

COLLINS SUBDIVISION, 1ST ADDITION,
RESUBDIVISION OF LOTS 6 & 7

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 a Vicinity Map.
- C. Show and label the curve data.
- D. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information.
- E. Provide a written legal description for the proposed subdivision and matching bearing and distance labels.
- F. Provide and label the monument set or found at each subdivision corner.
- G. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- H. Provide the Surveyor's Certificate and Signature.
- 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 SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- N. 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 limited to one curb cut with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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-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: No comments.

The plat illustrates the proposed 1-lot, 0.9± acre subdivision which is located at the South terminus of Sermon Road West within Council District 4. 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 two legal lots.

This site has been given a Light Industry (LI) 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 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.

Light Industry 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 businesses 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 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.

The Planning Commission approved a 23-lot subdivision, denoted as Collins Subdivision, First Addition, which included the subject site at its March 1, 2004 meeting. The applicant wishes to resubdivide two of the twenty-three approved lots into a single lot for a proposed commercial building development.

The subject lot has frontage on Sermon Road West. Sermon Road West is a minor street with curb and gutter, which requires a 50' wide right-of-way width. The preliminary plat illustrates the right-of-way width as 50' along Sermon Road West, and, if approved, should be retained on the Final Plat.

It should be noted that the preliminary plat still appears to illustrate the proposed lot as two separate lots. The Final Plat should be revised to clearly indicate the proposed lot as one lot.

The 25-foot minimum building setback line is depicted on the preliminary plat along Sermon Road West, and as such, should be retained on the Final Plat, if approved.

There is a 10' drainage and utility easement illustrated along the eastern perimeter of the proposed lot, as well as a 20' drainage and utility easement depicted along the Western perimeter of the proposed lot. Additionally, there is 25' drainage and utility easement depicted at the Southwestern corner of the proposed lot. If approved, a note should be provided on the Final Plat stating that no structures are to be erected within any easement.

The subdivision application indicates that the proposed lot will be serviced by public water and sanitary sewer systems; however, the preliminary plat does not indicate the lot size information in square feet and in acres to determine if the proposed lot exceeds the minimum lot size requirements for lots served by public water and sanitary sewer systems. The Final Plat, if approved, should be revised to indicate the lot size information in both square feet and in acres.

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

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

- 1) Retention of the right-of-way width along Sermon Road West;
- 2) Revision of the Final Plat to clearly indicate the proposed lot as one lot;
- 3) Retention of the 25-foot minimum setback line along Sermon Road West;
- 4) Retention of all easements depicted on the preliminary plat, and placement of a note stating that no structures are to be erected within any easement;
- 5) Revision of the Final Plat to indicate the lot size information in both square feet and in acres;
- 6) Placement of a note on the Final Plat stating that the lot is limited to one curb cut to Sermon Road West, with any changes in the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;

- 7) Compliance with 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 a Vicinity Map. C. Show and label the curve data. D. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. E. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. F. Provide and label the monument set or found at each subdivision corner. G. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. H. Provide the Surveyor's Certificate and Signature. 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 SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. N. 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.);
- 8) Compliance with Traffic Engineering comments (Lot is limited to one curb cut with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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 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
- 10) 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); and
- 11) Completion of the subdivision process prior to the request for permits.

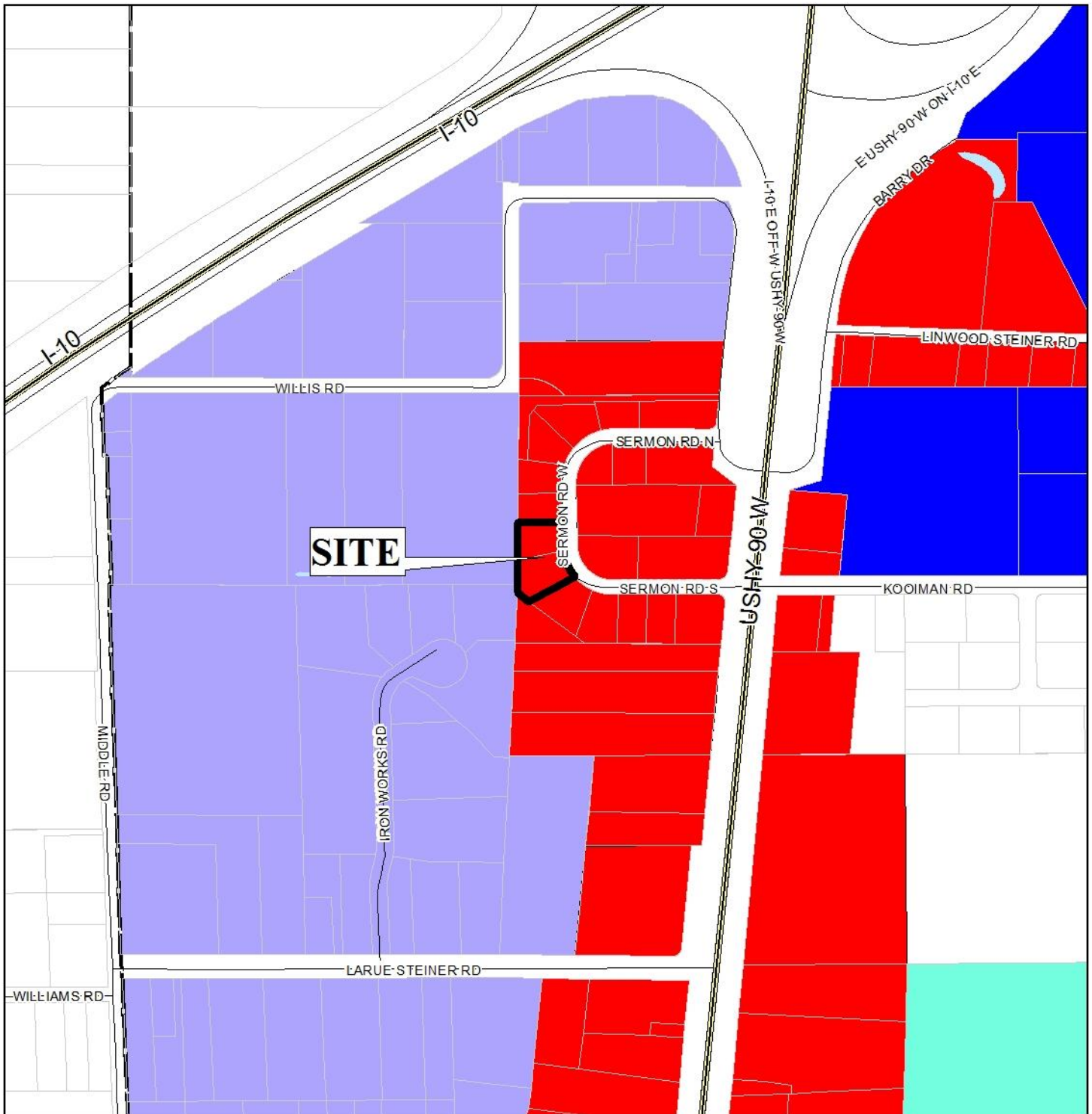
LOCATOR MAP



APPLICATION NUMBER 3 DATE July 6, 2017
 APPLICANT Collins Subdivision, 1st Addition, Resubdivision of Lots 6 & 7
 REQUEST Subdivision



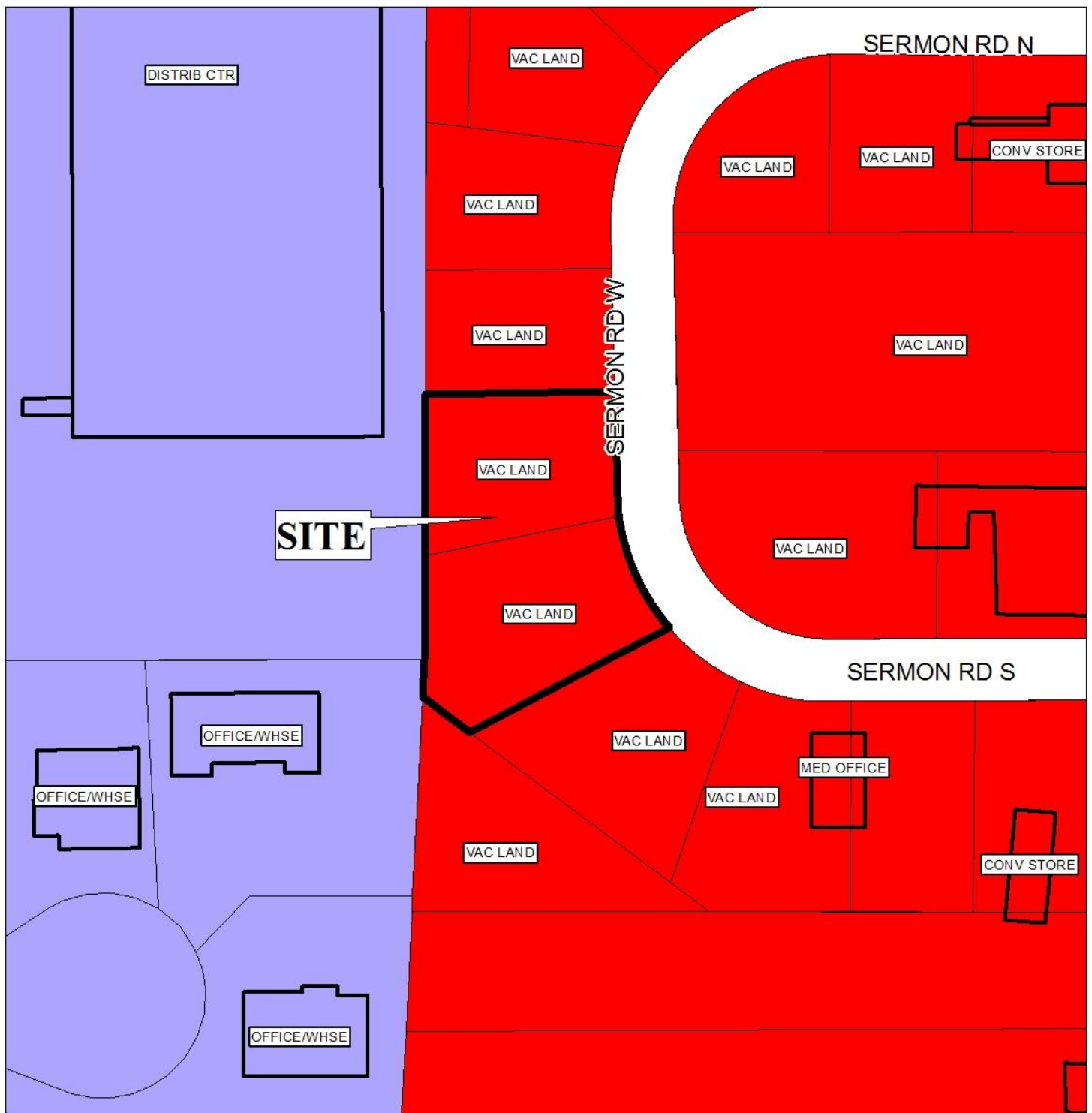
LOCATOR ZONING MAP



APPLICATION NUMBER 3 DATE July 6, 2017
 APPLICANT Collins Subdivision, 1st Addition, Resubdivision of Lots 6 & 7
 REQUEST Subdivision



COLLINS SUBDIVISION, 1ST ADDITION, RESUBDIVISION OF LOTS 6 & 7



APPLICATION NUMBER 3 DATE July 6, 2017

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



**COLLINS SUBDIVISION, 1ST ADDITION,
RESUBDIVISION OF LOTS 6 & 7**

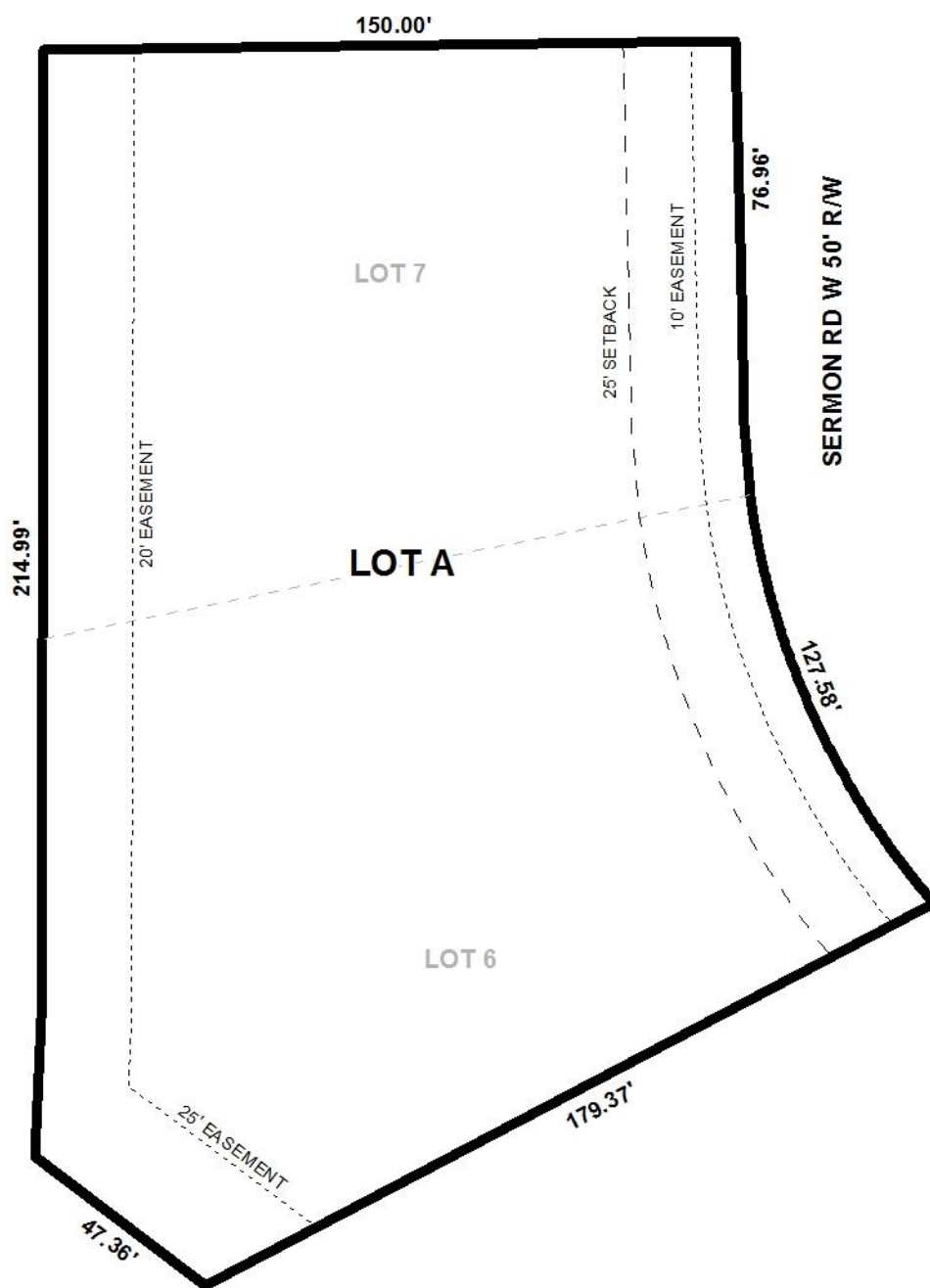


APPLICATION NUMBER 3 DATE July 6, 2017



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 3 DATE July 6, 2017
APPLICANT Collins Subdivision, 1st Addition, Resubdivision of Lots 6 & 7
REQUEST Subdivision



