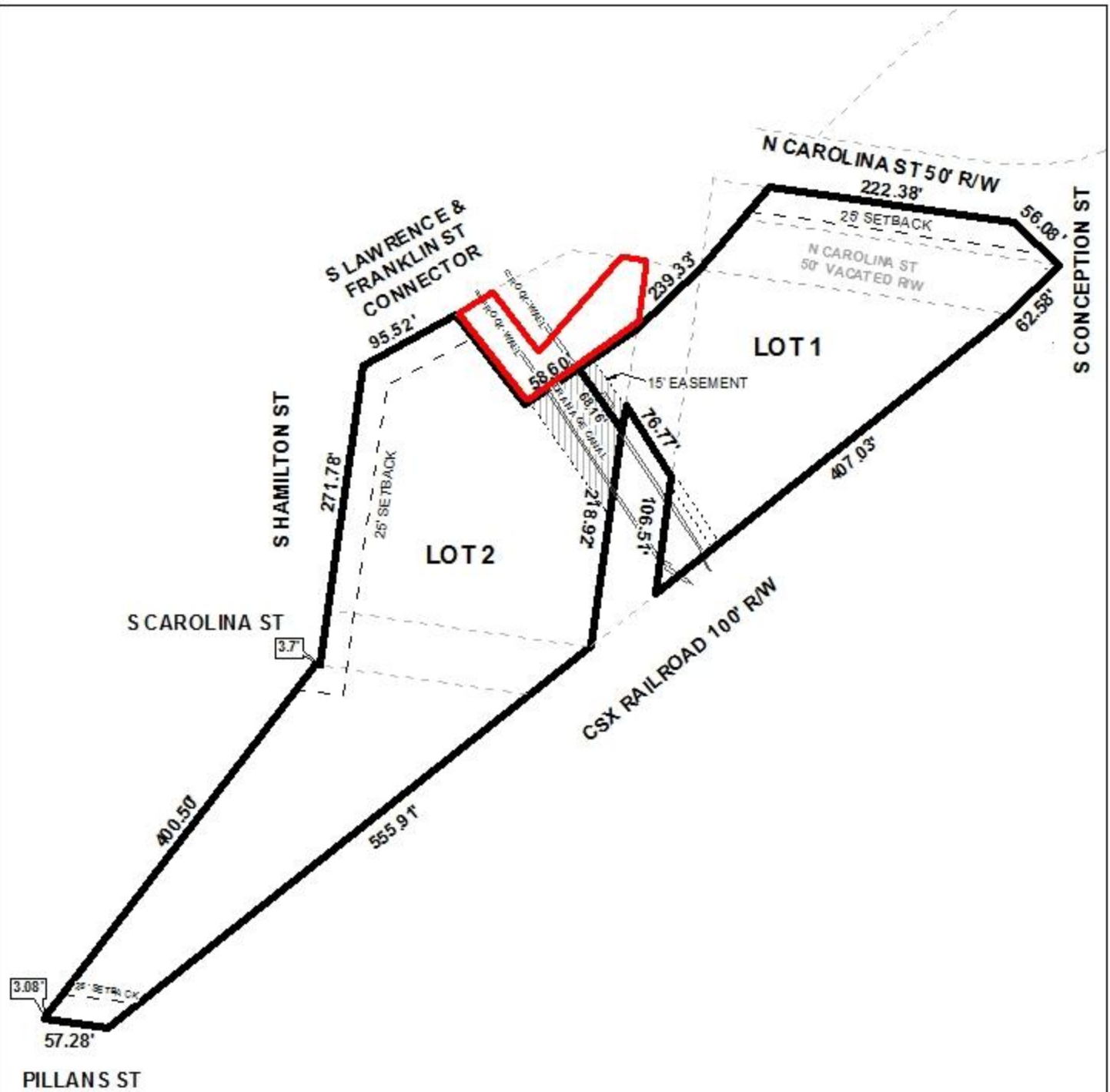
BENTON SUBDIVISION



APPLICATION NUMBER 2 DATE January 23, 2020



DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE January 23, 2020
 APPLICANT Benton Subdivision
 REQUEST Subdivision



