

MCGOWIN BUSINESS PARK SUBDIVISION,

PHASE FIVE

Engineering Comments:

FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and 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 legible street names to the vicinity map.
- C. Provide and label the monument set or found at each subdivision corner.
- D. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- E. Provide the Surveyor's Certificate and Signature.
- F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- G. The existing drainage ditch that runs through the "FUTURE DEVELOPMENT" needs to be contained in a PUBLIC DRAINAGE EASEMENT (Dedicated to the City of Mobile). The width and alignment of the easement will need to allow vehicular and equipment access, and shall be coordinated with, and approved by, the City Engineer.
- H. 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.
- I. 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.
- J. 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.
- K. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures.
- L. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.

Traffic Engineering Comments: Lot 1 is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Additional driveway restrictions for the "Future Development" parcel to be determined upon future subdivision, which will include the denial of access to Halls Mill Road. 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 (State Act 2015-116 and City Code Chapters 57 and 64).

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)

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 plat illustrates the proposed 1.9 acre \pm , 1 lot subdivision which is located at the Northwest corner of Halls Mill Road and Satchel Paige Drive extending to the Southwest corner of Satchel Paige Drive and Bolling Brothers Boulevard, 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 create one legal lot from a portion of a 5.6 \pm acre tax parcel: the remainder of the parcel and an additional abutting parcel of approximately 5.5 acres are shown as future development. Typically, the Planning Commission has approved not including the remainder of a parcel when the future development area is 20 acres or more: the remnant 9.2 \pm acre area (of two parcels) may not meet the criteria.

The proposed 1.9 \pm acre lot will meet all minimum size and area requirements found within the Subdivision Regulations.

The site has frontage onto two minor streets, Bolling Brothers Boulevard and Satchel Paige Drive. Each street has a right-of-way of 100 feet, thus no dedication is required.

The lot will have approximately 245 feet of frontage on Satchel Paige Drive and approximately 319 feet on Bolling Brothers Boulevard. Access management is a concern, however, due to the site's proximity to Bay Bears Stadium and the McGowin Park retail complex. The proposed lot should be limited to one (1) curb-cut to each street, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform with AASHTO standards.

The 25-foot minimum building setback line, required in Section V.D.9., is shown for the subdivision and should be retained on the final plat, if approved.

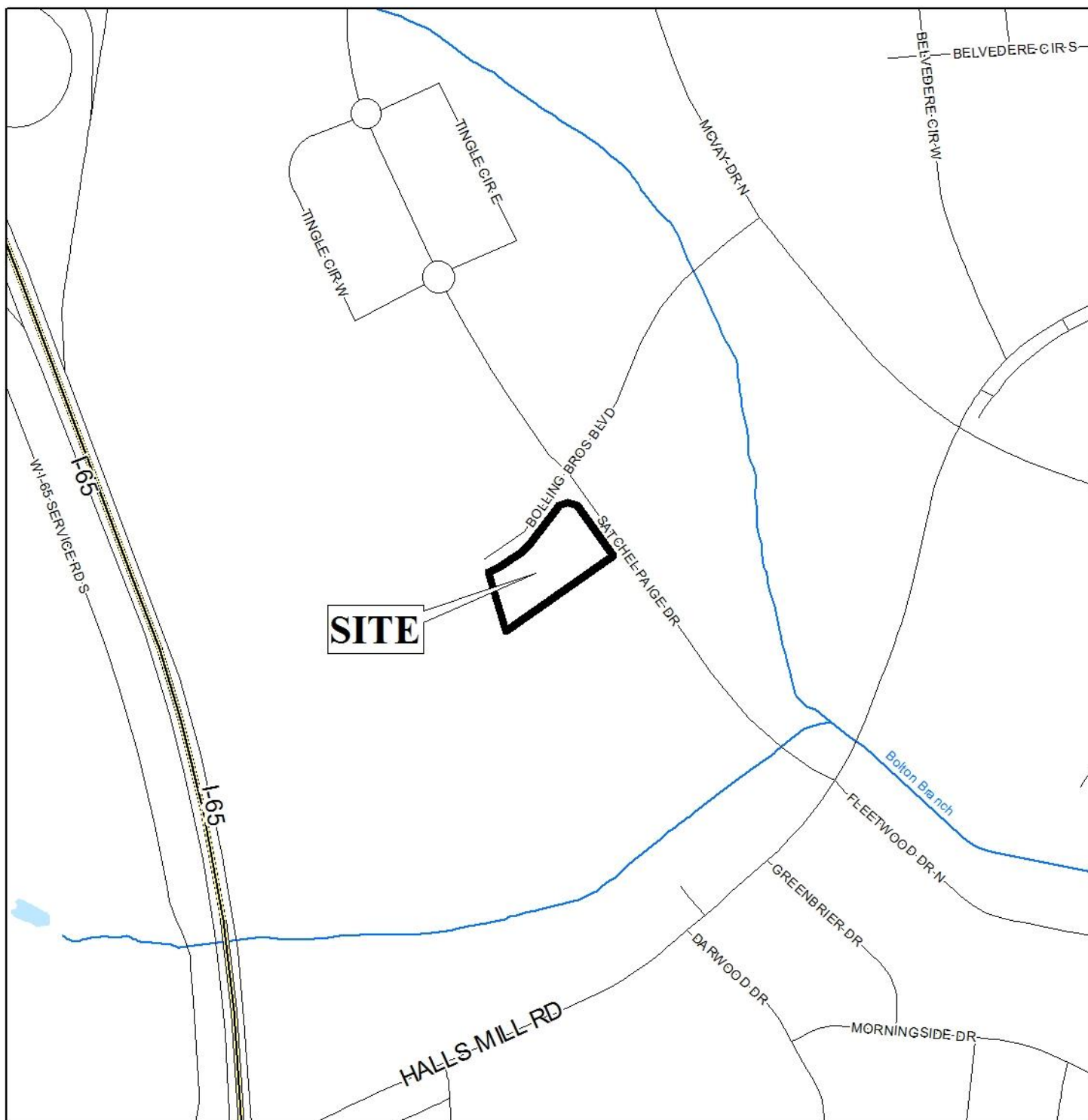
No information is included with the application to indicate how the lot will be developed. Given the location of the site, there may be opportunities to incorporate some of the recommendations of the Map for Mobile in the development of the site.

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

- 1) depiction and labeling of the 25-foot minimum building setback line, required by Section V.D.9. of the Subdivision Regulations, on the final plat;
- 2) placement of a note on the final plat stating that the lot is limited to one (1) curb-cut to each street, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) the entirety of the "future development" area to be submitted for the creation of one or more lots, if any portion of this area is proposed for subdivision in the future;
- 4) compliance with Engineering comments (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and 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 legible street names to the vicinity map. C. Provide and label the monument set or found at each subdivision corner. D. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. E. Provide the Surveyor's Certificate and Signature. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. The existing drainage ditch that runs through the "FUTURE DEVELOPMENT" needs to be contained in a PUBLIC DRAINAGE EASEMENT (Dedicated to the City of Mobile). The width and alignment of the easement will need to allow vehicular and equipment access, and shall be coordinated with, and approved by, the City Engineer. H. 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. I. 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. J. 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. K. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. L. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.)*)
- 5) compliance with Traffic Engineering comments (*Lot 1 is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Additional driveway restrictions for the "Future Development" parcel to be determined upon future subdivision, which will include the denial of access to Halls Mill Road. 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.*);

- 6) 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).*);
- 7) compliance with Fire 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)*); and
- 8) completion of the Subdivision process prior to any request for permits for land disturbance or new construction.

LOCATOR MAP



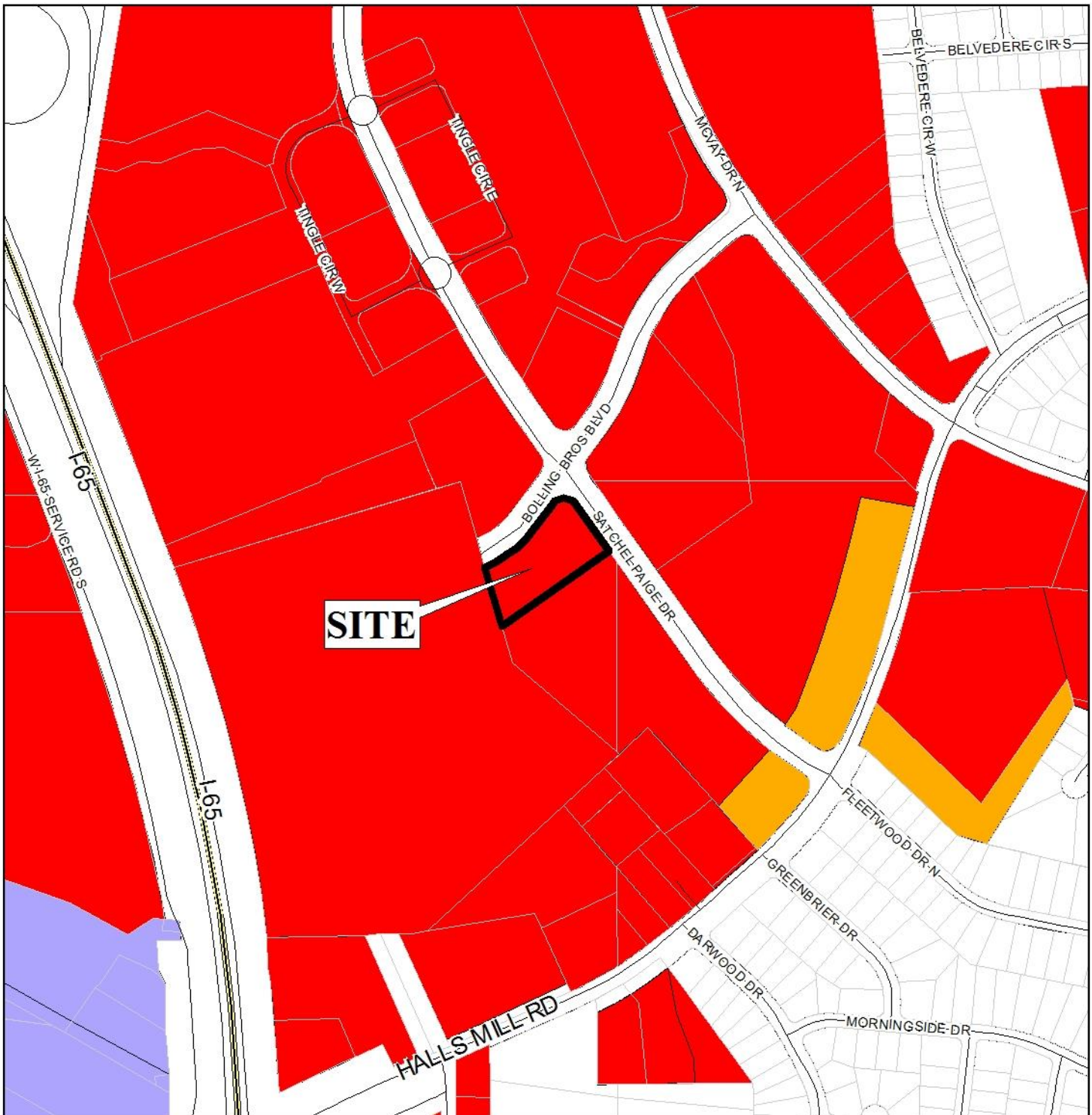
APPLICATION NUMBER 5 DATE November 3, 2016

APPLICANT McGowin Business Park Subdivision, Phase Five

REQUEST Subdivision



LOCATOR ZONING MAP



APPLICATION NUMBER 5 DATE November 3, 2016

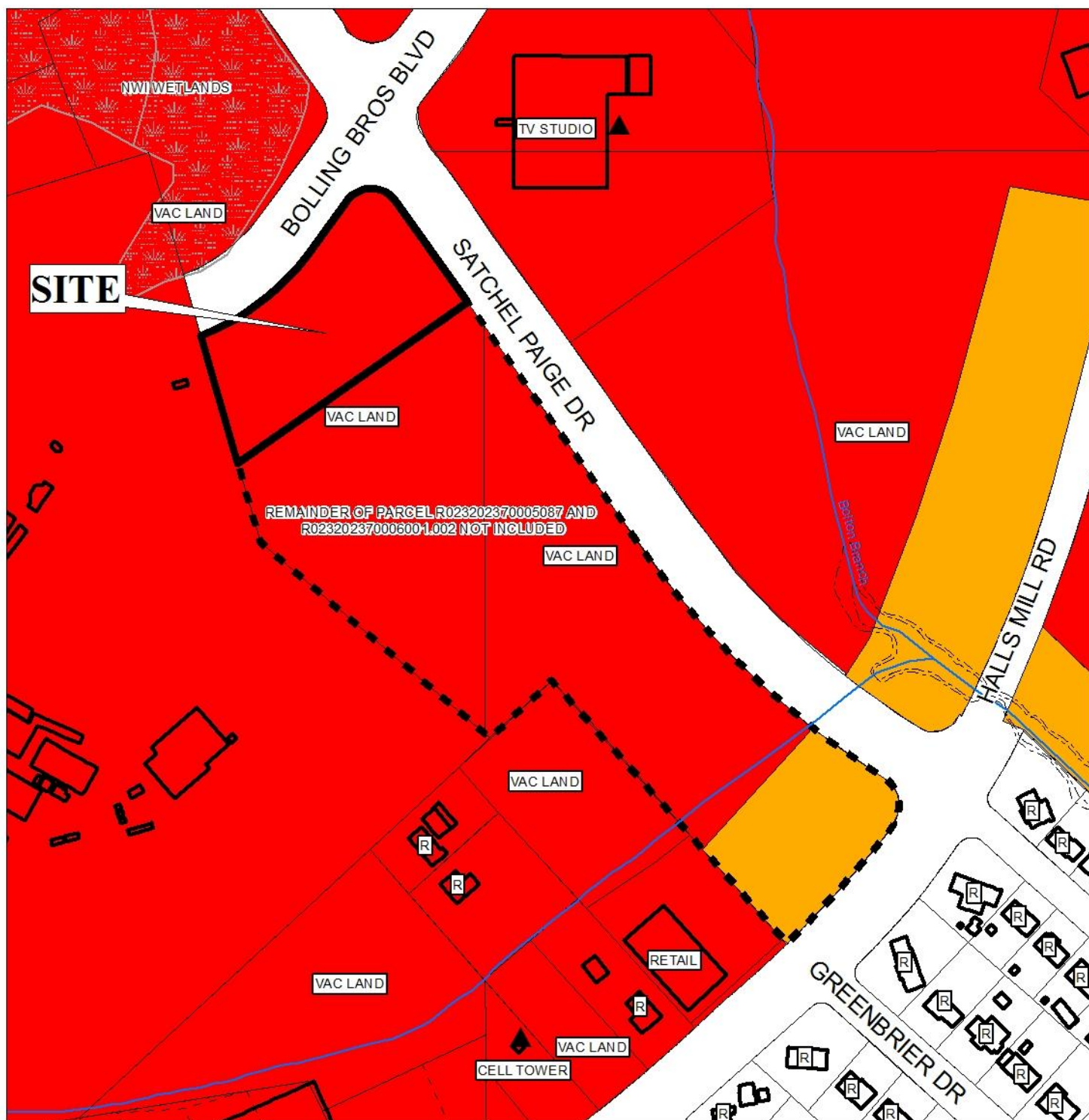
APPLICANT McGowin Business Park Subdivision, Phase Five

REQUEST Subdivision



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MCGOWIN BUSINESS PART SUBDIVISION, PHASE FIVE

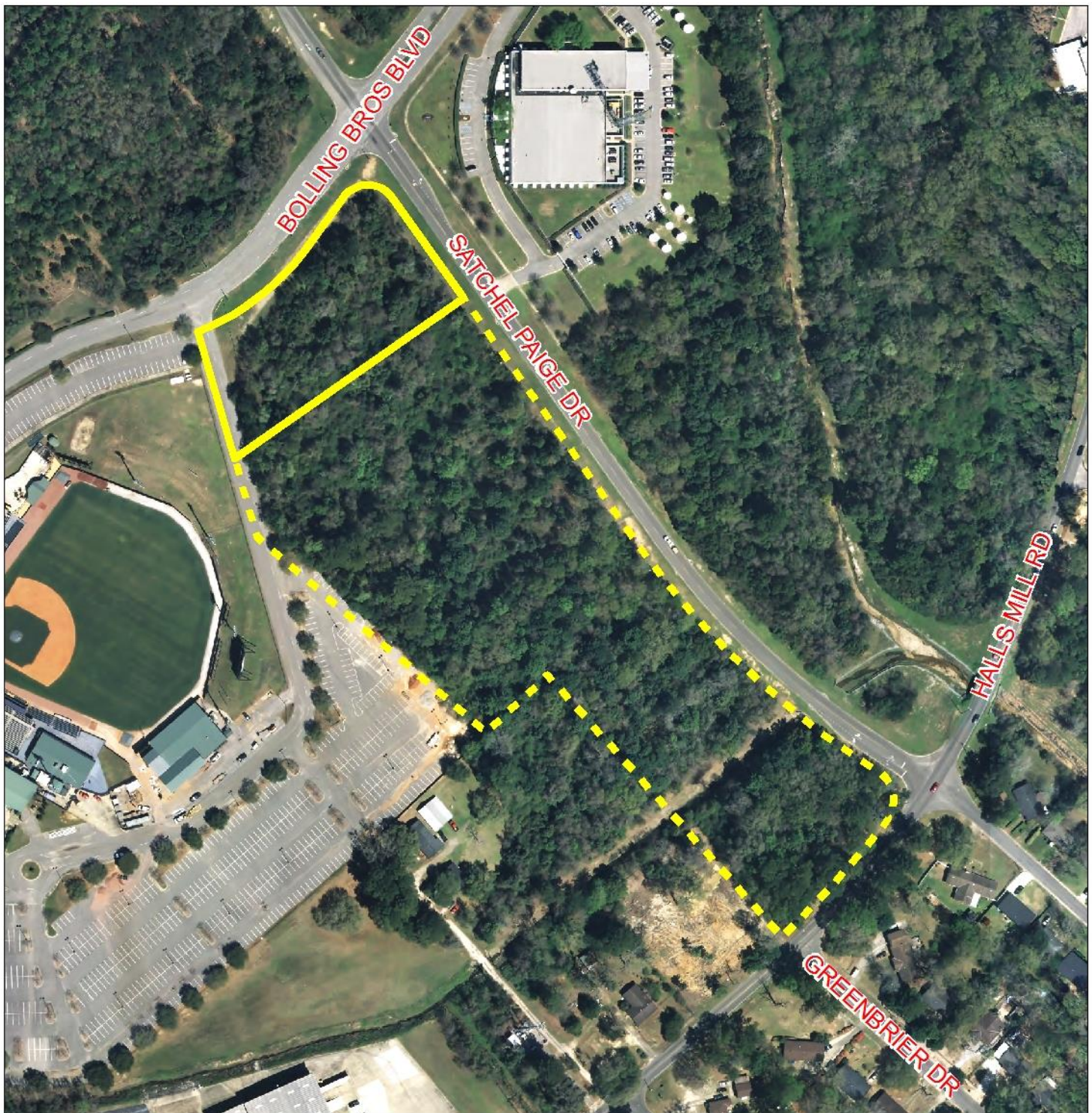


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



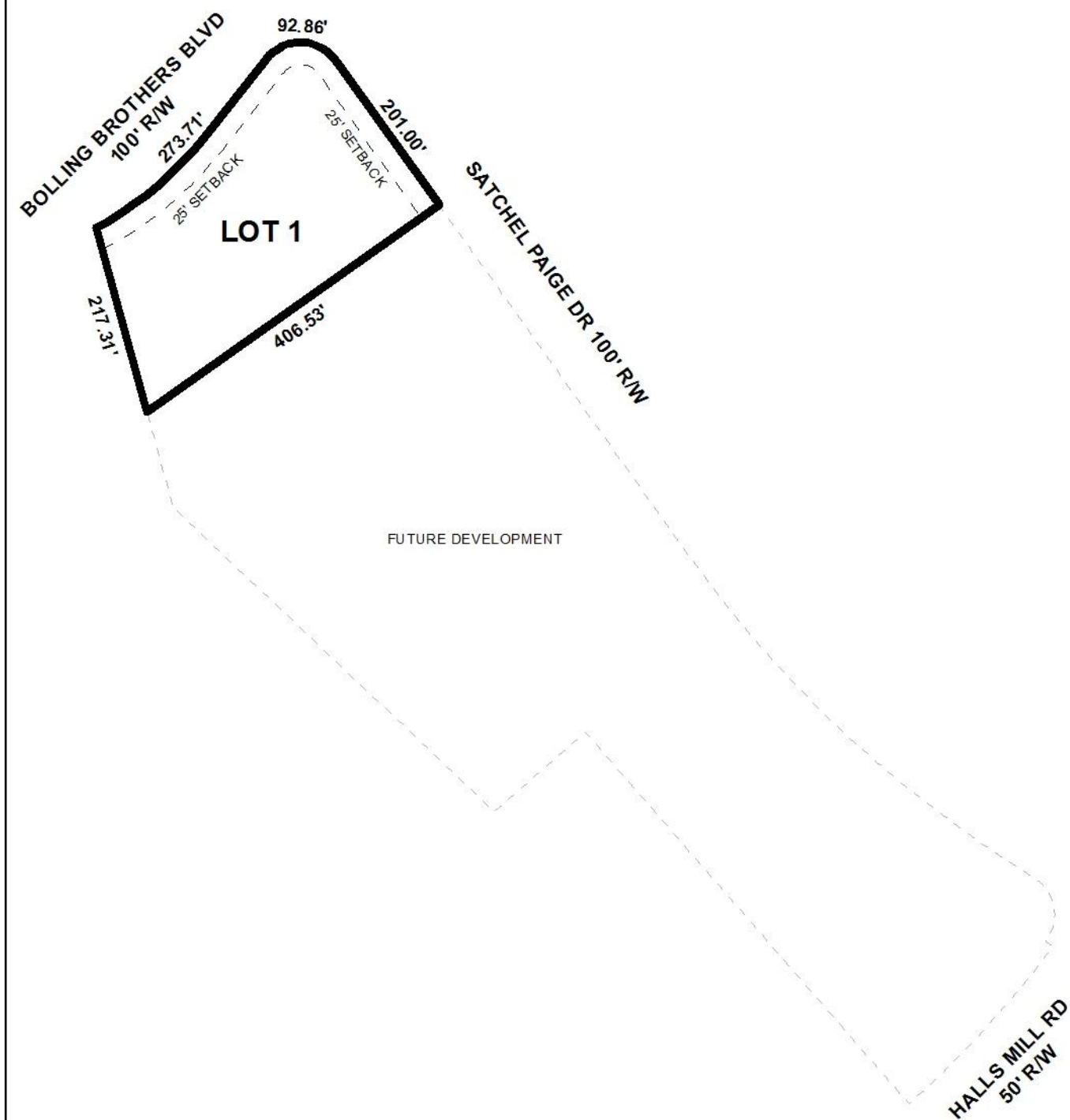
MCGOWIN BUSINESS PART SUBDIVISION, PHASE FIVE



APPLICATION NUMBER 5 DATE November 3, 2016



DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE November 3, 2016
APPLICANT McGowin Business Park Subdivision, Phase Five
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