

**LLOYD STATION SUBDIVISION, INDUSTRIAL
DEVELOPMENT VENTURE, FIRST ADDITION,
RESUBDIVISION OF LOTS 4 & 5**

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. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- D. 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.
- E. 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.
- F. 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.
- G. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- H. 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: Each lot is limited to its existing driveway(s), with any changes to 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).

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: MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering Inc.

Map for Mobile Development Area(s) and Intent: Suburban Neighborhood

- Emphasize connectivity to surrounding neighborhoods and close services and retail
- Accommodation of pedestrian and bicycle traffic in addition to automobiles
- Appropriate scaled infill development to complement existing character of neighborhoods

The preliminary plat illustrates the proposed 2-lot, 2.1± acre subdivision which is located on the North side of Alden Drive, 80'± East of McMurray Lane, 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 relocate an interior lot line between two existing legal lots of record.

The proposed lots are a part of the Lloyds Station Industrial Development Venture 1st Addition which was approved in 1996. On the 1996 plat, there is a 20' roadway and sanitary sewer and waterline easement located on Lot 4. The preliminary plat illustrates the inclusion of the 20' roadway and sanitary sewer/ water line easement in the proposed Lot 2. It should also be noted that the 1996 recorded plat illustrates a sewer lift station where the 20' easement ends on Lot 4. If approved, a note should be placed on the Final Plat stating no structures will be placed in any easement.

The proposed lots front Alden Street, a minor street with curb and gutter. As a minor street, Alden Street requires a 50' right-of-way width as depicted on the preliminary plat. If approved, the 50' right-of-way width should be retained on the Final Plat.

A 25-foot minimum building setback line is depicted on the preliminary plat along Alden Street for the proposed Lots 1 and 2. If approved, the 25' setback along Alden Street should be retained on the Final Plat.

The proposed Lot 1 is depicted as 23,082± square feet and the proposed Lot 2 is depicted as 30,005± square feet; both of which exceed the 7,200 square foot minimum lot size requirements for lots served by public water and sanitary sewer systems. The preliminary plat provides the lot sizes in both square feet and acres and if approved, the lot size information should be retained in both square feet and acres on the Final Plat.

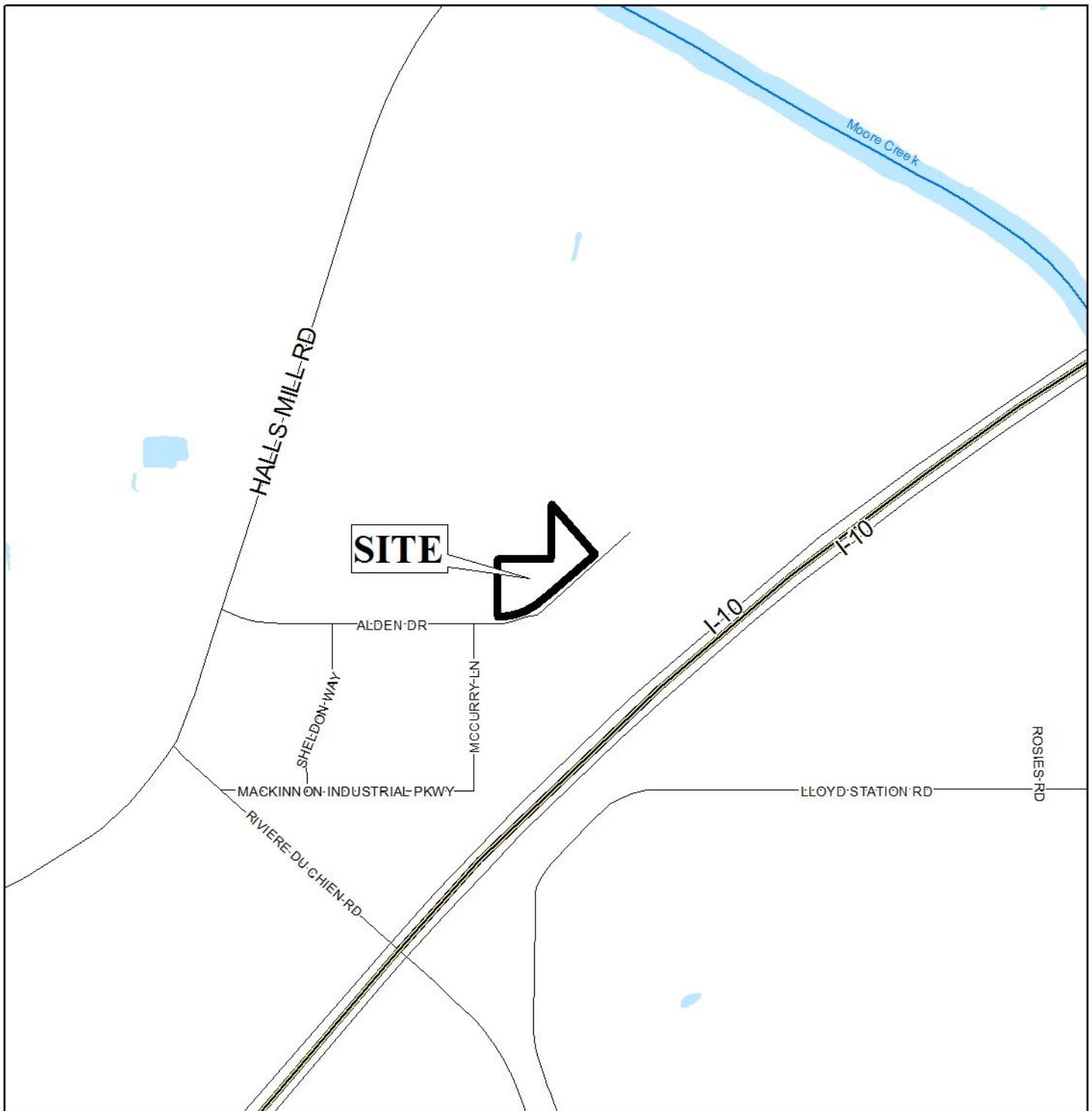
As a means of access management, a note should be placed on the Final Plat, if approved, stating that Lot 1 is limited to one curb cut and Lot 2 is limited to two curb cuts, with the size, design and location of the curb-cut to be approved by Traffic Engineering and conform to AASHTO standards.

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

- 1) Retention of the 25' minimum building setback line along Alden Street;
- 2) Retention of 50' right-of-way width for Alden Street;
- 3) Retention of the 20' roadway and sanitary sewer/ water line easement on Lot 2;
- 4) Placement of a note stating no structures will be placed in any easement;
- 5) Retention of lot size information in both square feet and acres;

- 6) Placement of a note on the Final Plat stating that Lot 1 is limited to one curb cut and Lot 2 is limited to two curb cuts, with any changes in the size, design and location 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. Provide and label the monument set or found at each subdivision corner. C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. 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. E. 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. F. 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. G. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. H. 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 and placement of a note on the Final Plat: (*Each lot is limited to its existing driveway(s), with any changes to 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.*);
- 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).*

LOCATOR MAP



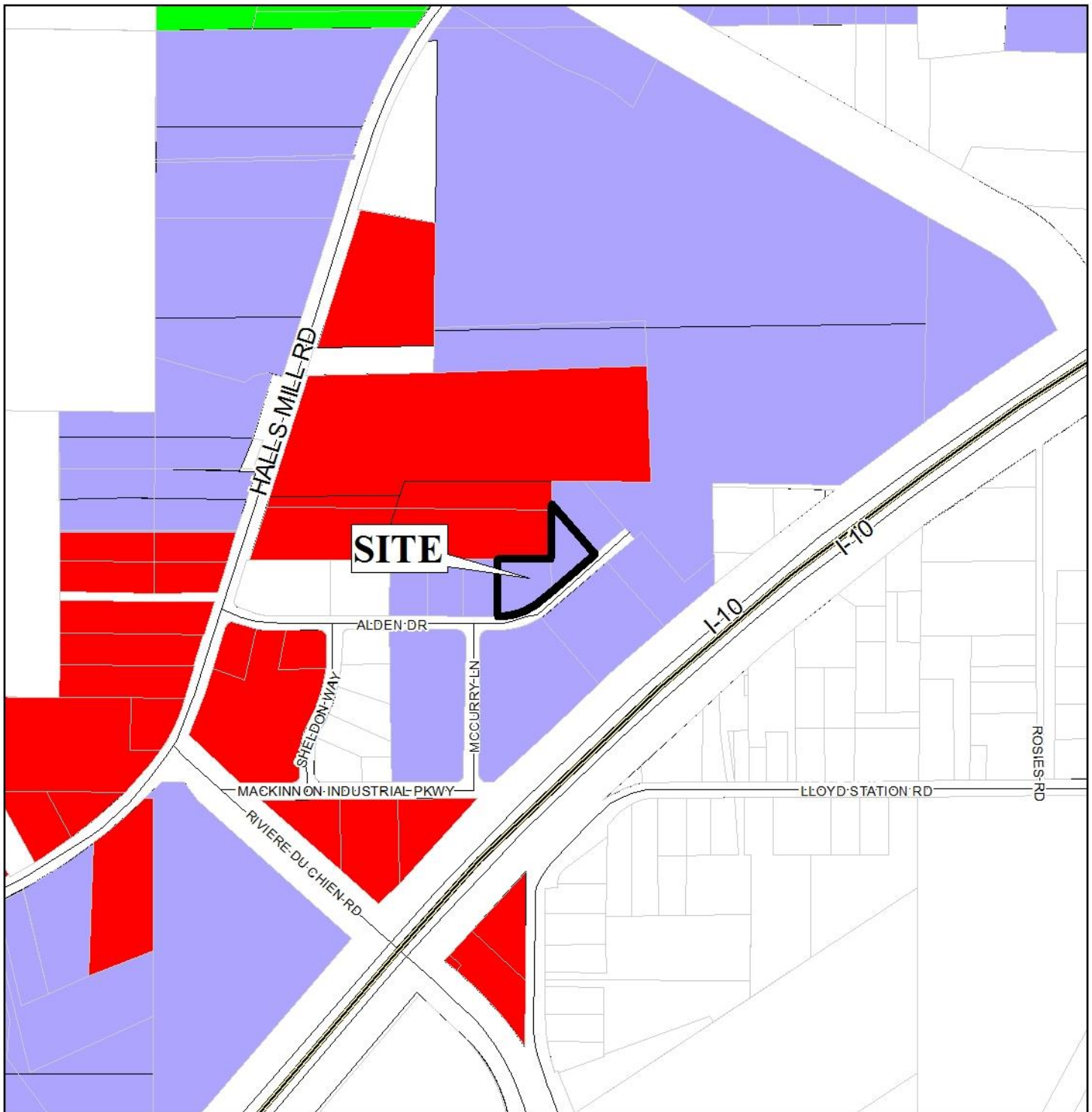
APPLICATION NUMBER 3 DATE April 6, 2017

APPLICANT Lloyd Station Subdivision, Industrial Development Venture,
First Addition, Resubdivision of Lots 4 & 5

REQUEST Subdivision



LOCATOR ZONING MAP



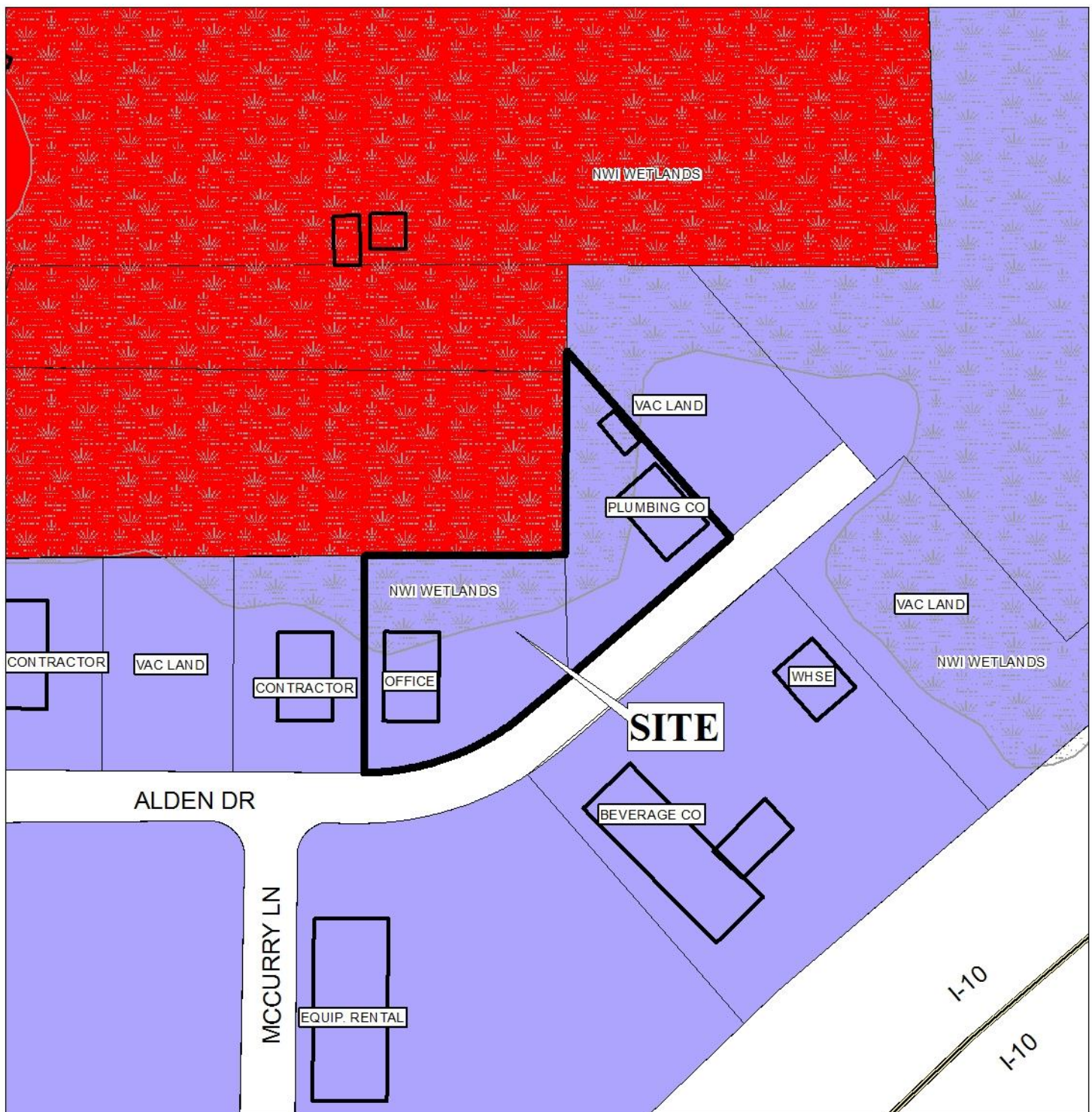
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



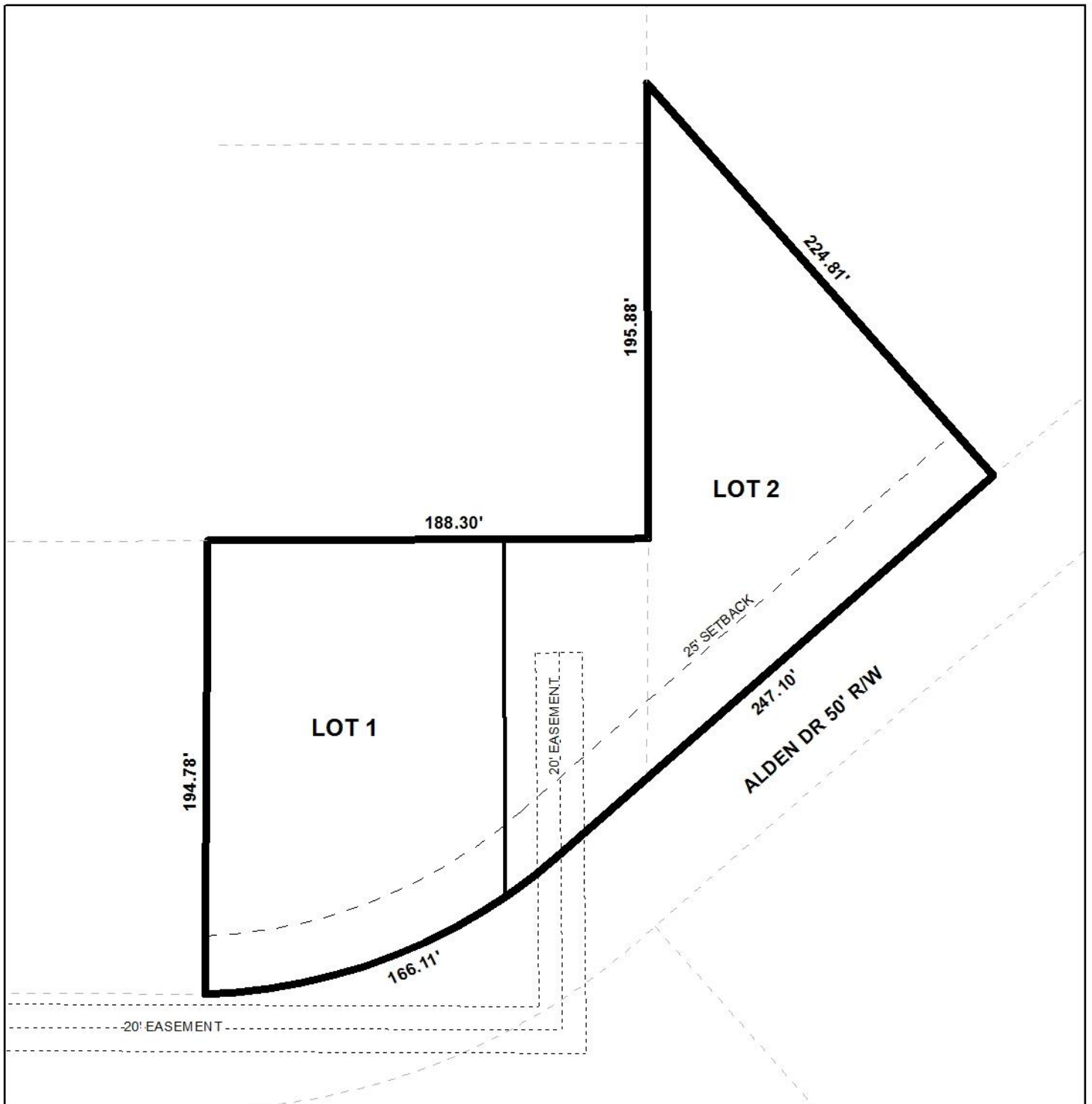
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DETAIL SITE PLAN



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