

MOBILE TOWERS SUBDIVISION

Engineering Comments: The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:

- 1) 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.
- 2) Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity.
- 3) 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.
- 4) Provide a written legal description for the proposed subdivision and matching bearing and distance labels.
- 5) Show and label the MFFE (Minimum Finished Floor Elevation) on LOT 1 as 13.0'.
- 6) Add a signature block for the Traffic Engineer.
- 7) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- 8) Remove the County Engineer's signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile.
- 9) Provide a copy of the Final Plat (signatures not required) along with the original when submitting for City Engineer signature.

Traffic Engineering Comments: Driveways to be limited to existing curb-cuts on Government Street, and one curb-cut on Marine Street, with design, size and location to be approved be Traffic Engineering (and ALDOT on Government Street if changes are proposed) and conform to AASHTO standards.

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 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

The plat illustrates the proposed 1.4± acre, 1 lot subdivision which is located on West side of Marine Street, extending from Government Street to Church Street, and is in Council District 2. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to combine two parcels, composed of multiple lots or portions thereof, into one legal lot to accommodate an existing commercial building. A similar

application was approved at the Planning Commission's February 7, 2013 meeting, but that approval has since expired.

The site has frontage onto three streets: Government Street, a proposed major street with adequate right-of-way, Marine Street, a minor street with adequate right-of-way, and Church Street, a minor street with adequate right-of-way. However, dedication of the corner radii at Government Street and Marine Street as well as Marine Street and Church Street per Section V.D.6. of the Subdivision Regulations should be required.

Access management is a concern due to the site abutting Government Street, an ALDOT controlled facility due to the presence of US Highway 90. The site has existing curb-cuts onto Government and Marine Streets. Existing large live oak trees along Government Street will require Urban Forestry review should any changes be proposed to the curb-cuts along Government Street. The site should be limited to the two existing one-way in and one-way out curb-cuts onto Government Street and one two-way curb-cut onto Marine Street, with access to Church Street denied, with the size, design and location subject to Traffic Engineering, Urban Forestry, and ALDOT approval, as appropriate, and with modified or new curb-cuts complying with AASHTO standards. Any unused curb-cuts should be removed and landscaped with sod, with appropriate right-of-way permits.

The preliminary plat does not depict the 25-foot minimum building setback line, required by Section V.D.9. of the Subdivision Regulations. The setback line should be depicted along all frontages on the Final Plat, if approved.

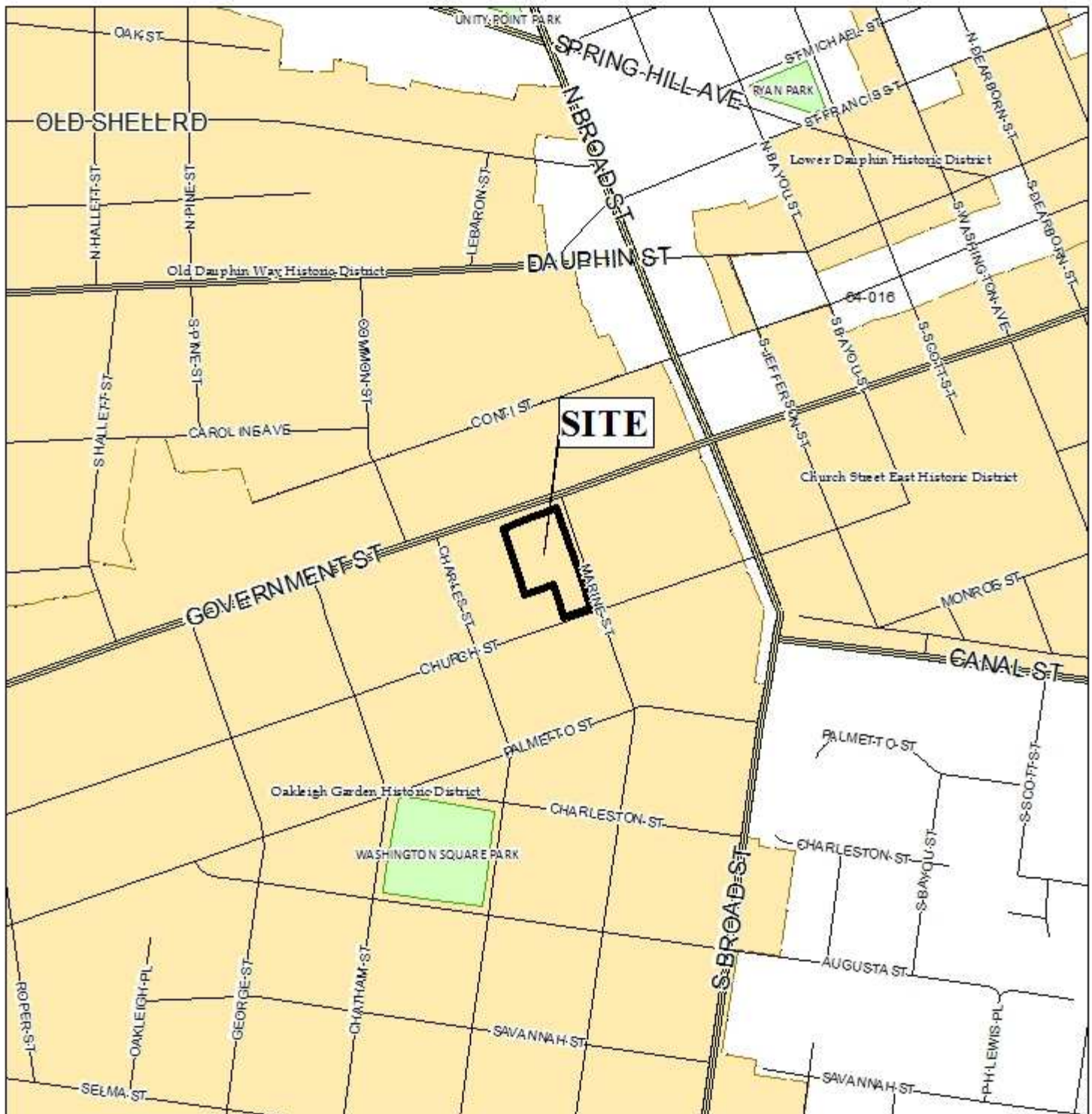
Based upon the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) dedication of the corner radii at Government Street and Marine Street as well as Marine Street and Church Street per Section V.D.6. of the Subdivision Regulations should be required;
- 2) placement of a note on the plat stating that the site is limited to one in and one out curb-cut onto Government Street, and one two-way curb-cut to Marine Street, with the size, design and location to be approved by Urban Forestry, Traffic Engineering and ALDOT, and to comply with AASHTO standards;
- 3) placement of a note on the plat stating that the site is denied access to Church Street;
- 4) removal of unused curb-cuts along Marine Street and replacement with curb and gutter, sodding, and sidewalk as necessary, with the appropriate right-of-way permits;
- 5) depiction of the 25-minimum building setback along all street frontages;
- 6) compliance with Engineering comments (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: 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. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future*

addition(s) and/or land disturbing activity. 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. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. Show and label the MFFE (Minimum Finished Floor Elevation) on LOT 1 as 13.0'. Add a signature block for the Traffic Engineer. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. Remove the County Engineer's signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile. Provide a copy of the Final Plat (signatures not required) along with the original when submitting for City Engineer signature.);

- 7) compliance with Traffic Engineering comments (Driveways to be limited to existing curb-cuts on Government Street, and one curb-cut on Marine Street, with design, size and location to be approved by Traffic Engineering (and ALDOT on Government Street if changes are proposed) and conform to AASHTO standards.);*
- 8) 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 61-929 and City Code Chapters 57 and 64).);*
- 9) compliance with Fire comments (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.); and*
- 10) completion of the Subdivision process prior to any application for permits.*

LOCATOR MAP



APPLICATION NUMBER 3 DATE September 18, 2014

APPLICANT Mobile Towers Subdivision

REQUEST Subdivision



MOBILE TOWERS SUBDIVISION

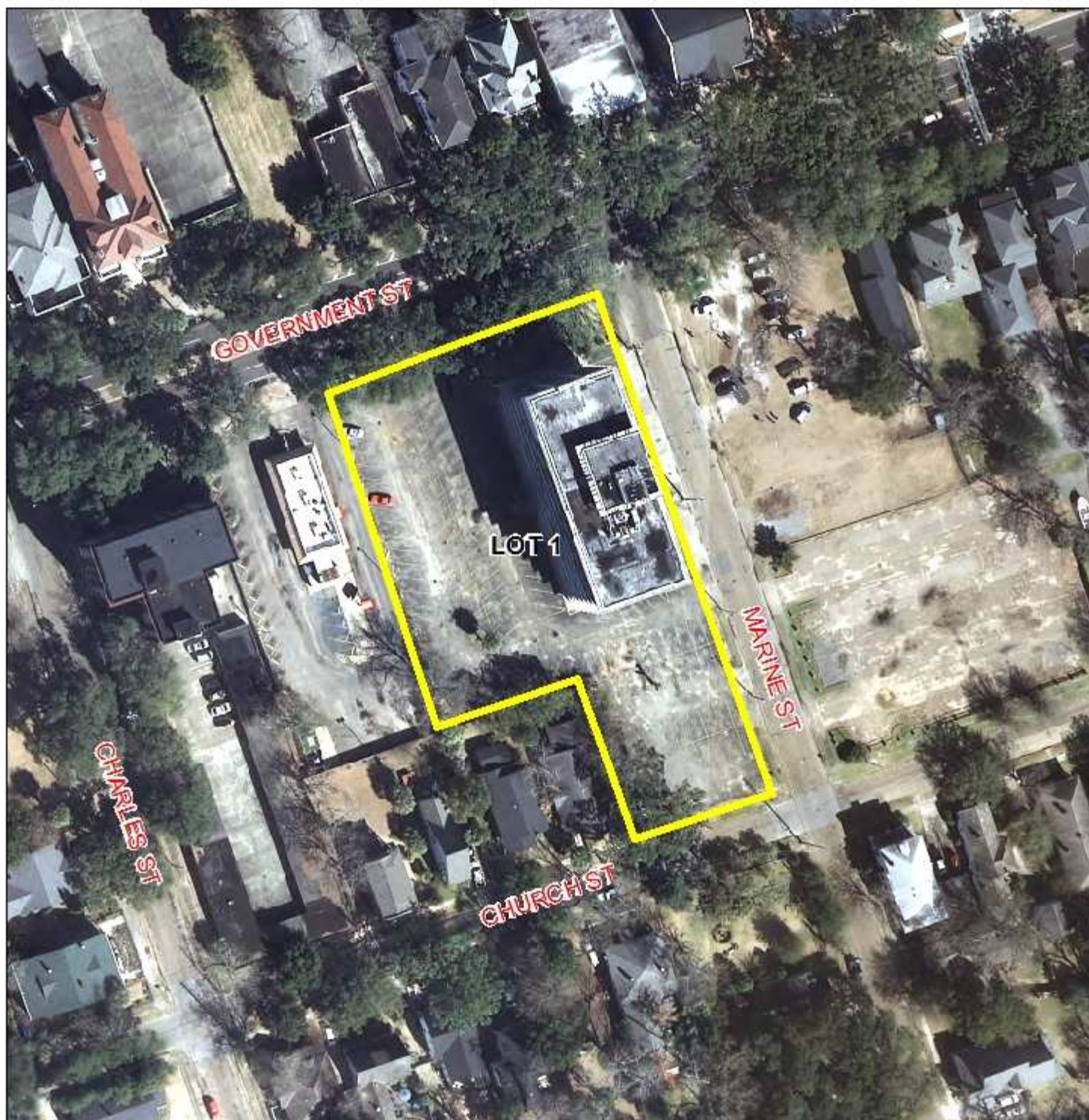


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



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