

## **MTC ALABAMA 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. Label the Proposed LOT with an appropriate designator (i.e. LOT 1, LOT A)
- C. Add a vicinity map.
- D. Provide a written legal description.
- E. Show and label all of the curves listed in the curve table.
- F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- G. Show and label each and every Right-Of-Way and easement.
- H. Provide and label the monument set or found at each subdivision corner.
- I. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- J. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- K. The proposed CITY OF MOBILE DRAINAGE EASEMENT will need to be revised. The area along the east property line is receiving drainage from a public street and will require a PUBLIC (Dedicated to the City of Mobile) drainage easement; the width and alignment of the easement shall be coordinated with, and approved by, the City Engineer prior to submitting the Plat for signatures.
- L. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note that the wetlands shown on this plat are scaled from the NWI data and have not been delineated.
- M. Add a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
- N. 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.
- O. 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.
- P. 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.
- Q. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.

- R. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- S. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.

Traffic Engineering Comments: Lot is denied access to S Lawrence Street, and limited to two curb cuts each to Yeend Street and Baker Street. Driveway 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.)

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.)

MAWSS Comments: No comments.

The plat illustrates the proposed 1-lot, 18.0± acre subdivision located at the Southwest corner of Baker Street and South Lawrence Street extending to the North side of Yeend Street, Council District 3. The applicant states the site is served by public water and sanitary sewer.

The site has been given a Heavy Industry (HI) land use designation, per the recently adopted Future Land Use Plan and Map. 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, drydocks, 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.

The site currently consists of three metes-and-bounds parcels. Only one parcel (R022910370008227) is included in its entirety in the Subdivision. The other two parcels (R022910370009031 and R022910370009032) are only partially included. Normally, all portions of any parcels to be subdivided must either be included within proposed lots or within the boundaries of the over-all Subdivision and designated as future development area. This is intended to allow for an orderly progression of land division. However, in this instance, staff has determined the portions of the two parcels which have been excluded will be allowed to remain as future development areas and will be reviewed at such time that they are proposed to be developed. The site also consists of a portion of vacated public right-of-way of Yeend Street which staff has determined should assume the surrounding I-2, Heavy Industry, zoning with the recording of the Final Plat for the Subdivision.

The Subdivision would have frontages along Baker Street, South Lawrence Street and Yeend Street. As only a very short portion of Baker Street at South Lawrence Street is on the Major Street Plan, no right-of-way dedication will be required as the existing right-of-way will be used. However, a corner radius dedication of 25' would be required at the intersection of Baker Street and South Lawrence Street, and at the intersection of South Lawrence Street and Yeend Street.

As per the Traffic Engineering comments, the Lot should be denied access to South Lawrence Street, and limited to two curb cuts each to Yeend Street and Baker Street. The driveway size, location and design should be approved by Traffic Engineering and conform to AASHTO standards.

The proposed lot meets the minimum size requirements of the Subdivision Regulations. However, no lot size is provided on the plat. The plat should be revised to label the lot with its size in both square feet and acres, after any required dedications, or a table should be furnished on the Final Plat providing the same information. The plat should be revised to illustrate a 25' minimum building setback line along all public street frontages.

Numerous easements, utilities rights-of-way and agreements to allow utilities are indicated on the plat; therefore, a note should be required on the Final Plat stating that no structures may be constructed or placed within any easements, utilities rights-of-way or utilities agreements.

It appears that there may not currently be public sidewalks along any of the public street frontages. It should be noted that the Subdivision triggers the sidewalk requirement along all street frontages at such time when new development is proposed for the site.

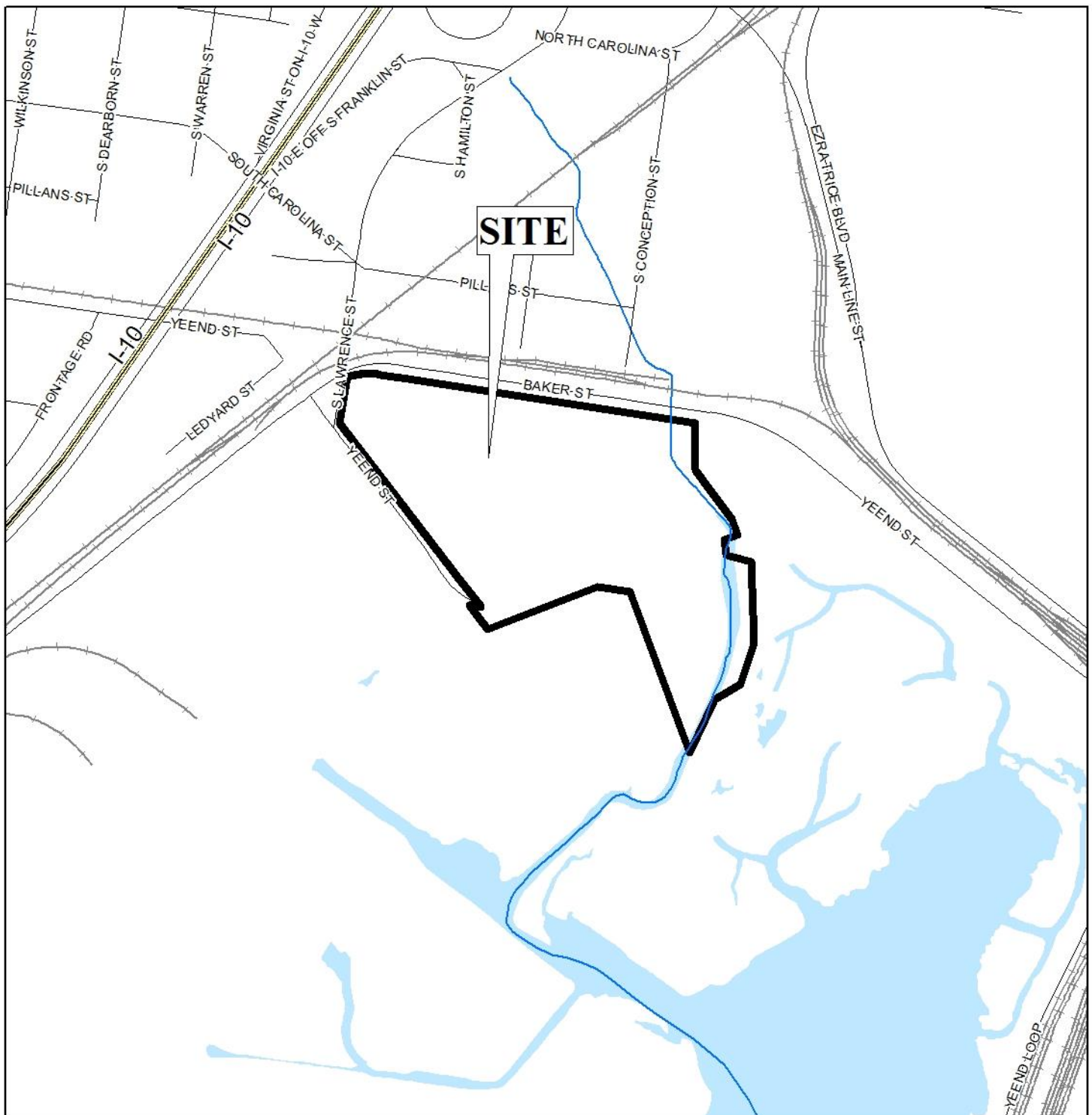
Based on the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) dedication to provide 25' corner radii at the intersection of Baker Street and South Lawrence Street, and at the intersection of South Lawrence Street and Yeend Street;
- 2) placement of a note on the Final Plat stating that the lot is denied access to South Lawrence Street, and limited to two curb cuts each to Yeend Street and Baker Street, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) revision of the plat to label the lot with its size in both square feet and acres, after any required dedications, or the furnishing of a table on the Final Plat providing the same information;
- 4) revision of the plat to illustrate a 25' minimum building setback line along all public street frontages;
- 5) placement of a note on the Final Plat stating that no structures may be constructed or placed within any easements, utilities rights-of-way or utilities agreements;
- 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. Label the Proposed LOT with an appropriate designator (i.e. LOT 1, LOT A) C. Add a vicinity map. D. Provide a written legal description. E. Show and label all of the curves listed in the curve table. F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. G. Show and label each and every Right-Of-Way and easement. H. Provide and label the monument set or found at each subdivision corner. I. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. J. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures. K. The proposed CITY OF MOBILE DRAINAGE EASEMENT will need to be revised. The area along the east property line is receiving drainage from a public street and will require a PUBLIC (Dedicated to the City of Mobile) drainage easement; the width and alignment of the easement shall be coordinated with, and approved by, the City Engineer prior to submitting the Plat for signatures. L. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note that the wetlands shown on this plat*

are scaled from the NWI data and have not been delineated. M. Add a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. N. 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. O. 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. P. 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. Q. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. R. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. S. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.];

- 7) compliance with the Traffic Engineering comments: *(Lot is denied access to S Lawrence Street, and limited to two curb cuts each to Yeend Street and Baker Street. Driveway 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.)*;
- 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.)]*; 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 2 DATE February 1, 2018

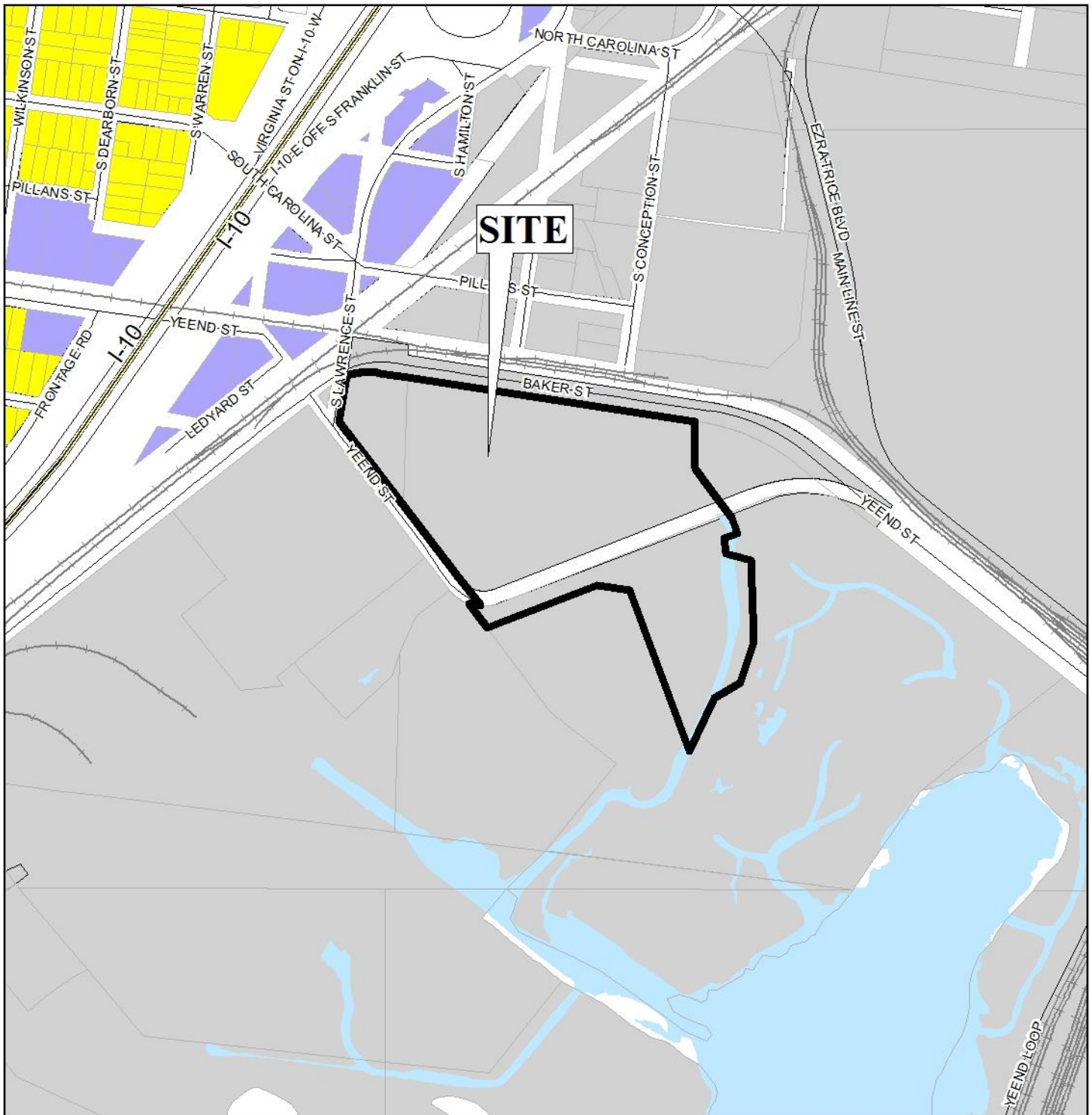
APPLICANT MTC Alabama Subdivision

REQUEST Subdivision





# LOCATOR ZONING MAP



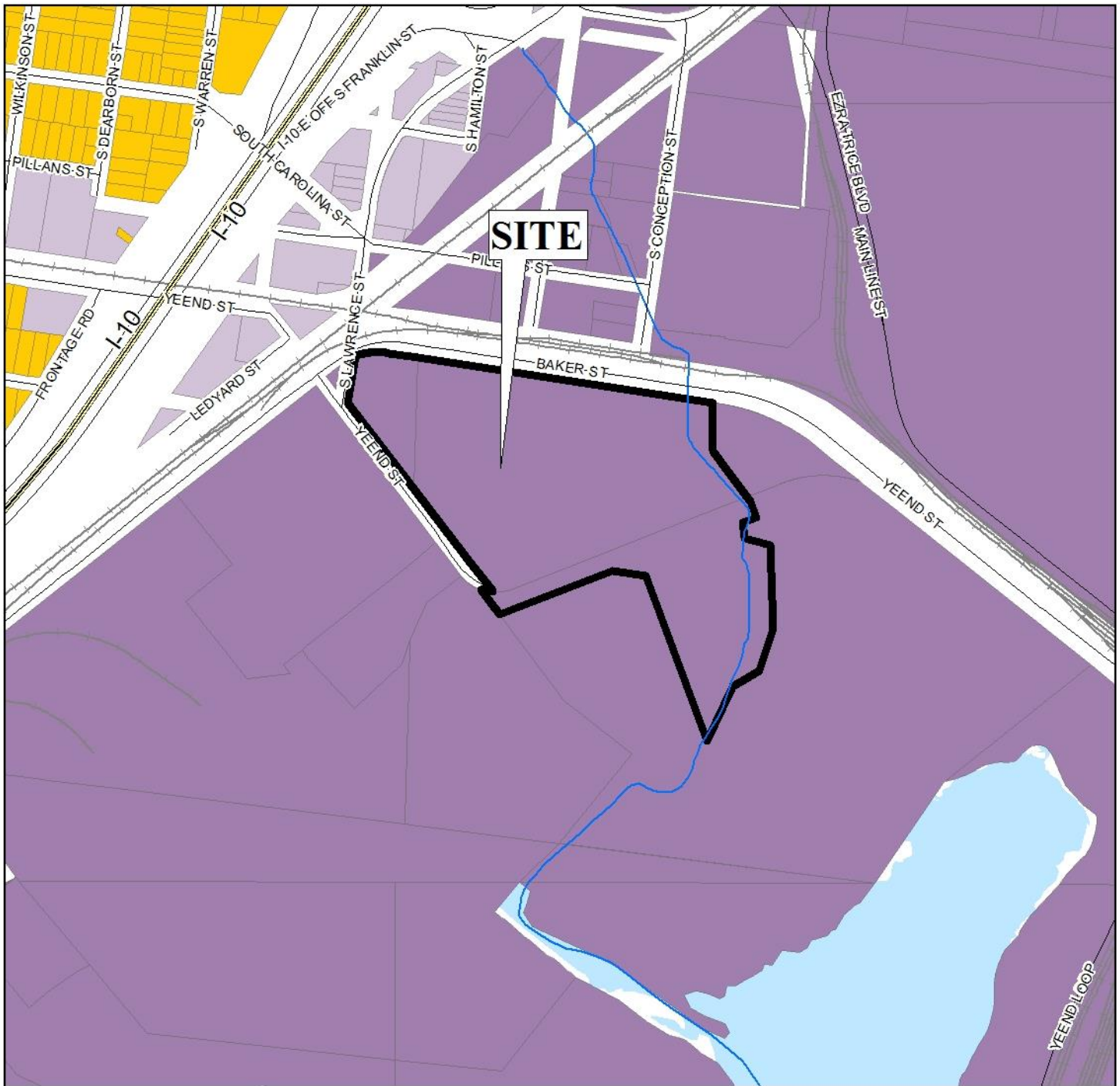
APPLICATION NUMBER 2 DATE February 1, 2018

APPLICANT MTC Alabama Subdivision

REQUEST Subdivision



# FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE February 1, 2018

APPLICANT MTC Alabama Subdivision

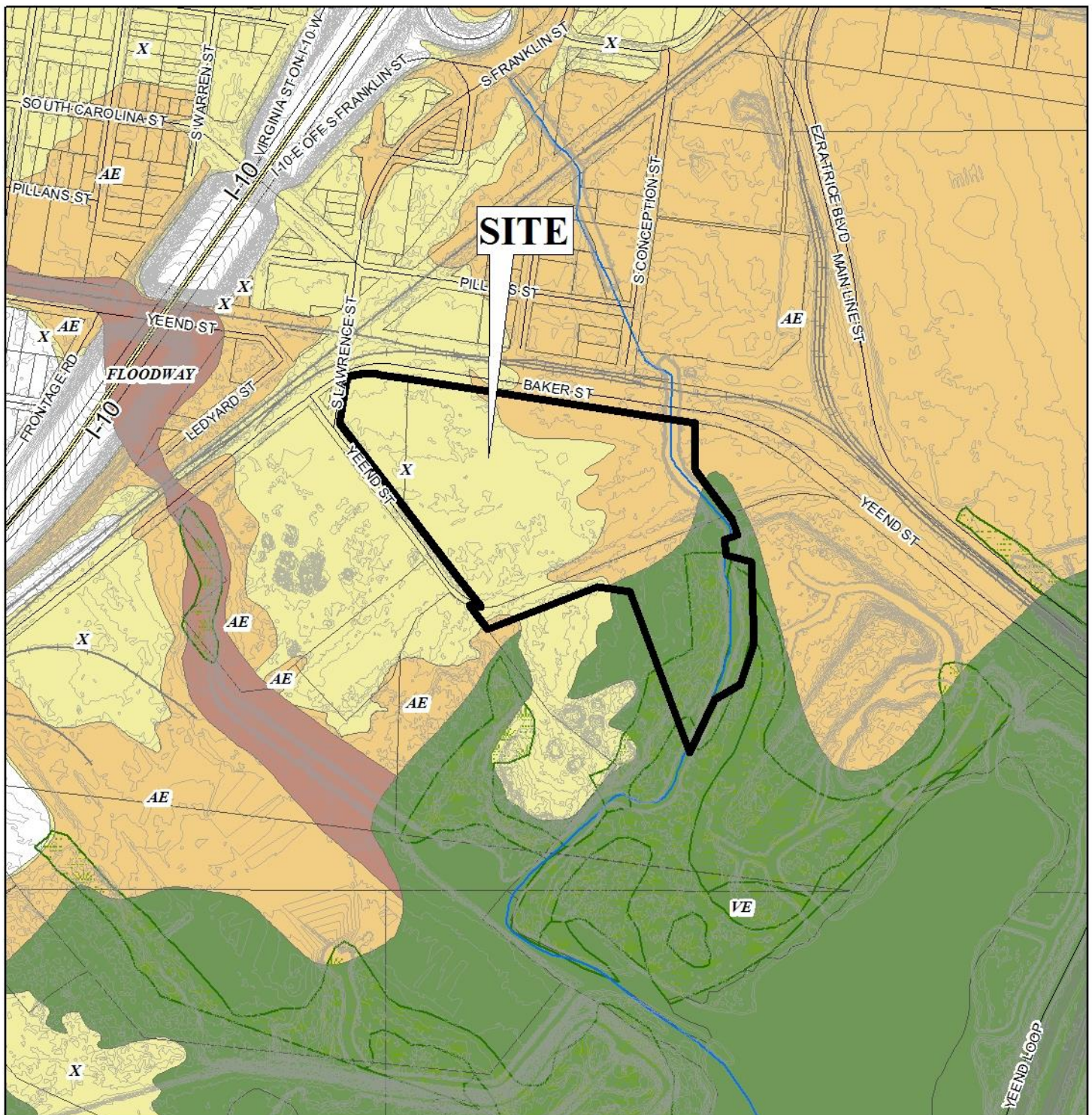
REQUEST Subdivision

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 February 1, 2018

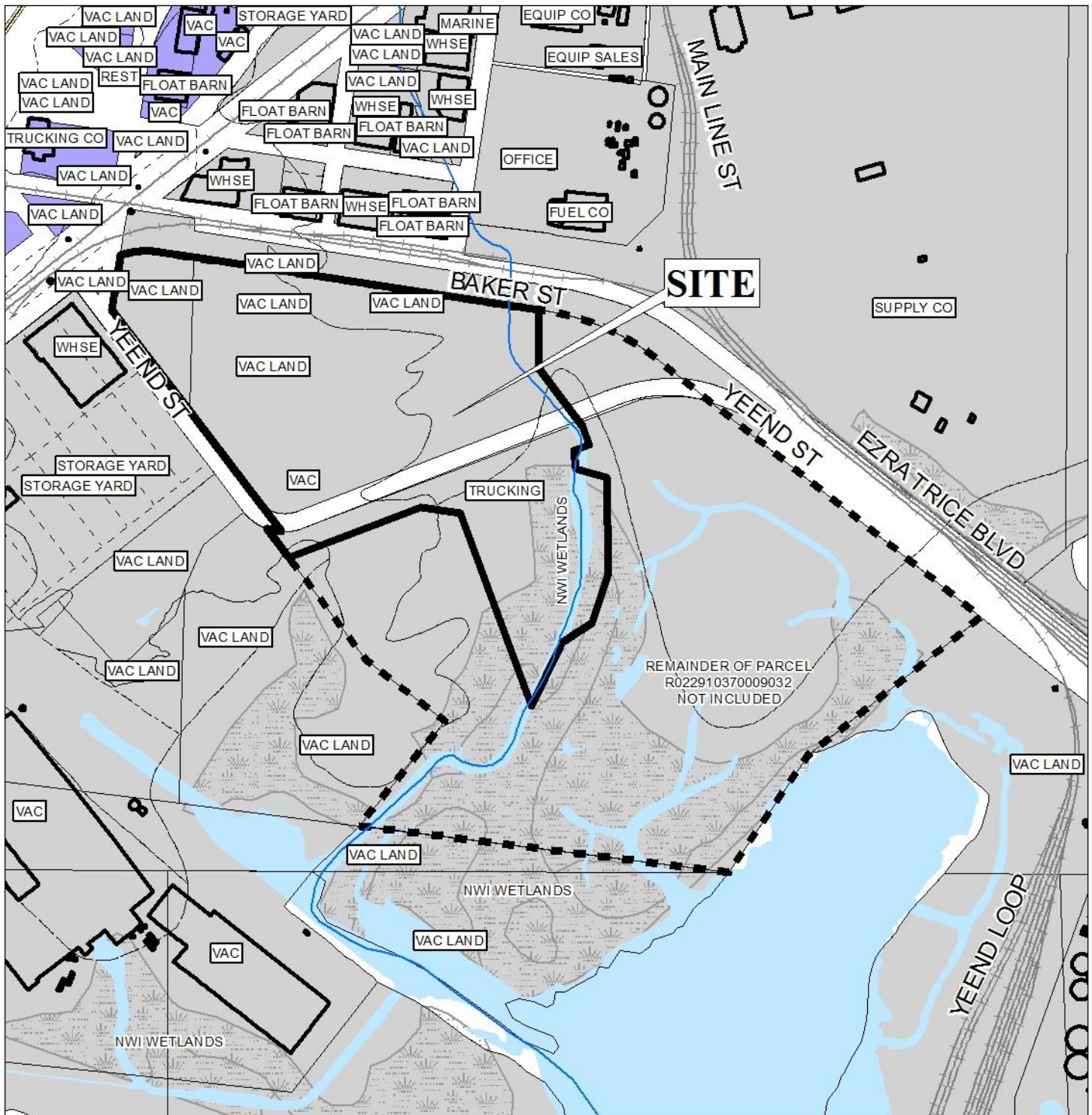
APPLICANT MTC Alabama Subdivision

REQUEST Subdivision





# MTC ALABAMA SUBDIVISION



APPLICATION NUMBER 2 DATE February 1, 2018

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





# MTC ALABAMA SUBDIVISION

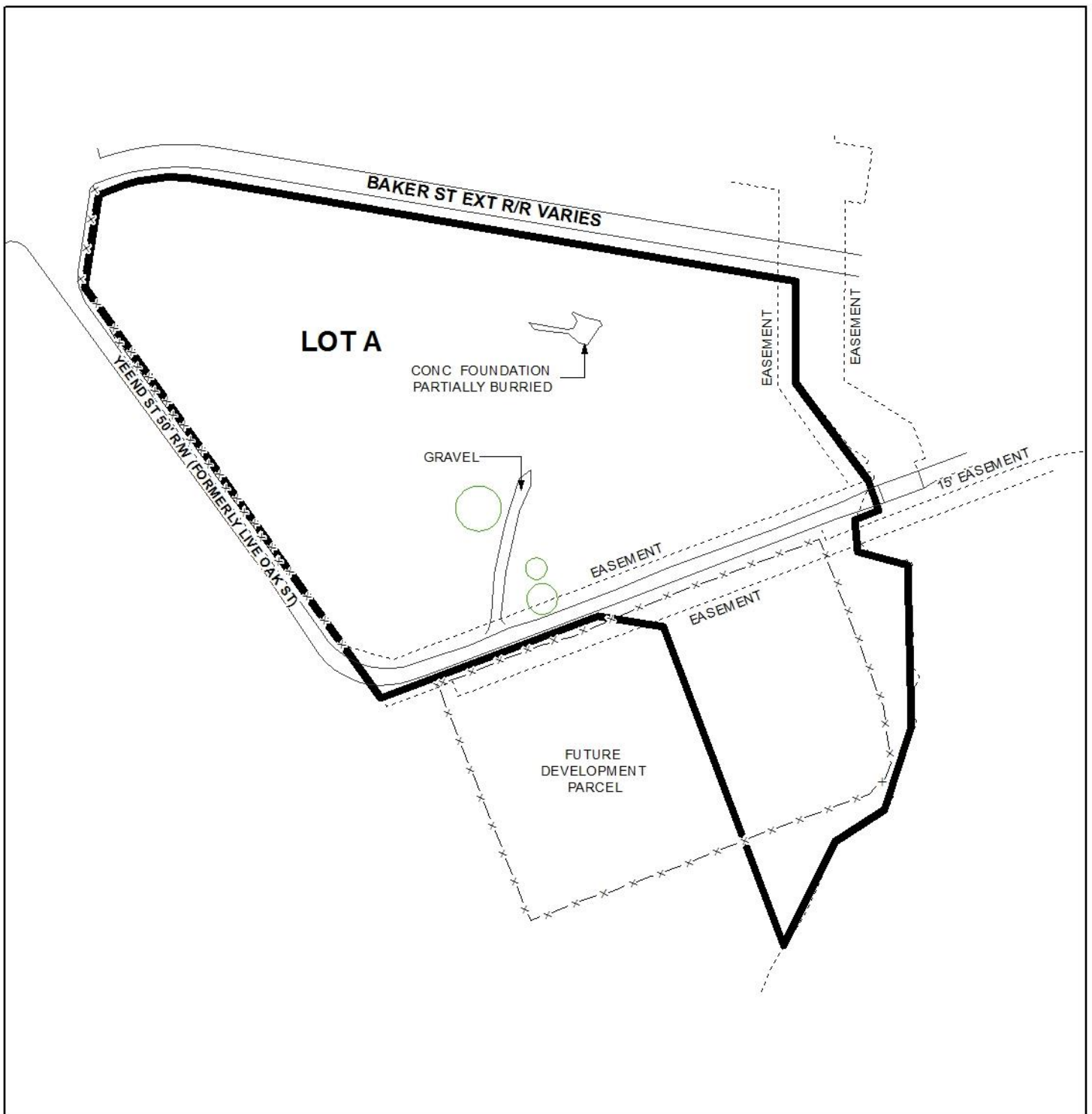


APPLICATION NUMBER 2 DATE February 1, 2018





# DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE February 1, 2018

APPLICANT MTC Alabama Subdivision

REQUEST Subdivision

