

MAWSS SUBDIVISION, USA ADDITION TO

Engineering Comments: The following 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. Review and revise the written legal description or written bearing length along the north property line of Parcel 2.
- C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- D. Provide and label the monument set or found at each subdivision corner.
- E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- F. 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.
- G. 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.
- H. 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.
- I. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures.
- J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

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 Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code).

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

The plat illustrates the proposed 2-lot, 4.2± acre subdivision, which is located at the Southeast corner of St. Stephens Road and Lambert Street, extending to the Southwest corner of St. Stephens Road and North Catherine Street, in Council District 2. The applicant states the site is served by city water and sewer services.

The purpose of this application is to re-subdivide two existing legal lots of record and one existing metes-and-bounds parcel into two legal lots of record. The parcel fronts St. Stephens Road and each lot below it would absorb a portion of the parcel, thereby expanding the size of the two lots. The two lots were created via a three-lot subdivision, The Mobile Area Water and Sanitary Sewer Business/Operations Site Subdivision, approved by the Commission in 1997. Along with that subdivision, a Planned Unit Development (PUD) to allow shared access between the lots, Sidewalk Waiver, and Rezoning were also approved. Since no new construction or changes to the site are proposed at this time, no PUD will be required to amend the previously approved PUD until such time that development is proposed on either lot.

It should be noted that the interior common property line between the two proposed lots is not clearly indicated on the plat; therefore, the plat should be revised to indicate this line in bold on the Final Plat to match the exterior property lines.

Both lots would meet the minimum size requirements of the Section V.D.2. of the Subdivision Regulations. The lots are labeled with their sizes in square feet and acres on the plat and this should be retained on the Final Plat, adjusted for any required dedication, or a table should be furnished on the Final Plat providing the same information. The site fronts onto St. Stephens Road, North Catherine Street and Lambert Avenue. North Catherine Street and Lambert Avenue are minor streets with compliant 50' rights-of-way; therefore, no dedication would be required along those streets. St Stephens Road is a component of the Major Street Plan in this area with a planned 100' right-of-way. As the previous approval in 1997 only required the placement of the minimum building setback line to reflect the future right-of-way width of St Stephens Road, the same requirement should be placed on the application at hand. Therefore, no dedication should be required along St. Stephens Road. However, a 25' corner radius should be dedicated at the intersection of St. Stephens Road and Lambert Avenue.

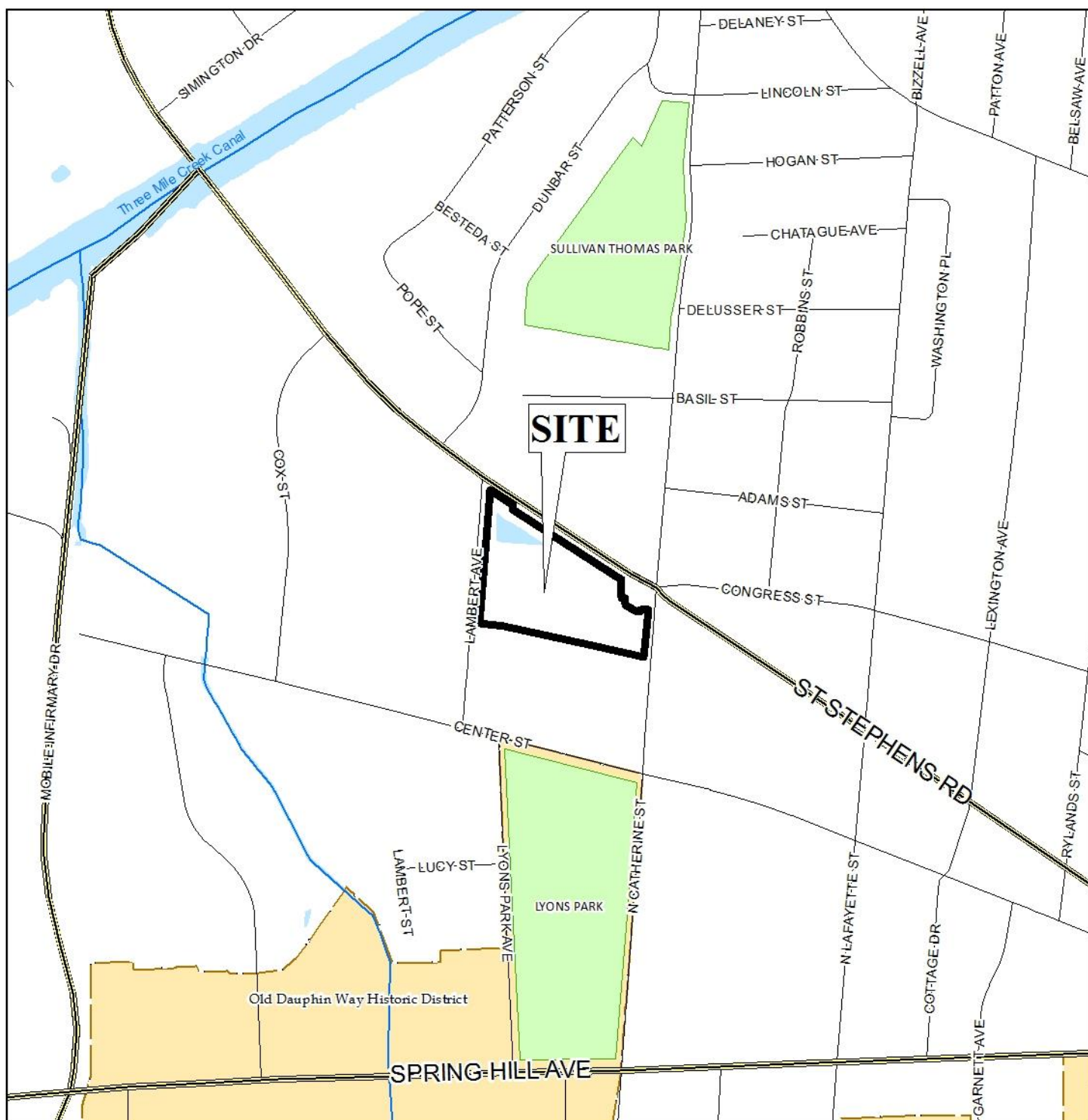
The 25' minimum building setback line is indicated on the plat and should be retained on the Final Plat, adjusted for the future right-of-way line along St. Stephens Road.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval, subject to the following conditions:

- 1) revision of the plat to indicate the common internal property line between the two lots in bold to match the exterior property lines;
- 2) labeling of each lot with its size in square feet and acres after any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 3) revision of the plat to indicate the 25' minimum building setback line along St. Stephens Road as measured from the future right-of-way width of 100';

- 4) dedication to provide a 25' corner radius at the intersection of St. Stephens Road and Lambert Avenue;
- 5) retention of the 25' minimum building setback line along Catherine Street and Lambert Avenue;
- 6) adjustment of the 25' minimum building setback line along St. Stephens Road so as to be measured from the future right-of-way line;
- 7) subject to the Engineering comments: *[The following 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. Review and revise the written legal description or written bearing length along the north property line of Parcel 2. C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. D. Provide and label the monument set or found at each subdivision corner. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. 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. G. 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. H. 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. I. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.];*
- 8) subject to the Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.) ;*
- 9) subject to the 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).]; and*
- 10) subject to the 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)].*

LOCATOR MAP



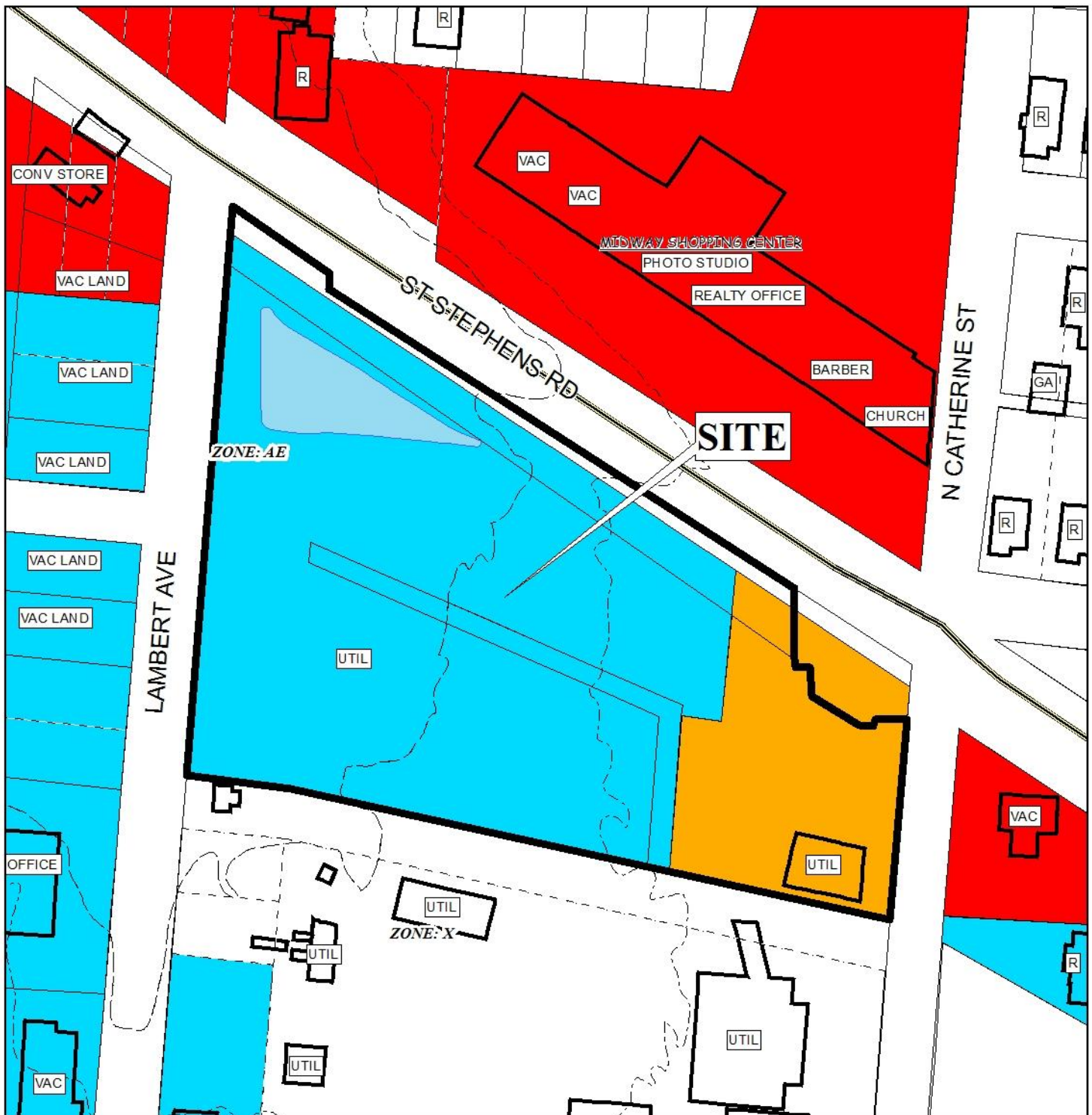
APPLICATION NUMBER 6 DATE April 21, 2016

APPLICANT MAWSS Subdivision, USA Addition to

REQUEST Subdivision



MAWSS SUBDIVISION, USA ADDITION TO



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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



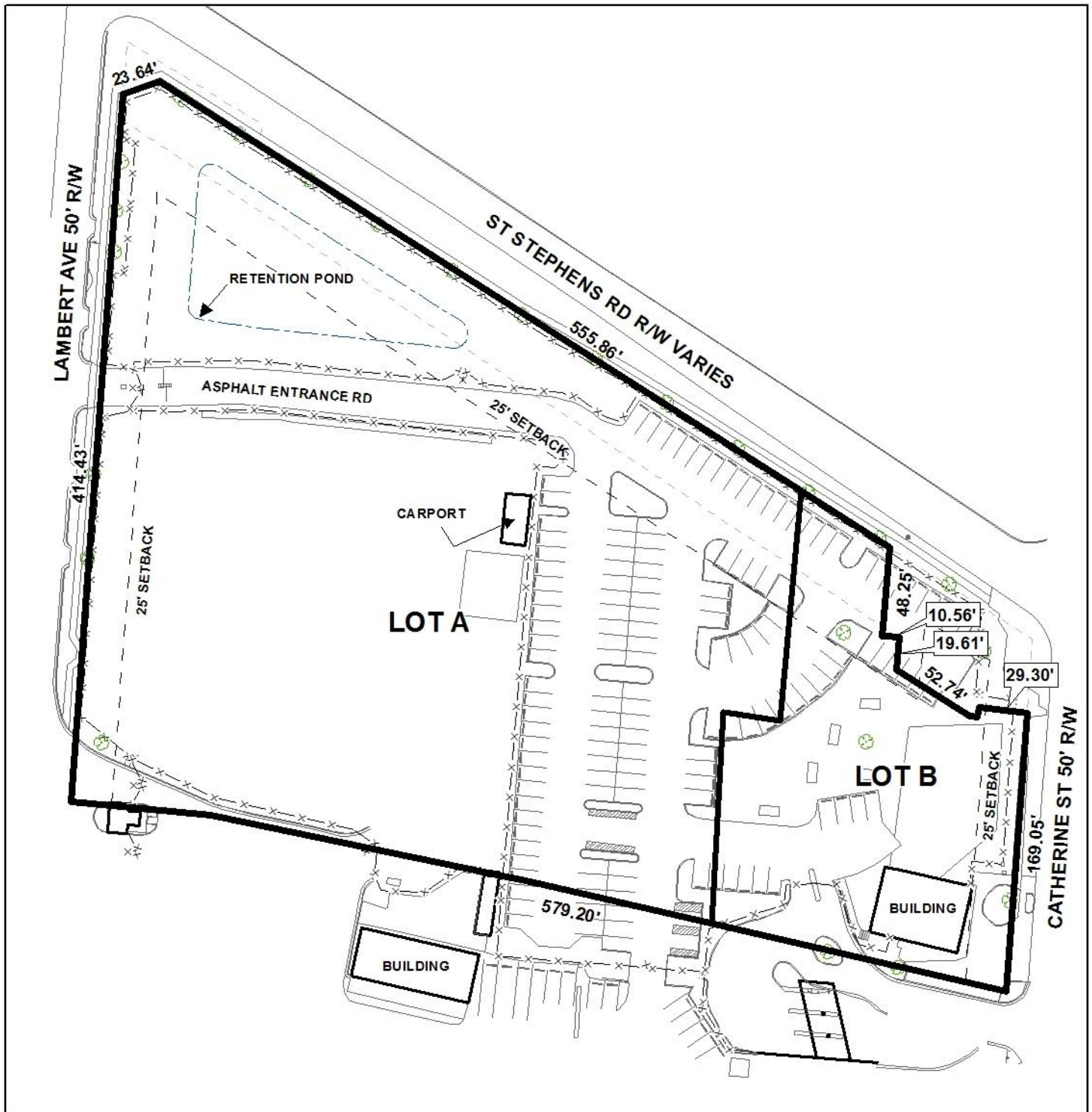
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DETAIL SITE PLAN



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