

MARINE & INDUSTRIAL SUPPLY SUBDIVISION

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

- 1) 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.
- 2) 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.
- 3) Provide legible street names in the vicinity map.
- 4) 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.
- 5) Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- 6) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- 7) 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.
- 8) Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Traffic Engineering Comments: Site is limited to two curb cuts to S Conception St, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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 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 2.5± acre, 1-lot subdivision which is located on the Northeast corner of Virginia Street and South Conception 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 create a legal lot of record from three metes-and-bounds parcels, to accommodate an existing commercial building, and allow a building expansion.

The lot size is not labeled on the preliminary plat. This information should be given in square feet and acres, and should be placed on the Final Plat, if approved. However, it should be noted

that the proposed lot would exceed the minimum required lot size in Section V.D.2. of the Subdivision Regulations.

The site has frontage onto Virginia Street, a major street, which is illustrated as having a right-of-way of 50'. As a major street, Virginia Street should have a right-of-way of 100', making dedication to provide 50' from the centerline necessary. The site also has frontage on Conception Street, a minor street with curb and gutter, which is illustrated as having a 64' right-of-way, making no dedications necessary. Furthermore, dedication of the corner radii at Conception Street and Virginia Street per Section V.D.6. of the Subdivision Regulations should be required.

As a mean of access management, a note should be placed on the Final Plat stating that the lot is limited to the existing curb cuts, with the size, design, and location of the curb cuts, to be approved by Traffic Engineering and conform to AASHTO standards.

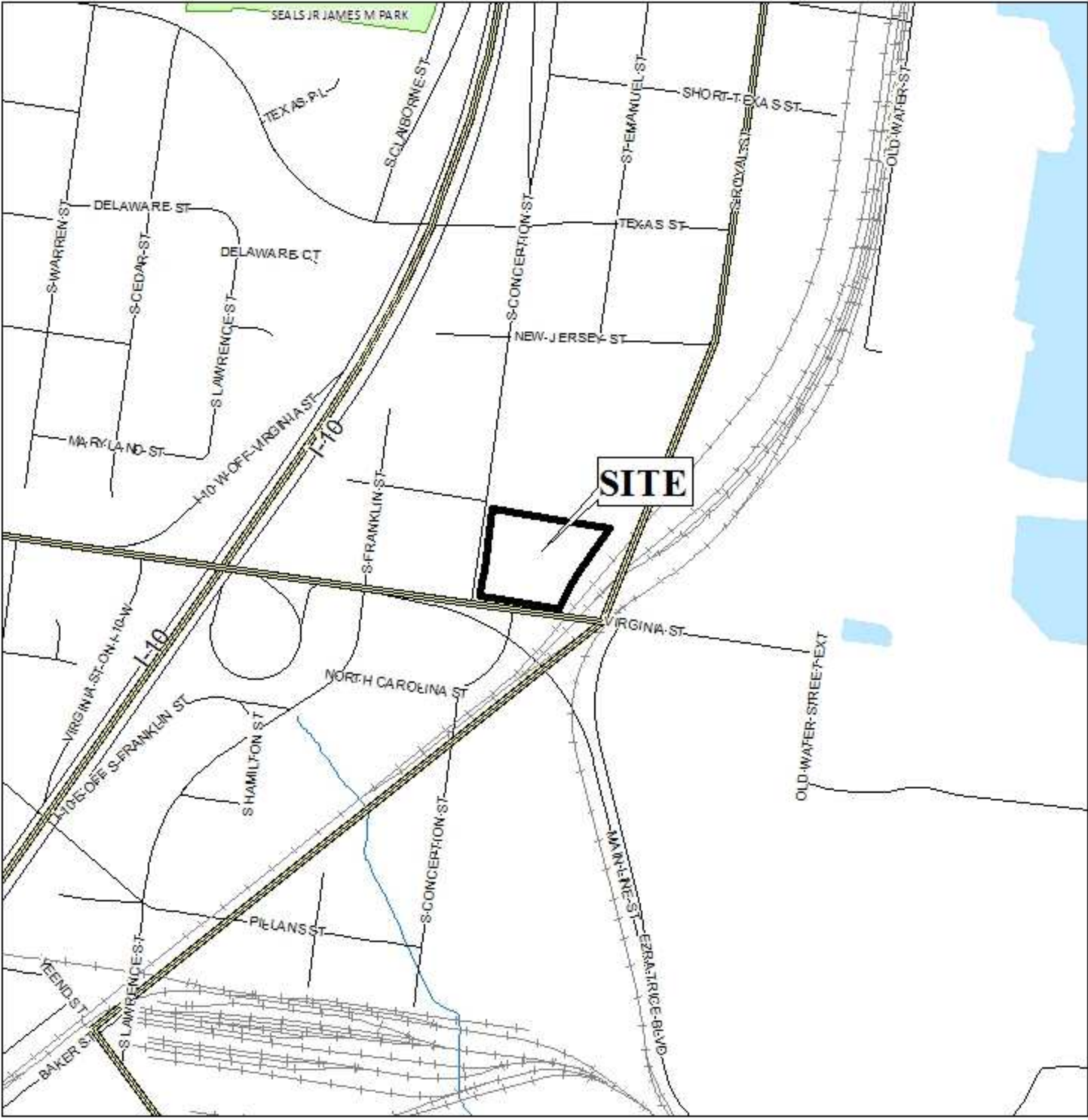
The preliminary plat does depict the 25-foot minimum building setback line along Conception Street, but not Virginia Street, as required by Section V.D.9. of the Subdivision Regulations. The setback line should be illustrated along frontages after dedication on the Final Plat, if approved.

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

- 1) dedication to provide 50' from the centerline of Virginia Street;
- 2) dedication of the corner radii at Conception Street and Virginia Street per Section V.D.6. of the Subdivision Regulations;
- 3) placement of the lot size in square feet and acres;
- 4) placement of a note on the plat stating that the site is limited to the existing curb cuts, with the size, design and location to be approved by Traffic Engineering, and to comply with AASHTO standards;
- 5) depiction of the 25-minimum building setback along all frontages after dedication;
- 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: 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. 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 legible street names in the vicinity map. 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. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. 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 along with the original when submitting for City Engineer signature.);

- 7) compliance with Traffic Engineering comments (*Site is limited to two curb cuts to S Conception St, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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.*);
- 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



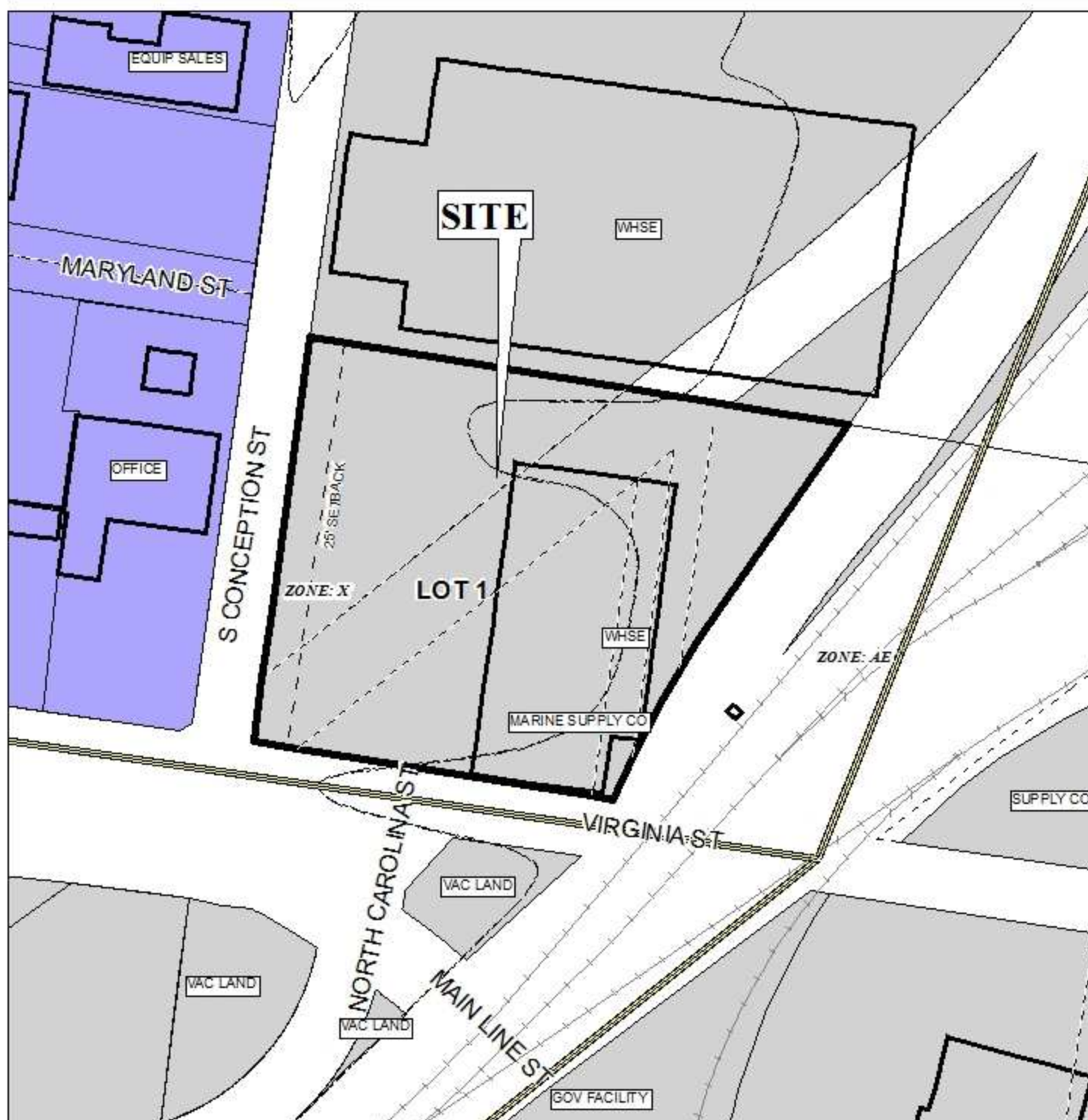
APPLICATION NUMBER 6 DATE December 4, 2014

APPLICANT Marine & Industrial Supply Subdivision

REQUEST _____ Subdivision _____



MARINE & INDUSTRIAL SUPPLY SUBDIVISION



APPLICATION NUMBER 6 DATE December 4, 2014

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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