

CAPITAL TRACTOR 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. Add CMS to the legend.
- C. Provide the recording data for the existing Ingress-Egress Easement on LOT 2.
- D. There is a portion of Fellowship Drive on LOT 2 that is listed as City maintained. The subdivision should dedicate adequate ROW on LOT 2 to the City of Mobile for the road and an adequate turnaround.
- E. Dedicate ROW at the eastern terminus of the Fellowship Dr ROW to provide adequate turnaround.; or provide adequate ROW to the City of Mobile to connect to Fellowship Drive.
- F. Dedicate ROW at the eastern terminus of the Executive Park Dr ROW to provide adequate turnaround; or provide adequate ROW to the City of Mobile to connect to Fellowship Drive.
- G. Show and label each and every Right-Of-Way and easement.
- H. Label the adjoining property Owners.
- I. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photos LOTS 1 and 2 will share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control. Applicant will need to coordinate with the City Engineering Permitting Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review and signatures.
- J. Add a note 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 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. Add a note that all existing and 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.
- N. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- O. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

The preliminary plat illustrates the proposed two (2) lot, 13.9± acre subdivision located at the East termini of Executive Park Drive and Fellowship Drive, extending to Interstate 10, within Council District 4. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application to create two (2) legal lots of record from one (1) metes-and-bounds parcel.

The site has been given a Mixed Commercial Corridor (MCC) land use designation, per the Future Land Use Plan and Map adopted 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. Mixed Commercial Corridors 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 of 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 the 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.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The proposed site has frontage on Executive Park Drive and Fellowship Drive which are minor streets without curb-and-gutter requiring a 60-foot right-of-way. The preliminary plat illustrates a complaint 60-foot right-of-way at this location; thus, no additional dedication is required. As on the preliminary plat, the right-of-way widths of Executive Park Drive and Fellowship Drive should be retained on the Final Plat, if approved. The site, also, has frontage along Interstate 10, an ALDOT-maintained road, requiring a 350-foot right-of-way. The preliminary plat depicts available right-of-way and should be revised to either depict 175-feet to the centerline or provide dedication.

The preliminary plat submitted does not illustrate a proposed 25-foot minimum building setback line along I-10, Executive Park Drive, and Fellowship Drive, which is required by Section V.D.9. of the Subdivision Regulations. If approved, the Final Plat should illustrate a 25-foot building setback along street frontages.

The preliminary plat illustrates multiple easements on the parcels. If approved, a note should be placed on the Final Plat stating no structures shall be constructed in any easement without the permission of the easement holder.

The proposed lots are approximately 227,553± square feet and approximately 347,417± square feet which exceed the minimum size requirements of the Subdivision Regulations. The lot size should be retained in square feet and acres on the Final Plat, if approved.

As per the Traffic Engineering comments, the driveway number, size, location, and design are to be approved by Traffic Engineering and conform to AASHTO standards. If approved, a note should be required on the Final Plat stating these comments.

As illustrated the submitted plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

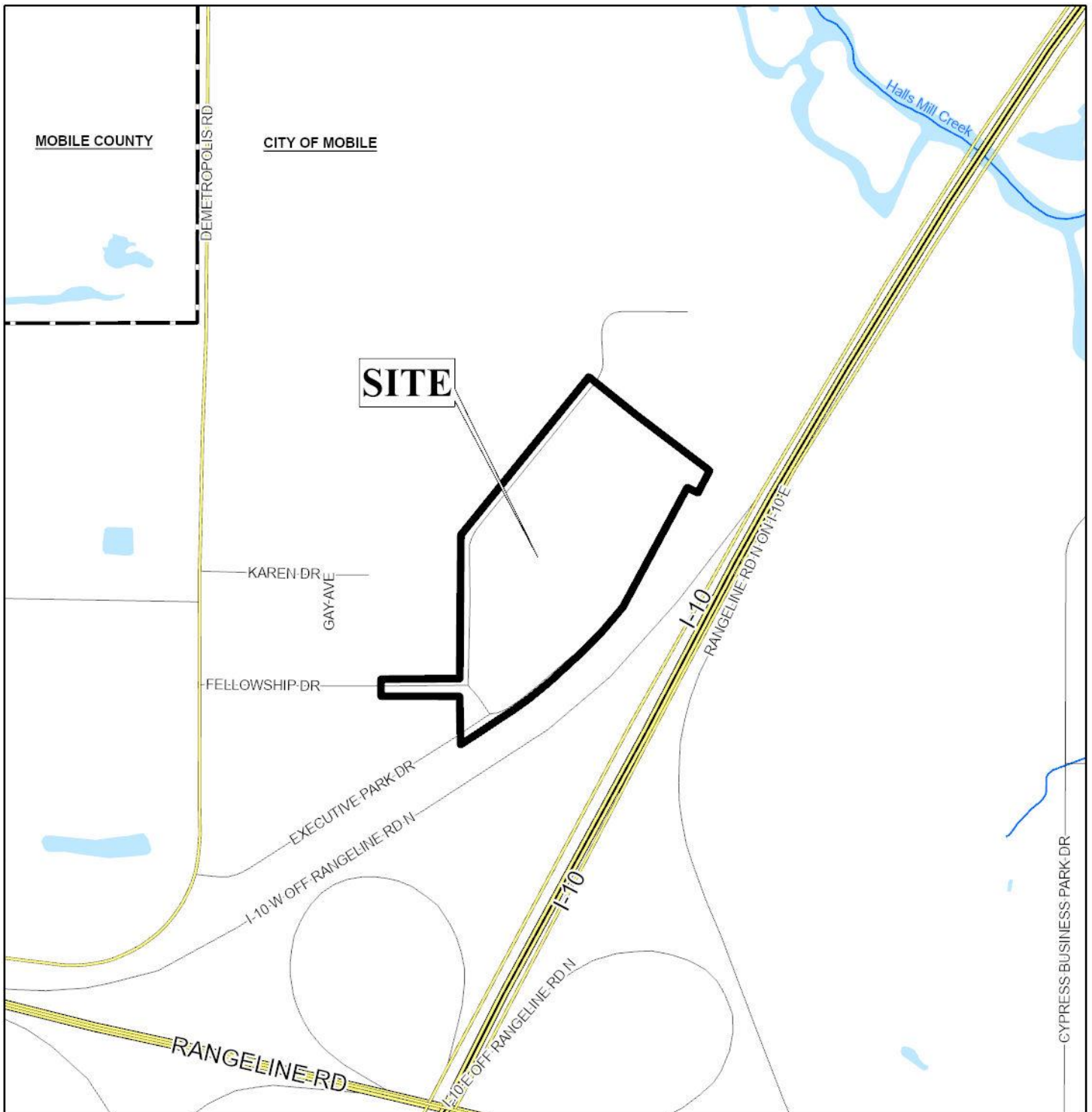
- 1) Retention of the right-of-way widths of Executive Park Drive and Fellowship Drive on the Final Plat;
- 2) Either dedication along Interstate 10 to provide 175-feet to the centerline of Interstate 10 on the Final Plat, or depiction that such exists currently;
- 3) Placement of the 25-foot minimum building setback line along all street frontages on the Final Plat;

- 4) Placement of a note on the Final Plat stating that no structures shall be constructed in any easement without permission of the easement holder;
- 5) 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. Add CMS to the legend. C. Provide the recording data for the existing Ingress-Egress Easement on LOT 2. D. There is a portion of Fellowship Drive on LOT 2 that is listed as City maintained. The subdivision should dedicate adequate ROW on LOT 2 to the City of Mobile for the road and an adequate turnaround. E. Dedicate ROW at the eastern terminus of the Fellowship Dr ROW to provide adequate turnaround.; or provide adequate ROW to the City of Mobile to connect to Fellowship Drive. F. Dedicate ROW at the eastern terminus of the Executive Park Dr ROW to provide adequate turnaround; or provide adequate ROW to the City of Mobile to connect to Fellowship Drive. G. Show and label each and every Right-Of-Way and easement. H. Label the adjoining property Owners. I. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photos LOTS 1 and 2 will share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control. Applicant will need to coordinate with the City Engineering Permitting Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review and signatures. J. Add a note 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 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. Add a note that all existing and 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. N. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. O. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.*)
- 6) Placement of a note on the Final Plat stating the Traffic Engineering comments: (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
- 7) 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of*

heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.); and

- 8) Compliance with the 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.).*

LOCATOR MAP



APPLICATION NUMBER 2 DATE October 20, 2022

APPLICANT Capital Tractor Subdivision

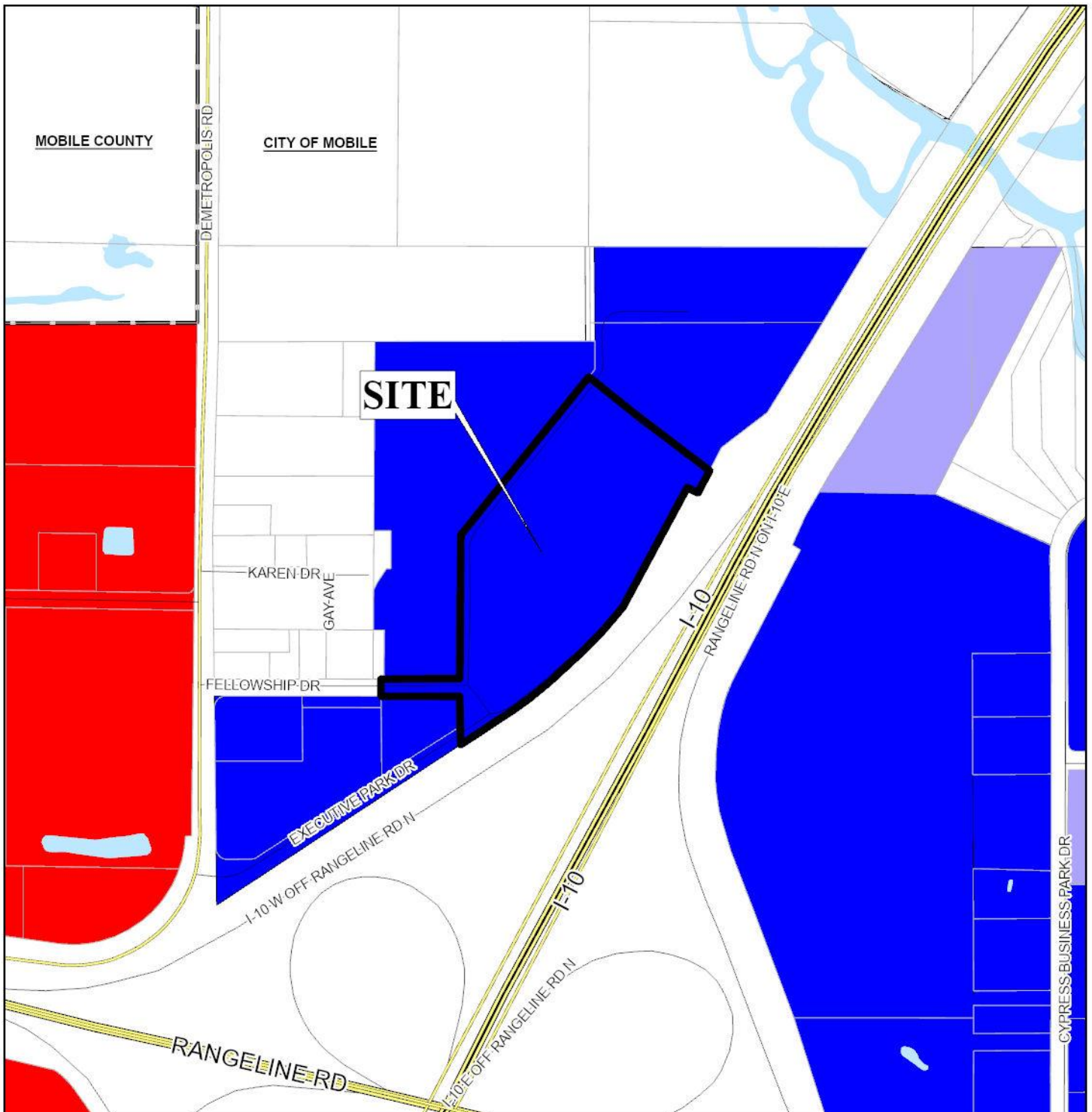
REQUEST Subdivision

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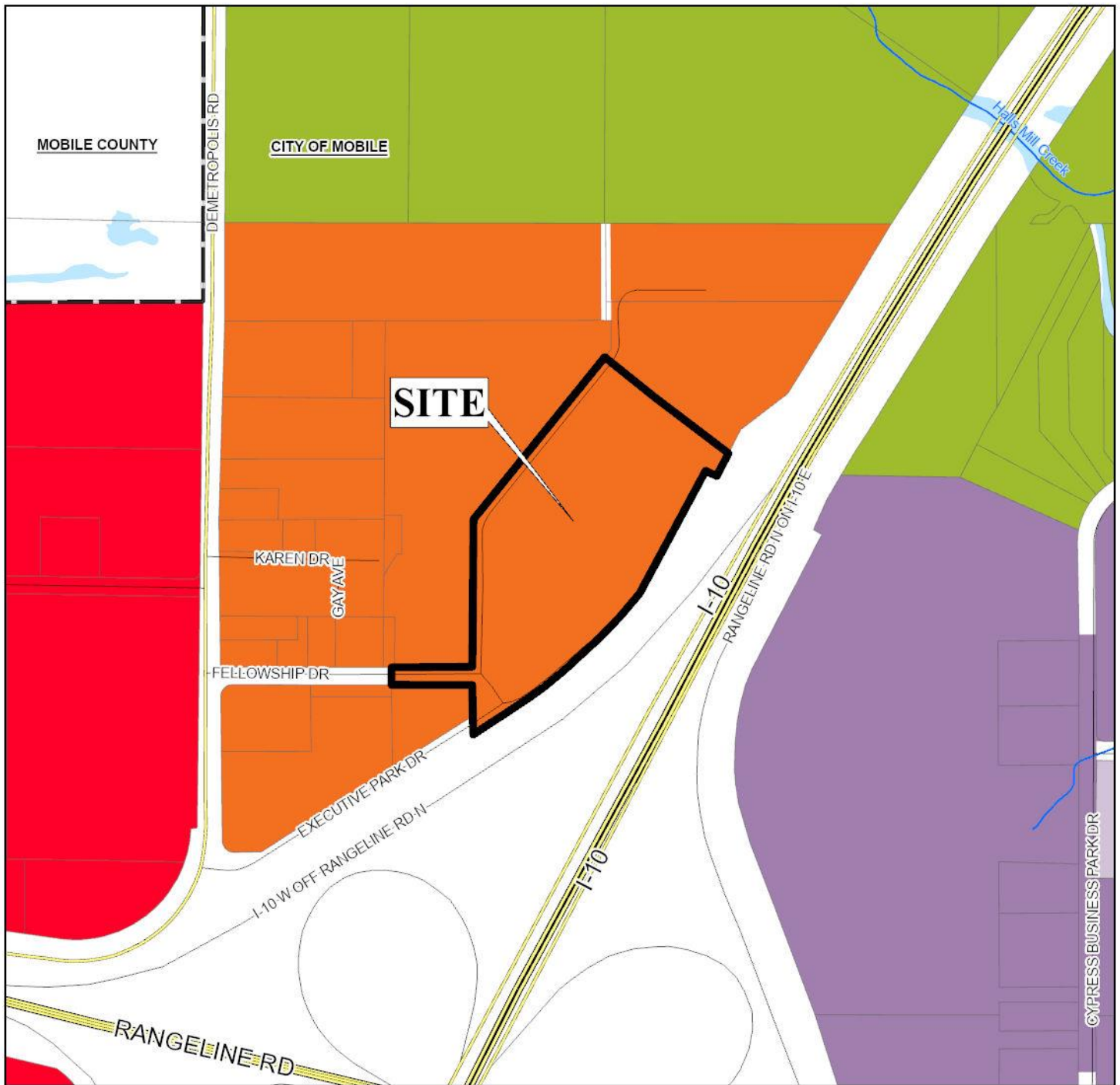
LOCATOR ZONING MAP



APPLICATION NUMBER 2 DATE October 20, 2022
 APPLICANT Capital Tractor Subdivision
 REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE October 20, 2022

APPLICANT Capital Tractor Subdivision

REQUEST Subdivision

Layer2

- Low Density Residential
- Mixed Density Residential

■ Downtown

■ District Center

■ Neighborhood Center - Traditional

■ Neighborhood Center - Suburban

■ Traditional Corridor

■ Mixed Commercial Corridor

■ Downtown Waterfront

■ Light Industry

■ Heavy Industry

■ Institutional

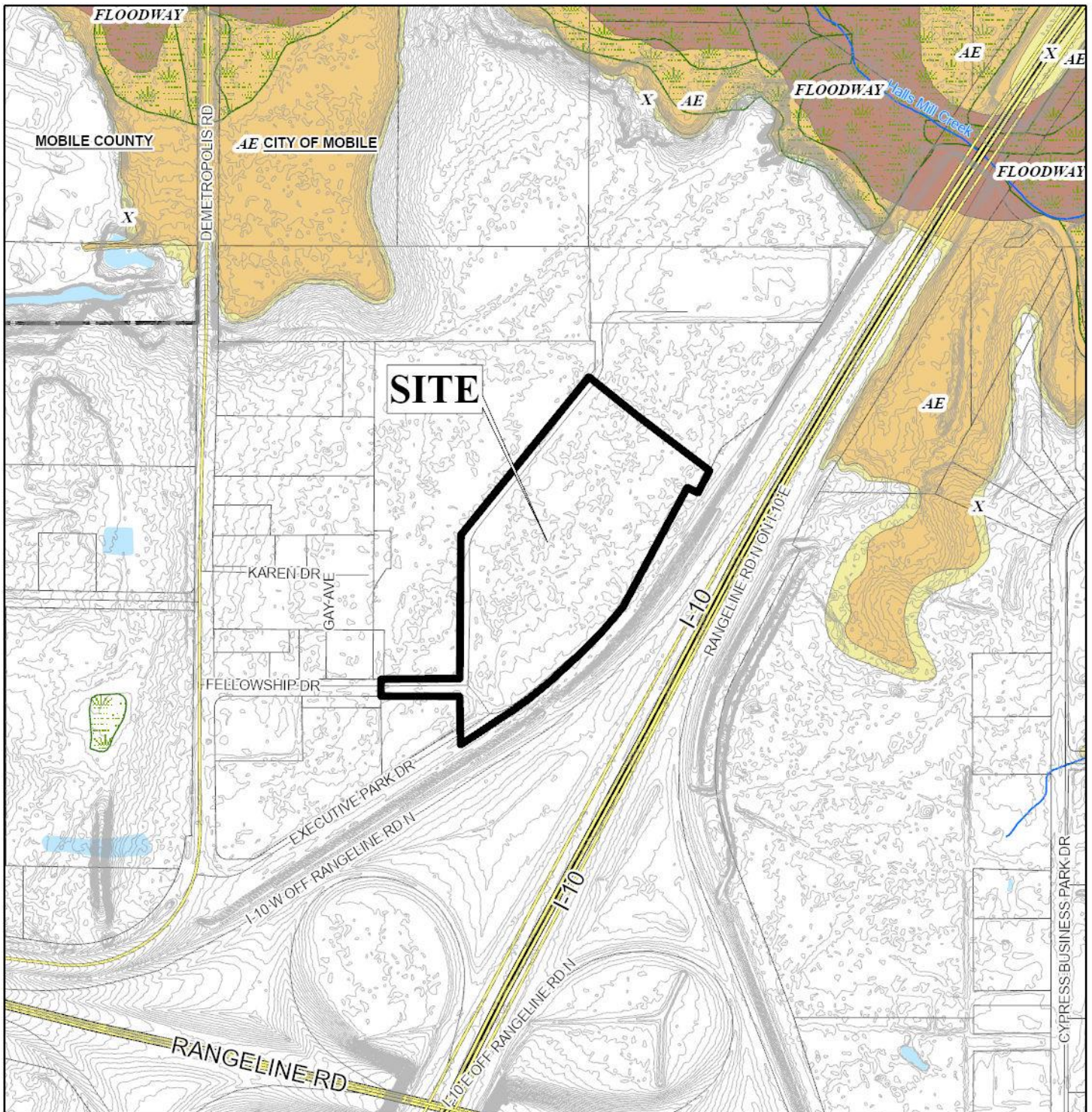
■ Parks & Open Space

■ Water Dependent



NTS

ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 2 DATE October 20, 2022

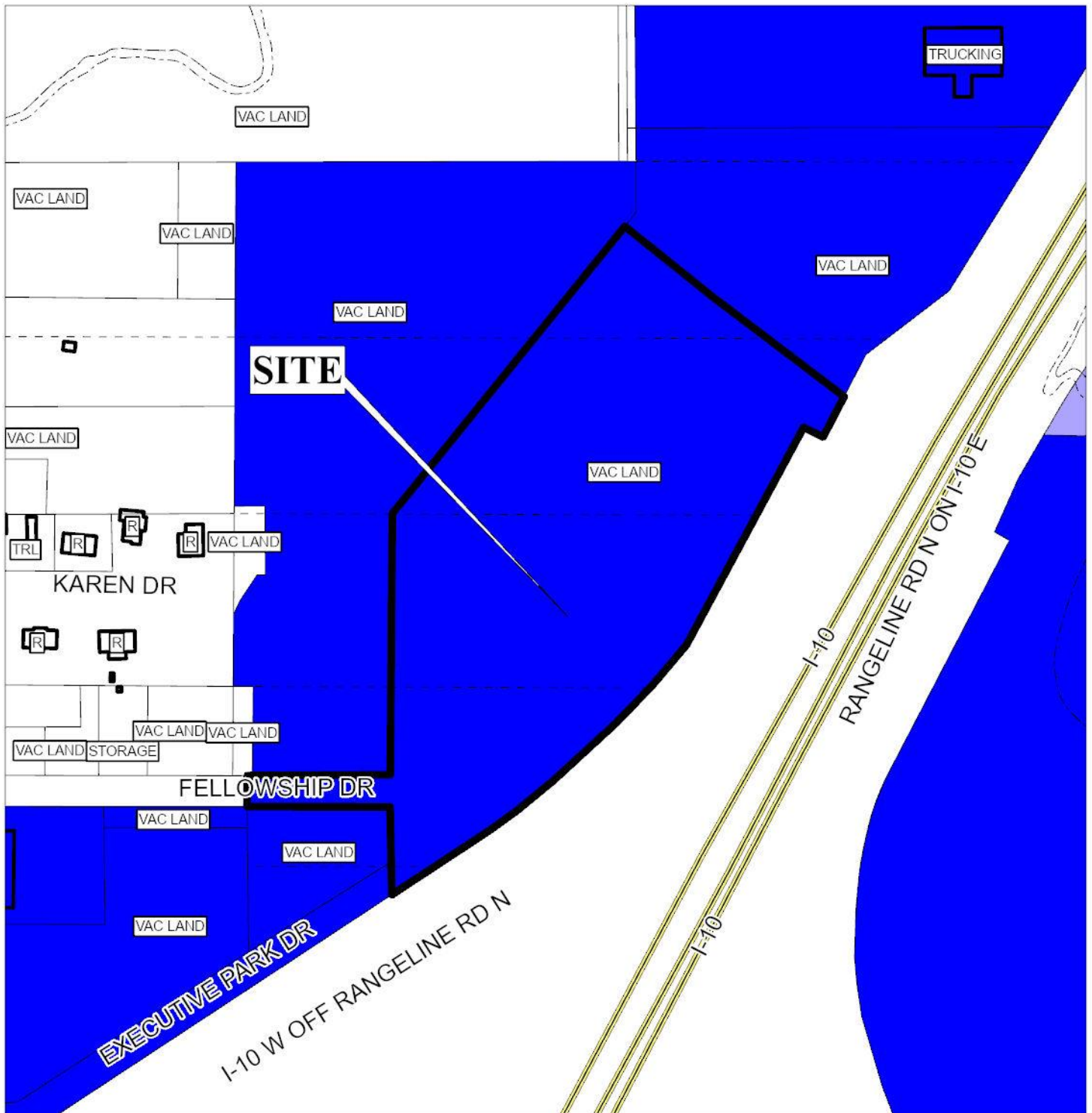
APPLICANT Capital Tractor Subdivision

REQUEST Subdivision



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CAPITAL TRACTOR SUBDIVISION

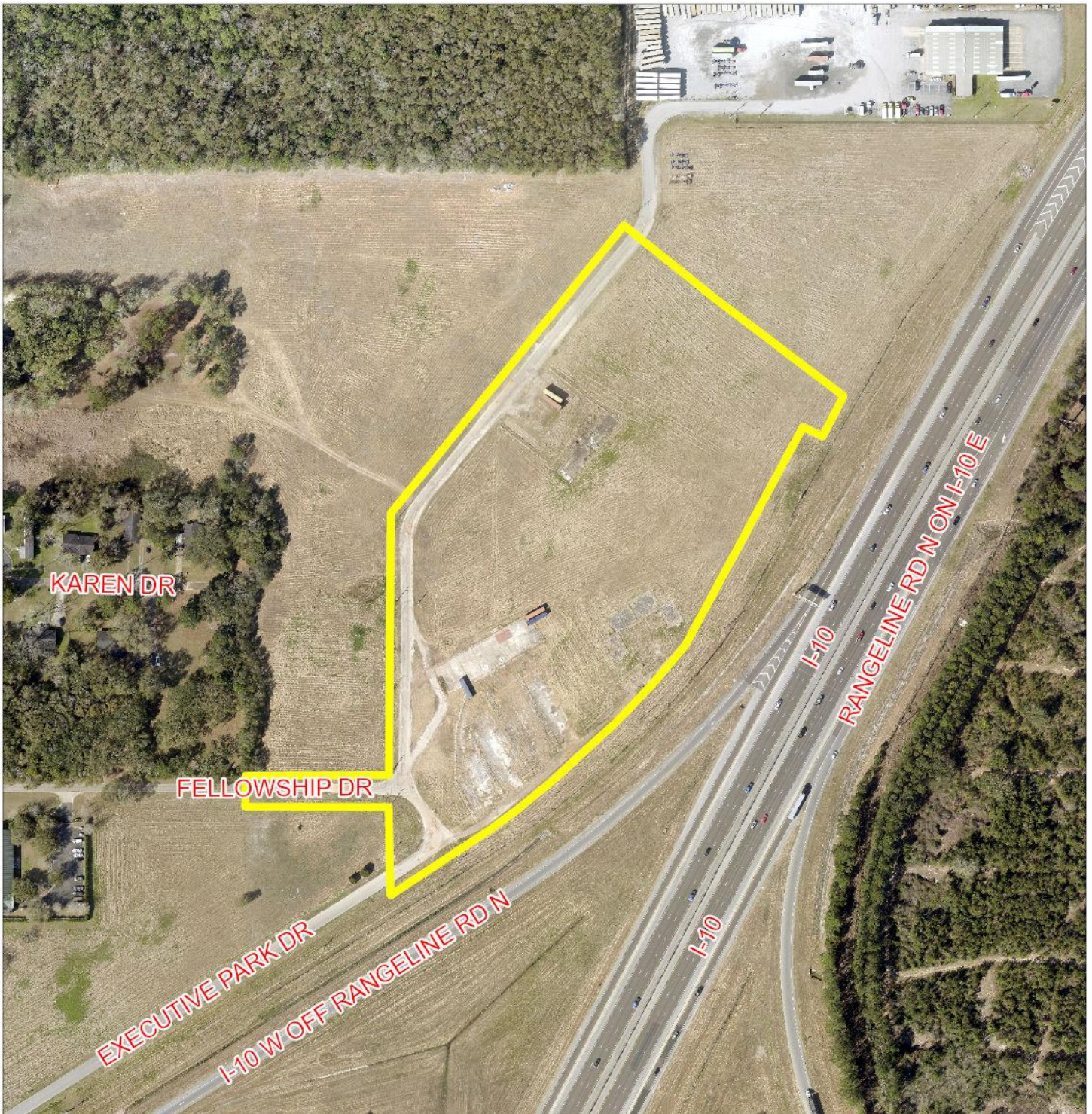


APPLICATION NUMBER 2 DATE October 20, 2022

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



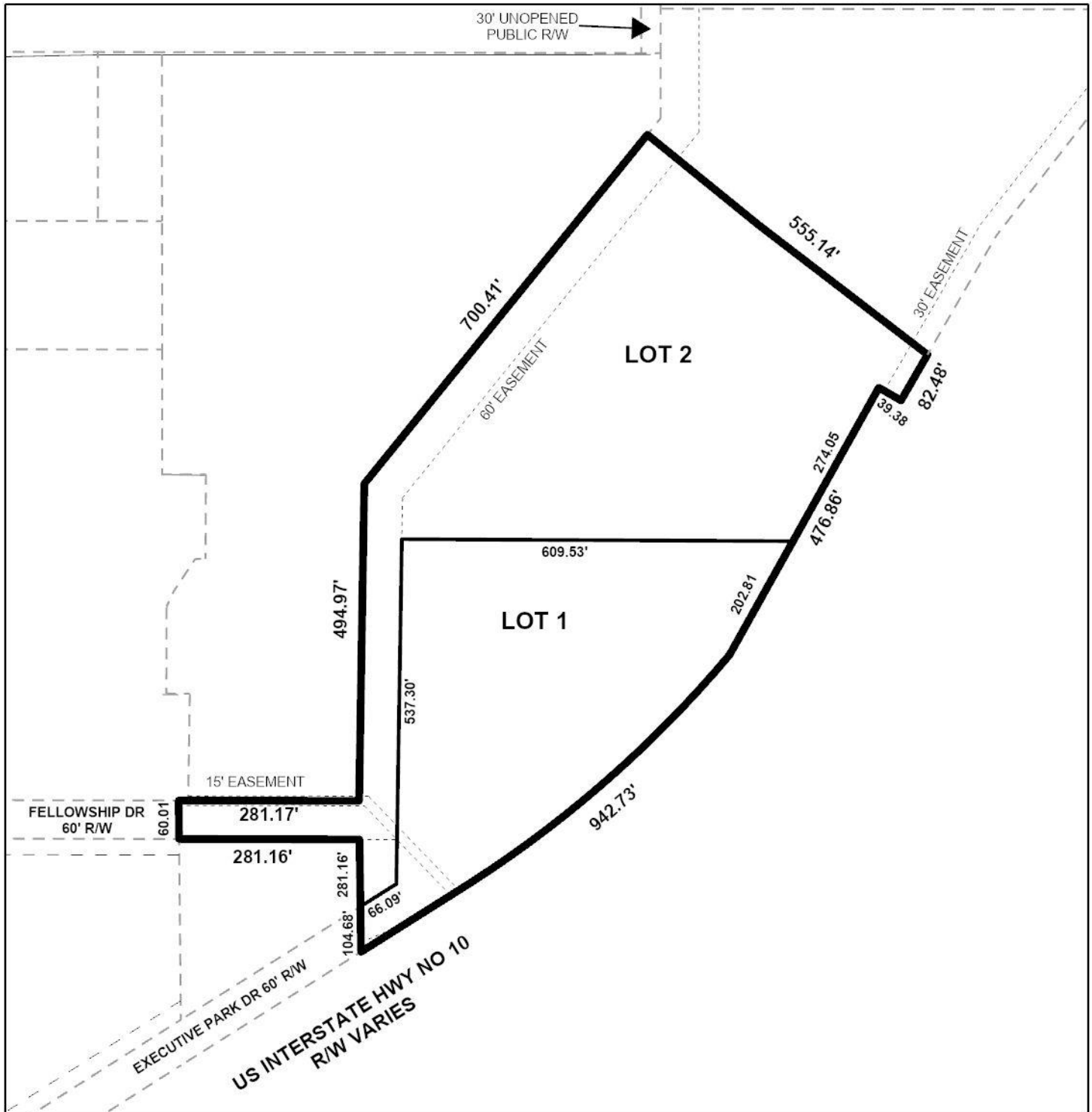
SUBDIVISION



APPLICATION NUMBER 2 DATE October 20, 2022



DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE October 20, 2022

APPLICANT Capital Tractor Subdivision

REQUEST Subdivision

