

THEODORE INDUSTRIAL PARK SUBDIVISION

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

MAWSS 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 3-lot, 222.77 \pm acre subdivision located at the North side Industrial Road at the South terminus of Bowers Lane, extending to the West side of Mitsubishi Lane, within the Planning Jurisdiction. The applicant states that the subdivision is served by public water and sanitary sewer.

The purpose of this application is to create three legal lots of record from three existing metes-and-bounds parcels.

The site has frontage along Industrial Road, which is shown as a major street on the Major Street Plan component of the Comprehensive Plan with a required 100' right-of-way width. However, Industrial Road is a private road with an 80' right-of-way width depicted on the preliminary plat. No right-of-way dedication should be required, however, the minimum building setbacks should be labeled to be at the northern edge of the adjacent 50' railroad easement. Proposed, Lot 1 will also have frontage along Mitsubishi Lane, a private road with a 100' right-of-way; thus no dedication will be required.

The 25-foot minimum building setback line, required in Section V.D.9., is not illustrated on the plat. Staff has determined that because the site is an industrial site and there are various railroad spur easements located throughout the property, the 25' minimum building setback requirements will not be required where the railroad easements are depicted on the plat. However, according to City GIS imagery there appear to be several public rights-of-way that run throughout the site. The plat must be revised to depict all public right-of-ways and provide a 25' minimum building setback or provide documentation regarding the vacation or non-existence of these rights-of-way.

The proposed lots meet the minimum size requirements of the Subdivision Regulations; however, the lots are not labeled with the size and square feet on the preliminary plat. Therefore,

the plat should be revised to label the lots with their size in square feet and acres, or a table should be furnished on the Final Plat providing the same information.

There are several drainage, utility, and access easements located on the site. A note should be placed on the Final Plat stating no structures shall be constructed or placed within any drainage or utility easements.

While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the Final Plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

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.

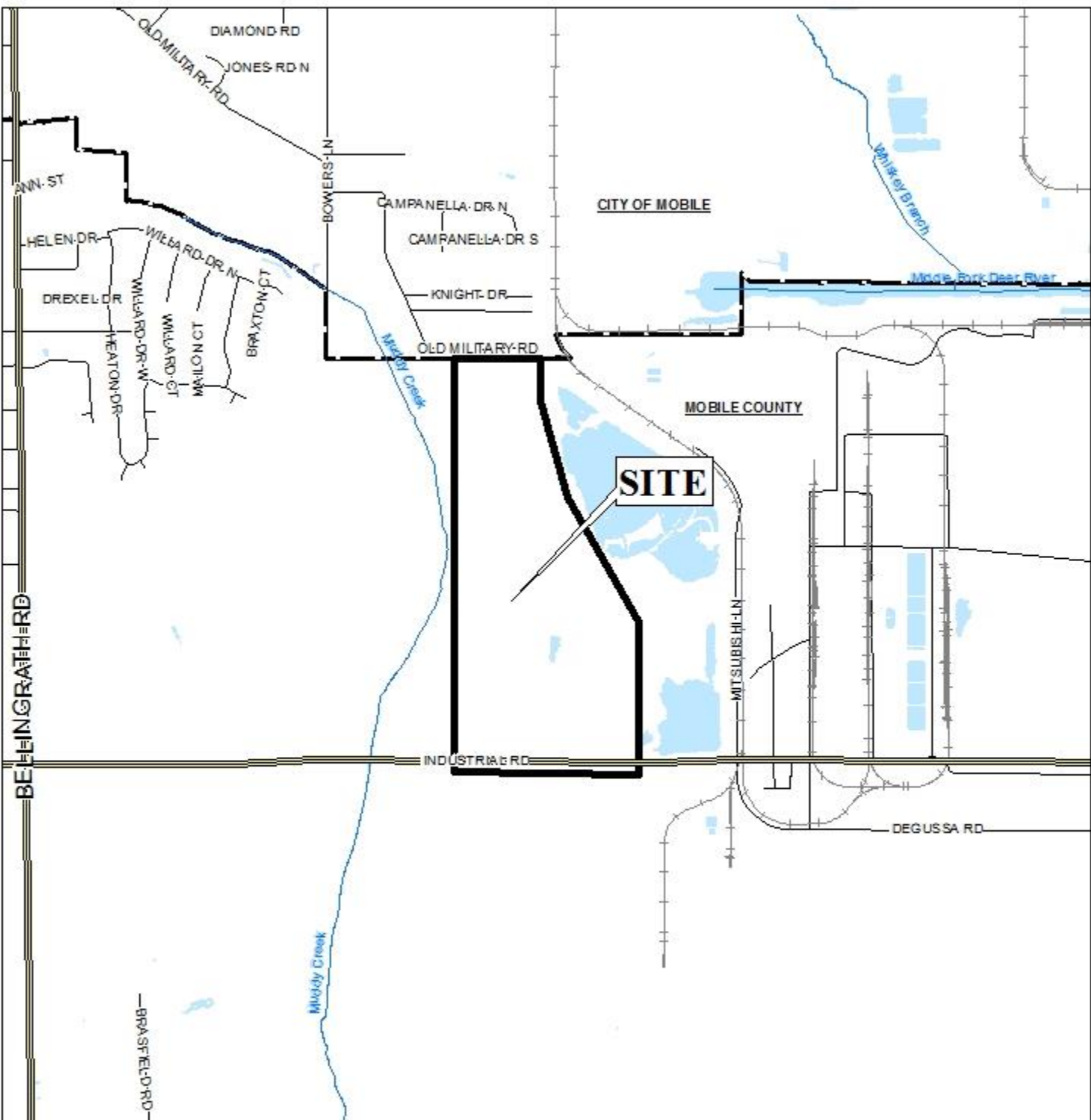
It appears that a portion of the site may contain wetlands. The potential presence of wetlands indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies for wetland issues would be required prior to the issuance of any permits or land disturbance activities.

A note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.

RECOMMENDATIONS Based upon the preceding, the application is recommended for Holdover until the January 22, 2015 meeting, with revisions due by December 29, 2014 to address the following:

1. revision of the plat to depict all public right-of-ways on the site and provide a 25' minimum building setback ;or
2. the submission of documentation regarding the vacation of rights-of-way or another form of documentation stating the that the public right-of-ways are no longer present.

LOCATOR MAP



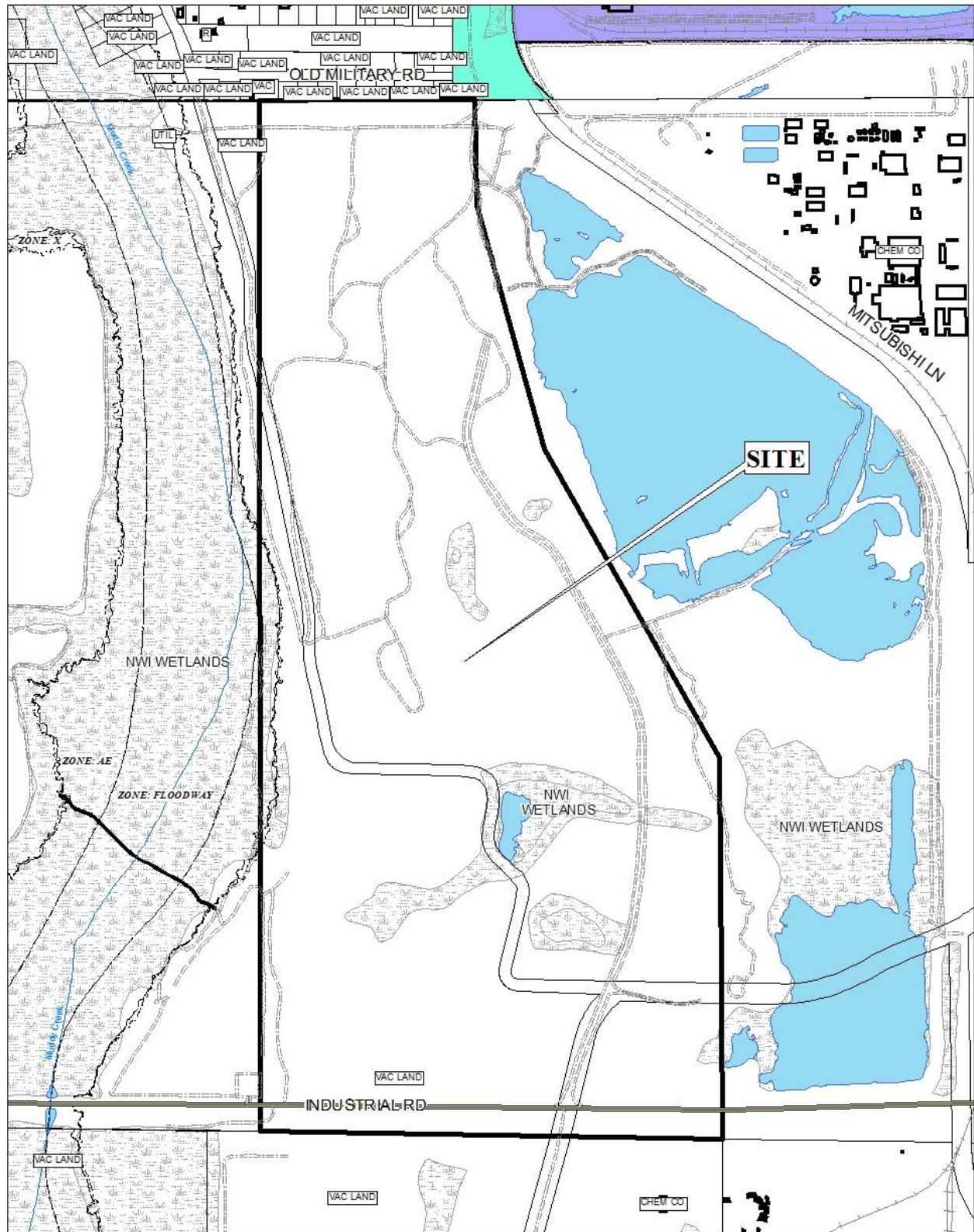
APPLICATION NUMBER 6 DATE December 18, 2014

APPLICANT Theodore Industrial Park Subdivision

REQUEST _____ Subdivision _____



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DATE December 18, 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



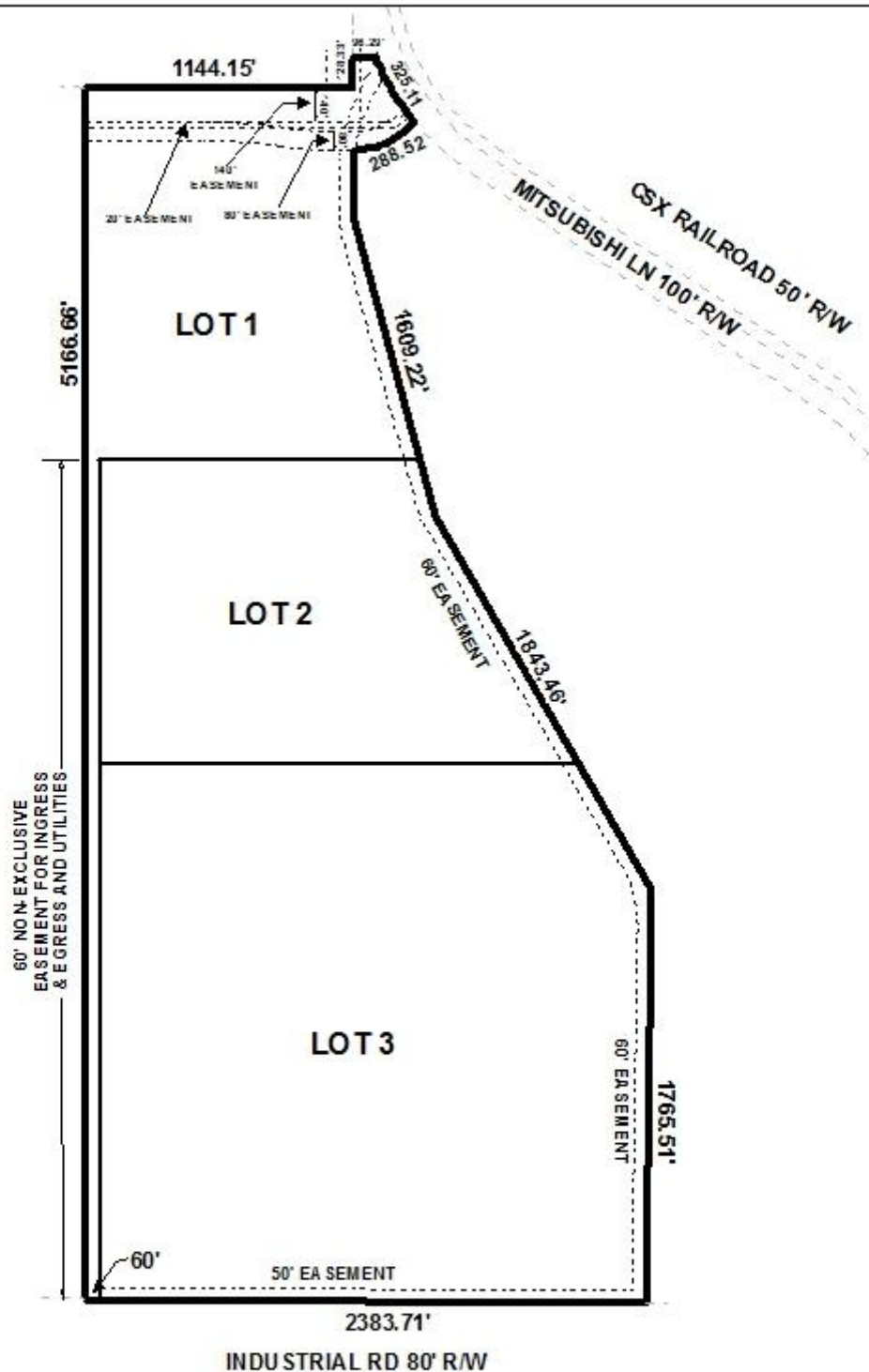
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DETAIL SITE PLAN



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REQUEST Subdivision

