

## **BURTON-PATE INDUSTRIAL PARK SUBDIVISION,** **RESUBDIVISION OF LOTS 1 AND 2**

Engineering Comments: The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. A signature for the Traffic Engineering Department shall be placed on the Final Plat. 3. Add a note to the Plat stating that storm water detention will be required for any unapproved development (since 1984) and any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). 4. Provide a drainage easement to contain any existing drainage ditch/swale. Size and location to be approved by the City Engineer. 5. Show approximate centerline of existing drainage ditch located near the NE corner. 6. The existing dumpster shall contain its own storm runoff, collect it in a central drain, and transport it to the Sanitary Sewer system. 7. Add a note to the plat that any proposed dumpster(s) shall contain its own storm runoff, collect it in a central drain, and transport it to the Sanitary Sewer system.

*3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).*

*6. The existing dumpster shall contain its own storm runoff, collect it in a central drain, and transport it to the Sanitary Sewer system, or, the existing dumpster shall be removed and curbside collection will be used and noted on the plat.*

Traffic Engineering Comments: Driveway number, size, location and design to be approved by Traffic Engineering 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.

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

The plat illustrates the proposed 1.7± acre, 2-lot subdivision which is located on the Northwest corner of I-10 Industrial Parkway North and I-10 Industrial Parkway West, and is in Council District 4. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to relocate the interior lot line between two legal lots of record. The site was the subject of a subdivision approved by the Planning Commission at its July 1, 2004 meeting when the site was in the Planning Jurisdiction, but the site is now within the city limits.

The lot sizes are labeled, and the proposed lots would exceed the minimum size requirements of Section V.D.2. of the Subdivision Regulations. The lot sizes should be retained in square feet and acres on the Final Plat, as on the preliminary plat, if approved.

The site fronts onto I-10 Industrial Parkway North, a minor street with no curb and gutter. The preliminary plat illustrates a compliant 60' right-of-way making no dedications necessary.

The 25-foot minimum building setback line, required in Section V.D.9., is illustrated and labeled along all frontages on the preliminary plat. If approved, the 25-foot building setback line should be retained on the Final Plat. There is a portion of an existing office located in the required front setback, however because the encroachment is existing, and no new construction is proposed at that time, it is considered a legal non-conforming structure. It should be noted however that any future construction must comply with setback requirements.

As a means of access management, a note should be placed on the Final Plat, if approved, stating that Lot A is limited to one curb cut to I-10 Industrial Parkway North, and Lot B is limited to existing curb cuts to I-10 Industrial Parkway North, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. It should also be noted that the preliminary plat incorrectly labels the street as "I-10 Industriall Parkway North". If approved, the street name should be revised to be spelled correctly.

The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Based upon the preceding, the application is recommended for tentative approval, subject to the following conditions:

- 1) illustration of the 25' minimum building setback line;
- 2) labeling of the lot size in square feet and acres;
- 3) revision of the street name to correctly read "I-10 Industrial Parkway North";
- 4) placement of a note that future development of the site will require full compliance with all municipal codes and ordinances;
- 5) compliance with Engineering comments (*The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. A signature for the Traffic Engineering Department shall be placed on the Final Plat. 3. Add a note to the Plat stating that storm water detention will be required for any unapproved development (since 1984) and any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance*

#65-007 & #65-045). 4. Provide a drainage easement to contain any existing drainage ditch/swale. Size and location to be approved by the City Engineer. 5. Show approximate centerline of existing drainage ditch located near the NE corner. 6. The existing dumpster shall contain its own storm runoff, collect it in a central drain, and transport it to the Sanitary Sewer system. 7. Add a note to the plat that any proposed dumpster(s) shall contain its own storm runoff, collect it in a central drain, and transport it to the Sanitary Sewer system.);

- 6) compliance with 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.);
- 7) placement of a note on the Final Plat stating Lot A is limited to one curb cut to I-10 Industrial Parkway North, and Lot B is limited to existing curb cuts to I-10 Industrial Parkway North, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards; and
- 8) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

***Revised for the January 3, 2013 meeting:***

*The Planning Commission heldover the application from the December 6, 2012 meeting at the applicant's request. No new information has been submitted since that time, and as such, the previous recommendation remains the same.*

*Based upon the preceding, the application is recommended for tentative approval, subject to the following conditions:*

- 1) illustration of the 25' minimum building setback line;
- 2) labeling of the lot size in square feet and acres;
- 3) revision of the street name to correctly read "I-10 Industrial Parkway North";
- 4) placement of a note that future development of the site will require full compliance with all municipal codes and ordinances;
- 5) compliance with Engineering comments (The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. A signature for the Traffic Engineering Department shall be placed on the Final Plat. 3. Add a note to the Plat stating that storm water detention will be required for any unapproved development (since 1984) and any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). 4. Provide a drainage easement to contain any existing drainage ditch/swale. Size and location to be approved by the City Engineer. 5. Show approximate centerline of existing drainage ditch located near the NE corner. 6. The existing dumpster shall contain its own storm runoff, collect it in a central drain, and transport it to the Sanitary Sewer system. 7. Add a note to the plat that any proposed dumpster(s) shall contain its own storm runoff, collect it in a central drain, and transport it to the Sanitary Sewer system.);

- 6) *compliance with 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.);*
- 7) *placement of a note on the Final Plat stating Lot A is limited to one curb cut to I-10 Industrial Parkway North, and Lot B is limited to existing curb cuts to I-10 Industrial Parkway North, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards; and*
- 8) *placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.*

***Revised for the February 7, 2013 meeting:***

*The Planning Commission heldover the application from the January 3, 2013 meeting at the applicant's request. Revised comments were received from Engineering, but no new information has been submitted by the applicant. As such, the previous recommendation remains the same with the change in Engineering comments.*

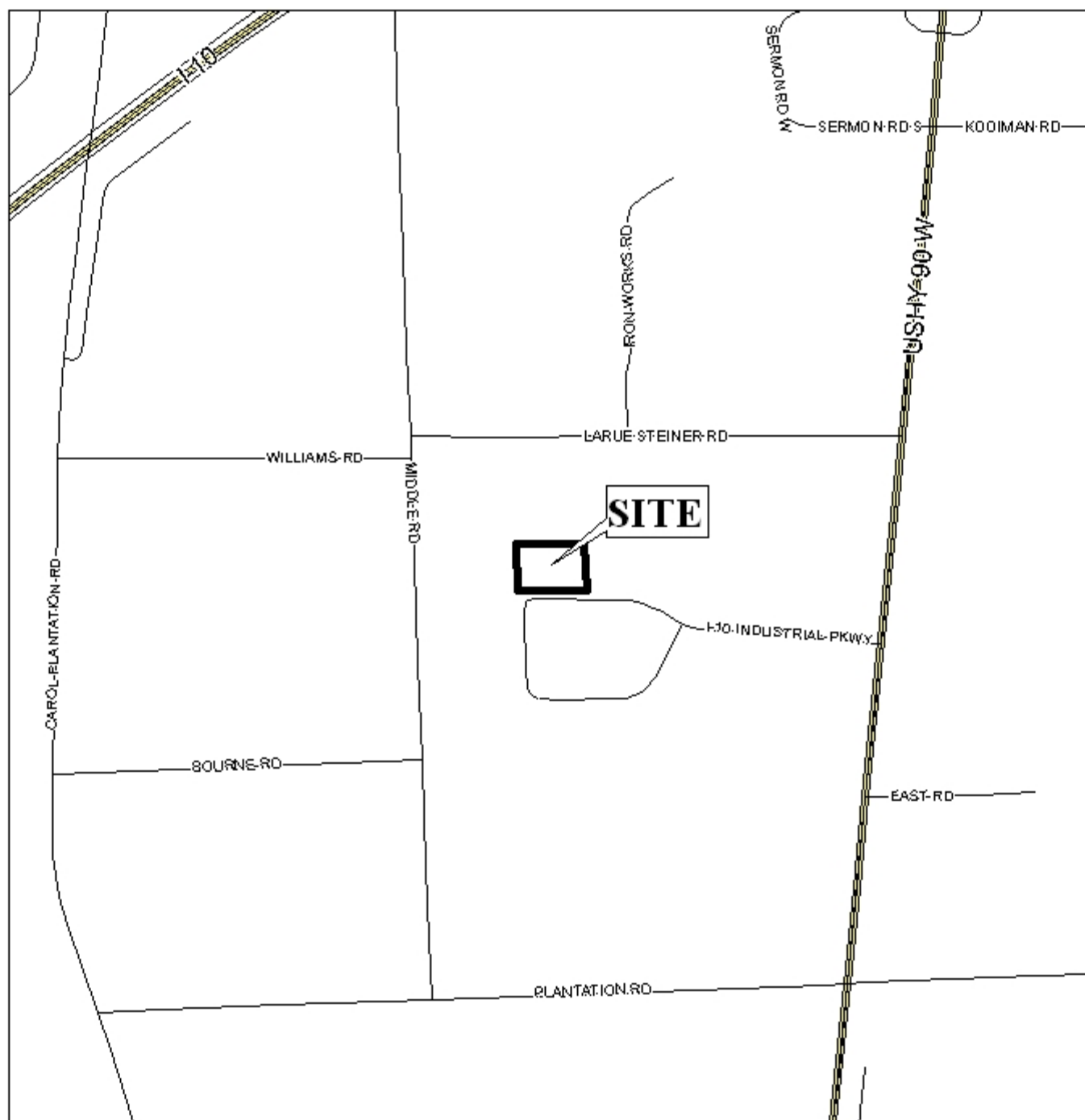
*Based upon the preceding, the application is recommended for tentative approval, subject to the following conditions:*

- 1) *illustration of the 25' minimum building setback line;*
- 2) *labeling of the lot size in square feet and acres;*
- 3) *revision of the street name to correctly read "I-10 Industrial Parkway North";*
- 4) *placement of a note that future development of the site will require full compliance with all municipal codes and ordinances;*
- 5) *compliance with Engineering comments (The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. A signature for the Traffic Engineering Department shall be placed on the Final Plat. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 4. Provide a drainage easement to contain any existing drainage ditch/swale. Size and location to be approved by the City Engineer. 5. Show approximate centerline of existing drainage ditch located near the NE corner. 6. The existing dumpster shall contain its own storm runoff, collect it in a central drain, and transport it to the Sanitary Sewer system, or, the existing dumpster shall be removed and curbside collection will be used and noted on the plat. 7. Add a note to the plat that any proposed dumpster(s) shall contain its own storm runoff, collect it in a central drain, and transport it to the Sanitary Sewer system.);*
- 6) *compliance with 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.);*
- 7) *placement of a note on the Final Plat stating Lot A is limited to one curb cut to I-10 Industrial Parkway North, and Lot B is limited to existing curb cuts to I-10 Industrial*

*Parkway North, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards; and*

- 8) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.*

# LOCATOR MAP



APPLICATION NUMBER 4 DATE February 7, 2013  
 APPLICANT Burton-Pate Industrial Park Subdivision, Resubdivision of Lots 1 and 2  
 REQUEST Subdivision



BURTON-PATE INDUSTRIAL PARK SUBDIVISION, RESUBDIVISION OF LOTS 1 AND 2



APPLICATION NUMBER 4 DATE February 7, 2013





BURTON-PATE INDUSTRIAL PARK SUBDIVISION, RESUBDIVISION OF LOTS 1 AND 2

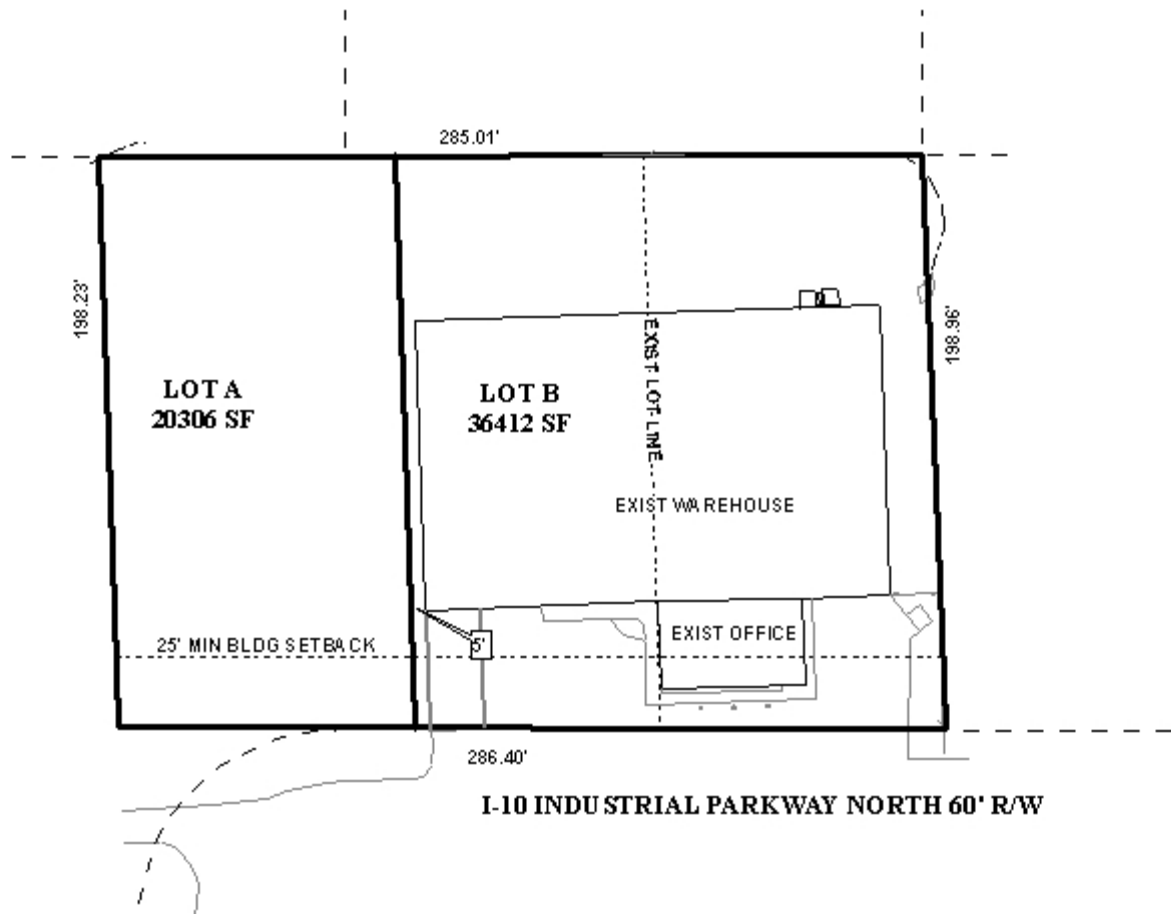


APPLICATION NUMBER 4 DATE February 7, 2013





# DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE February 7, 2013

APPLICANT Burton-Pate Industrial Park Subdivision, Resubdivision of Lots 1 and 2

REQUEST Subdivision

