

HOLMES 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. Provide and label the monument set or found at each subdivision corner.
- C. Add a graphic scale.
- D. List the amount of ROW being dedicated (square feet and acres) for each of the corner dedications.
- E. Revise "...TO BE DEDICATED..." to "...HEREBY DEDICATED..." for each radius dedication.
- F. Add a signature block for the Planning Commission, Traffic Engineer, and City Engineer.
- G. Provide the Surveyor's Certificate.
- H. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 25 - #69) LOTS 1, 2, & 3 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 – NONE, LOT 2 – 5,800 sf, and LOT 3 – 5,000 sf.
- I. 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.
- J. 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.
- 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 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.
- M. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- N. 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.
- O. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.

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 plat illustrates the proposed 3-lot, 1.0± acre subdivision which is located on the South side of Mill Street, extending from Western Drive to Josephine Street, within Council District 1. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create three (3) legal lots of record from four (4) existing legal lots of record.

The site has been given a Light Industry (LI) 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 applies to an array of modern, low-impact industrial uses that include assembly and processing, warehousing, distribution and wholesaling facilities. The bulk of the light industrial use must be contained within a building or facility. If a light industrial use requires outside storage, the storage must be limited in area and appropriately screened from view in accordance to specific zoning requirements. This designation may also include uses such as complementary offices and retail.

LI also includes areas that may be regarded as "industrial business", where the land uses include business administration and logistics operations for industrial concerns, building trade contractors facilities and advance research facilities, as well as stand-alone educational, scientific and industrial research facilities, or any combination of those facilities located in light industrial and technology parks. Many parcels used for industrial business are smaller and scattered throughout Mobile. For this reason, these parcels are not singled out in the FLUM, but rather are addressed through zoning.

Light industrial uses are characterized by attractive, accessible and connected development, compatible with the character of surrounding neighborhoods. Development may take the form of

planned campuses in park-like settings or unified design corridors, with consideration to factors such as site and building orientation, building design, landscaping and buffering, lighting, continuity of pedestrian networks, access and connectivity to transit and to freight transportation.

Heavy commercial and, in some cases, high-density residential land uses may serve as transitions between LI and other, lower-intensity land use designations. Protection buffers may also be required by zoning.

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.

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 applicant states the following concerning the proposed subdivision:

THE PURPOSE OF THIS SUBDIVISION IS TO CREATE A LOT FOR A LARGE BUILDING THAT WOULD CROSS EXISTING LOT LINES. THE BUILDING WOULD BE CONSTRUCTED ON LOT 1 WITH THE PROPOSED DRIVEWAY BEING ON JOSEPHINE STREET. THE LOT LINES FOR LOT 2 ARE POSITIONED TO CONFORM TO THE EXISTING BUILDING AND THE REMAINDER OF THE PROPERTY IS SHOWN AS LOT 3.

AS NOTED ON THE PLAT, LOT 1 WOULD BE LIMITED TO ONE CURB CUT TO JOSEPHINE STREET AND LOT 2 WOULD BE LIMITED THE EXISTING CURB CUTS. THE CURB CUT ON WESTERN DRIVE WOULD BE FOR CUSTOMERS AND THE CURB CUT ON JOSEPHINE STREET WOULD BE FOR EMPLOYEES AND/OR TRUCK DELIVERIES. LOT 3 WOULD BE LIMITED TO THE EXISTING CURB CUT ON WESTERN DRIVE.

WE ARE ALSO PROPOSING A 10' RADIUS AT THE CORNER OF WESTERN DRIVE AND MILL STREET AND ALSO AT THE CORNER OF MILL STREET AND JOSEPHINE STREET. SINCE ALL THREE STREETS ARE CONSTRUCTED WITH CURB AND GUTTER AND ALL UTILITIES ARE IN PLACE, A 10' RADIUS SHOULD BE ADEQUATE.

ANOTHER REQUEST IS FOR A 20' MINIMUM BUILDING SETBACK ALONG MILL STREET SINCE THIS WILL BE CONSIDERED A SIDE STREET BECAUSE THE

PROPOSED BUILDING WILL FACE JOSEPHINE STREET. A 20' SETBACK IS ALLOWED IN THE ZONING ORDINANCE AND THIS PROPERTY IS ZONED I-1.

The subject site consists of Lots 45, 46, 47 and 48, Neese's Second Addition to Crichton Subdivision. Lots 45 and 46 currently have one building on each, while Lots 47 and 48 are vacant. The applicant proposes to reconfigure the common interior property lines between Lots 45, 46 and 47, and combine Lots 47 and 48 into one lot for future development.

The subject site has frontage on Western Drive, Mill Street and Josephine Street, all minor streets with 50-foot rights-of-way and curb and gutter; therefore, no frontage dedication would be required. The right-of-way widths of all streets should be retained on the Final Plat, if approved. The preliminary plat indicates a ten-foot radius curve dedication at the intersection of Western Drive and Mill Street, and at the intersection of Mill Street and Josephine Street. Section V.D.6. of the Subdivision Regulations allows a ten-foot radius curve minimum at intersections. Therefore, this should be retained on the Final Plat, or a greater radius dedication should be provided, if required by City Engineering.

The plat indicates a 25-foot minimum building setback line along Western Drive and Josephine Street, considered front streets, and this should be retained on the Final Plat. A 20-foot minimum building setback line is indicated along Mill Street. As Mill Street could be considered the side street, and as the Zoning Ordinance allows a 20-foot minimum building setback line along side streets, the reduced setback would be justified along Mill Street, and should be retained on the Final Plat.

In compliance with the Subdivision Regulations, the proposed lots exceed the minimum size requirements. The lots are labeled with their sizes in both square feet and acres on the preliminary plat, and these labels should be retained on the Final Plat, adjusted for any required dedication, or a table should be furnished on the Final Plat providing the same information.

The applicant proposes to retain the existing curb cuts on new Lots 2 and 3, and one curb cut onto Josephine Street for Lot 1. As this is a light industrial area as per the current zoning classification and land use, and as per the Future Land Use Map, curb cut allowances should be determined by Traffic Engineering. 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. 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. A note should be required on the Final Plat stating these comments.

It should be noted that the preliminary plat indicates paved access between all three proposed lots. If shared access and/or parking is proposed between any of the lots, an Administrative Planned Unit Development will be required to allow such.

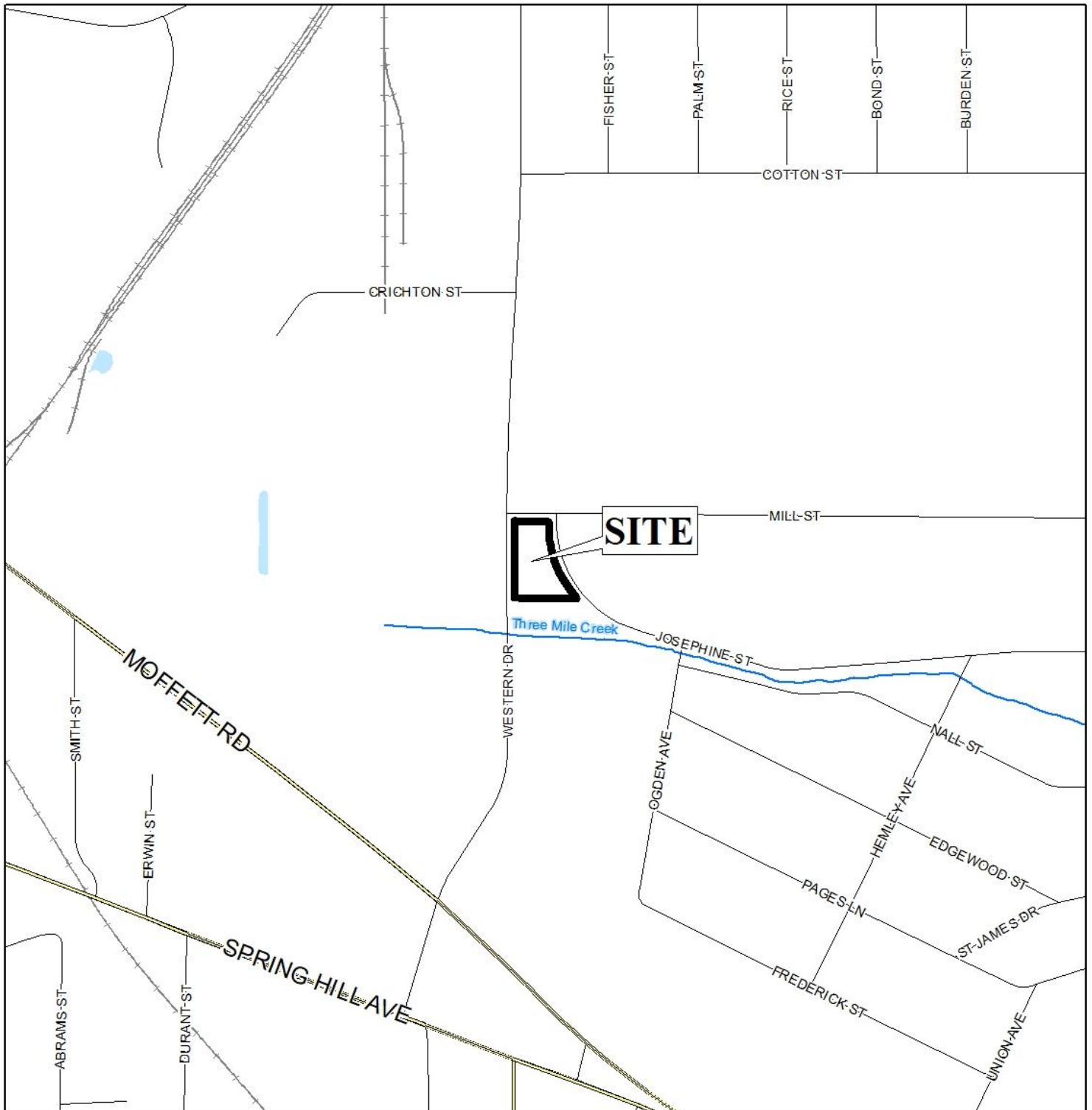
Based upon the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of the right-of-way widths of all streets on the Final Plat;

- 2) retention of the ten-foot radius curve dedication at the intersection of Western Drive and Mill Street, and at the intersection of Mill Street and Josephine Street on the Final Plat, or a greater radius dedication should be provided, if required by City Engineering;
- 3) retention of the 25-foot minimum building setback line along Western Drive and Josephine Street on the Final Plat;
- 4) retention of the 20-foot minimum building setback line along Mill Street on the Final Plat;
- 5) retention of the lot size labels on the Final Plat, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 6) approval of an Administrative Planned Unit Development if shared access and/or parking is proposed between any of the lots;
- 7) 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. Provide and label the monument set or found at each subdivision corner. C. Add a graphic scale. D. List the amount of ROW being dedicated (square feet and acres) for each of the corner dedications. E. Revise "...TO BE DEDICATED..." to "...HEREBY DEDICATED..." for each radius dedication. F. Add a signature block for the Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor's Certificate. H. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 25 - #69) LOTS 1, 2, & 3 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 – NONE, LOT 2 – 5,800 sf, and LOT 3 – 5,000 sf. I. 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. J. 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. 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 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. M. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. N. 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. O. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);

- 8) 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.);*
- 9) 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*
- 10) 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). 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



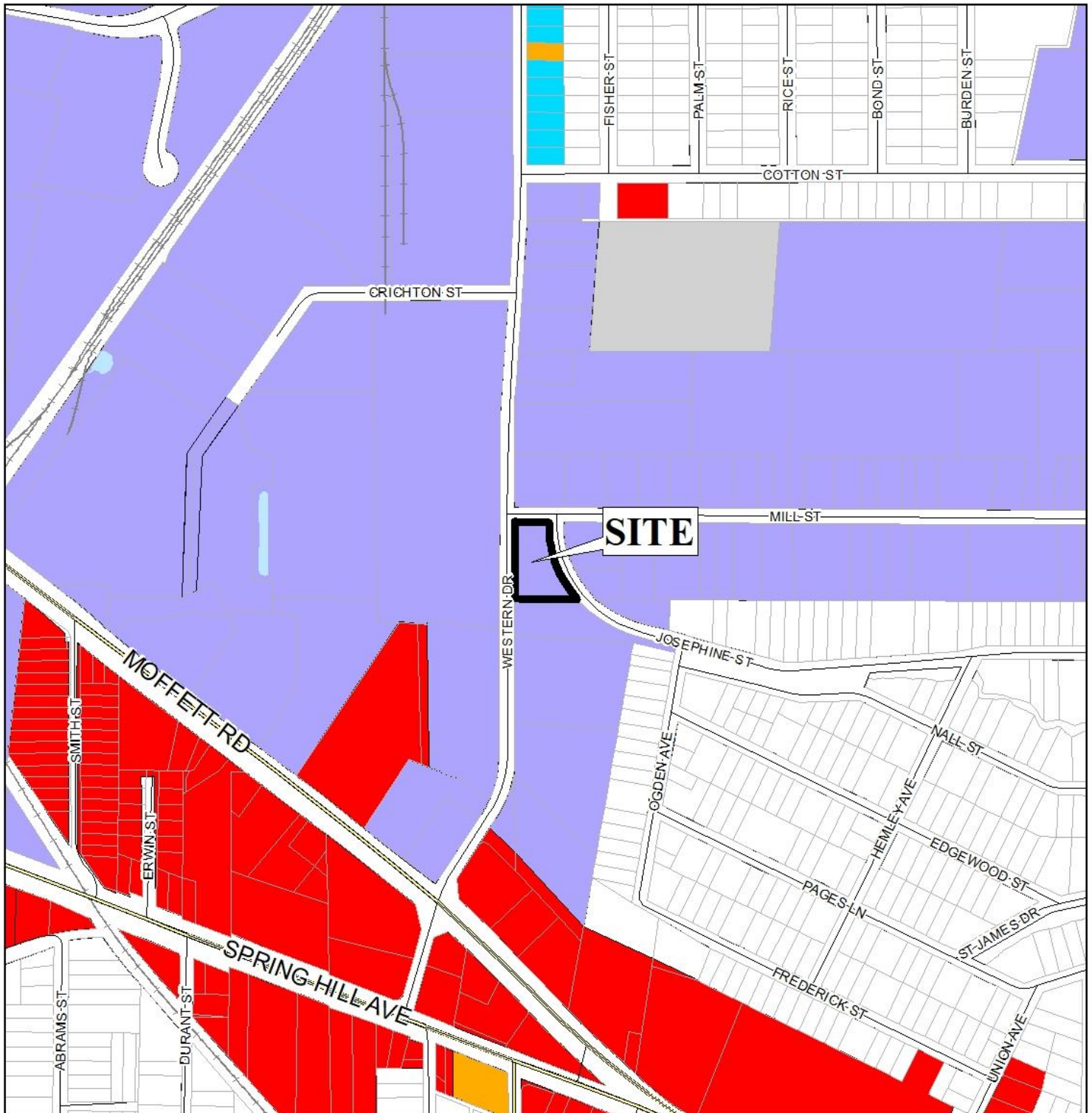
APPLICATION NUMBER 3 DATE April 21, 2022

APPLICANT Holmes Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



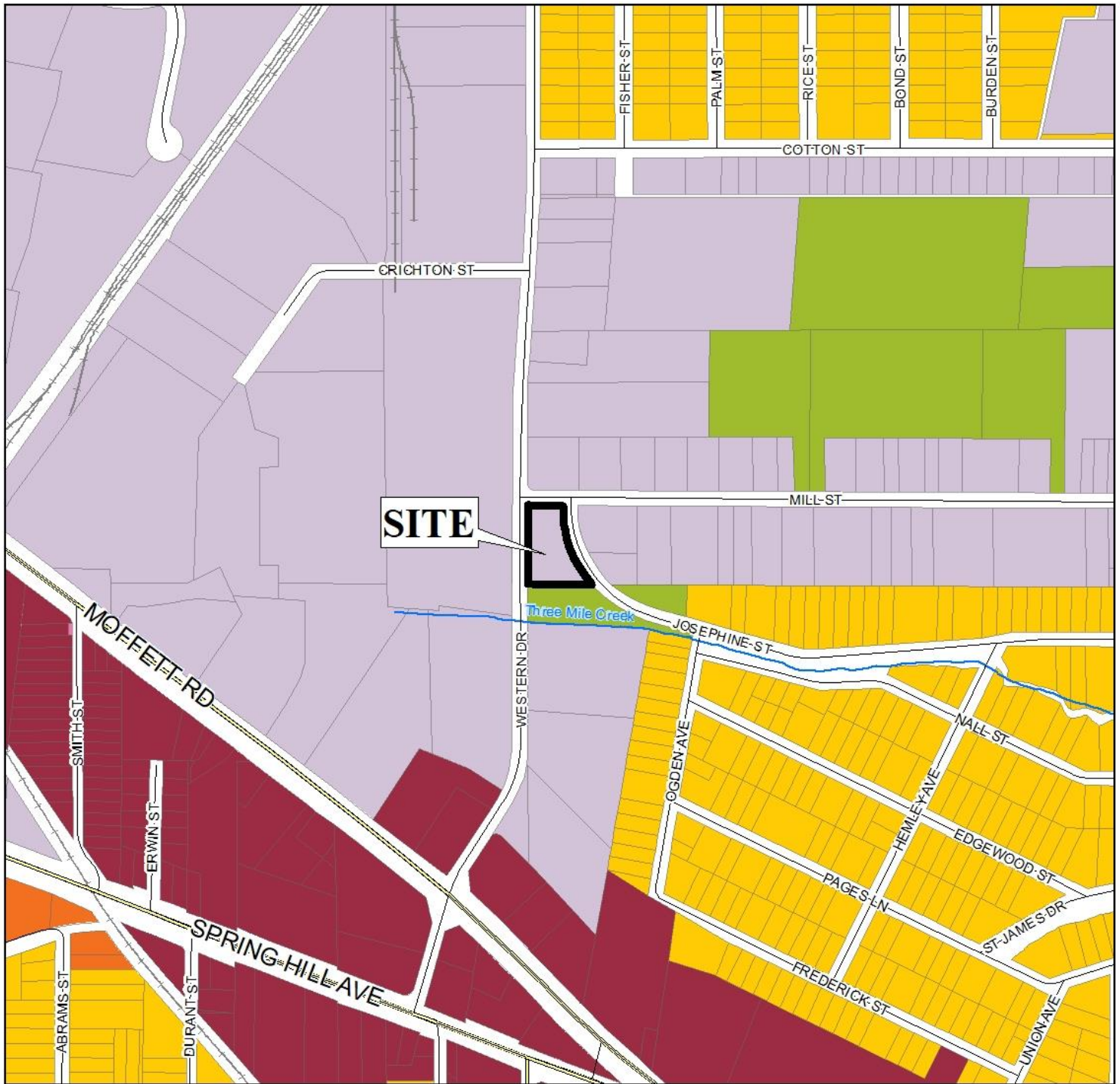
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APPLICANT Holmes Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 3 DATE April 21, 2022

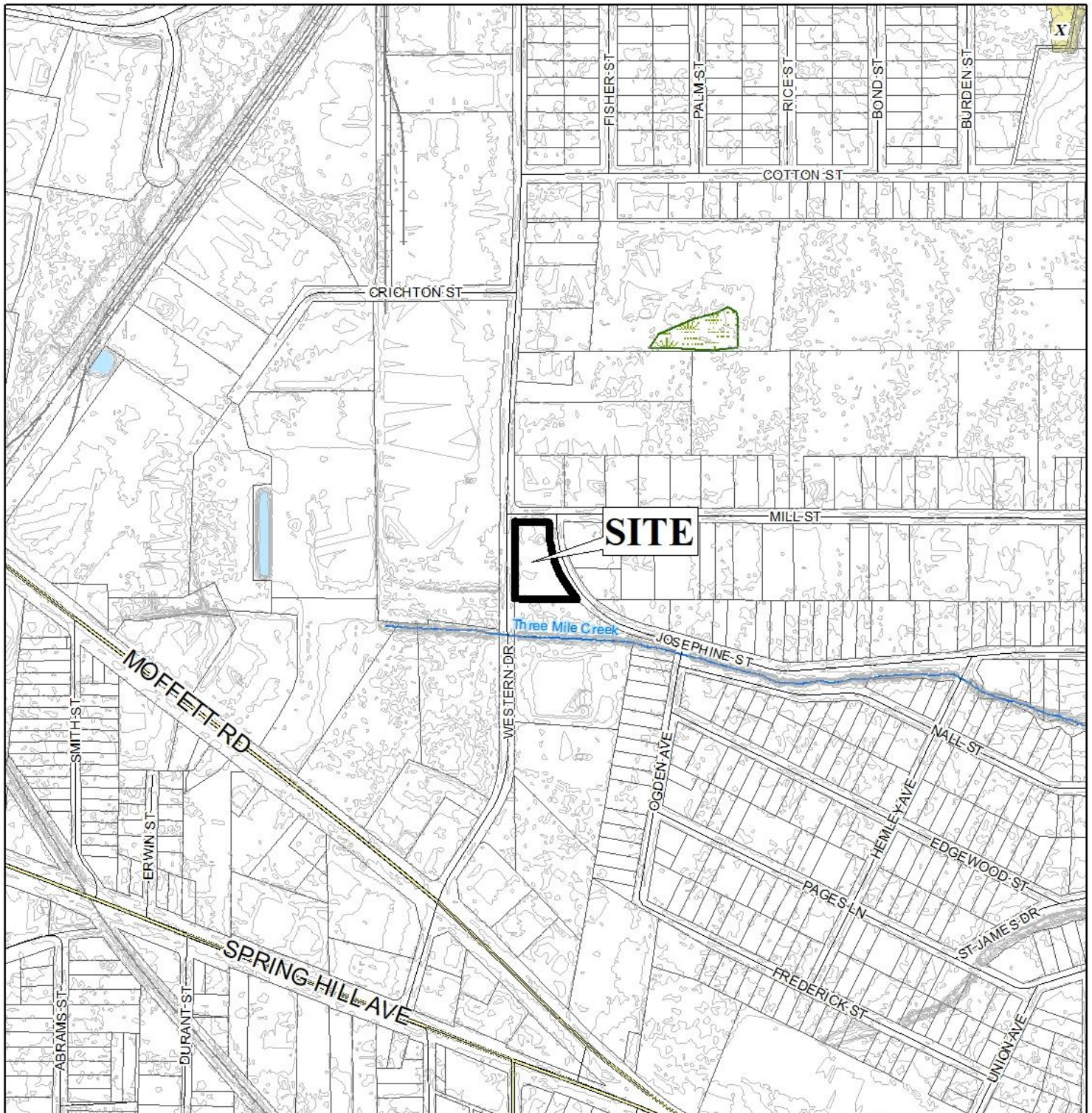
APPLICANT Holmes Subdivision

REQUEST Subdivision

- | | | | |
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| 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



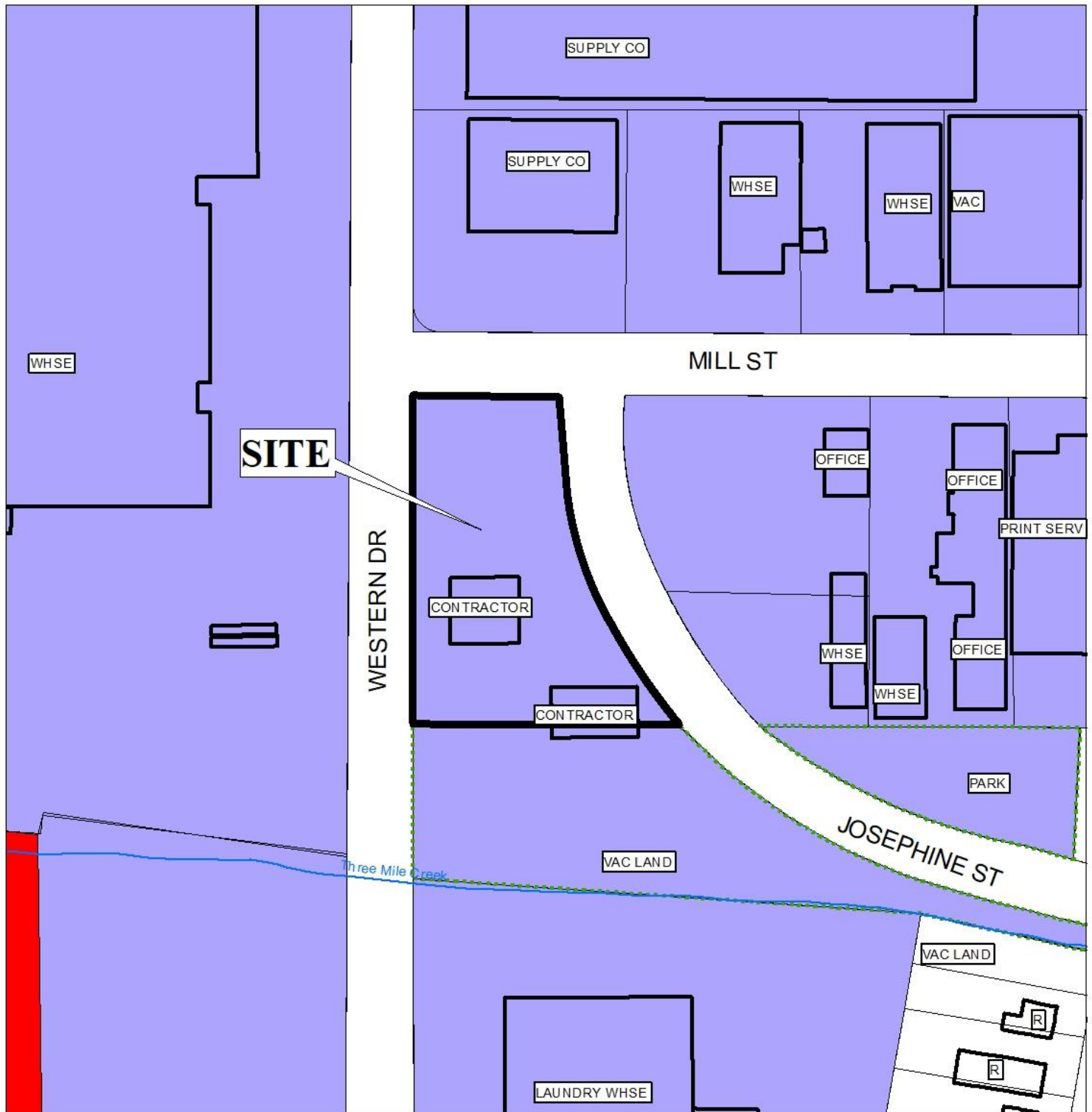
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APPLICANT Holmes Subdivision

REQUEST Subdivision



HOLMES SUBDIVISION



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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



HOLMES SUBDIVISION

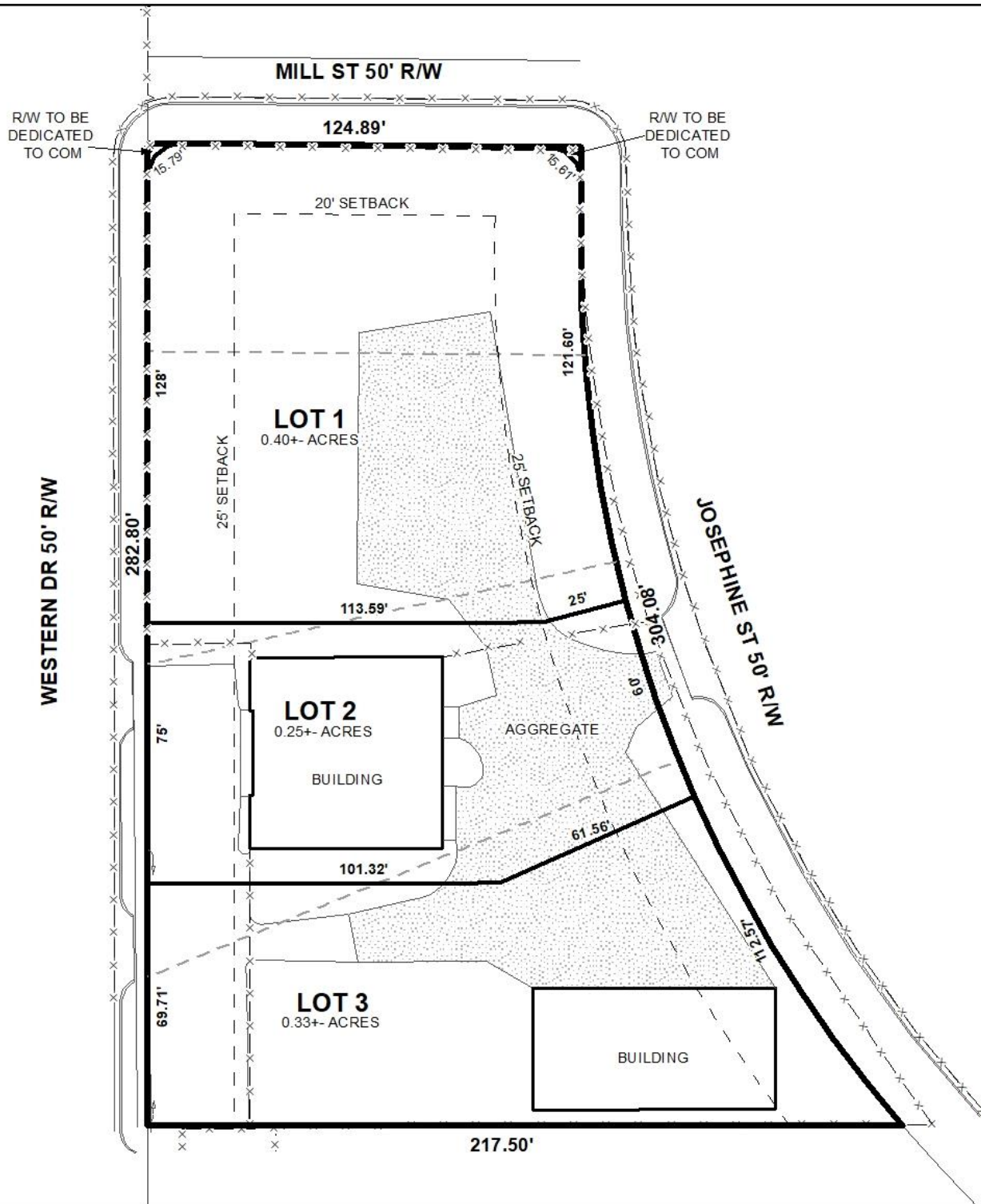


APPLICATION NUMBER 3 DATE April 21, 2022



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 3 DATE April 21, 2022

APPLICANT Holmes Subdivision

REQUEST Subdivision



NTS

