

XANTE SUBDIVISION, **RESUBDIVISION OF LOTS 1 & 2**

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. Provide and label the monument set or found at each subdivision corner.
- C. Add a signature block for the Planning Commission, Traffic Engineer, and City Engineer.
- D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- E. 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.
- F. 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.
- G. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.
- H. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures.
- I. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Traffic Engineering Comments: Site is limited to its existing curb cuts to Dauphin Street, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new 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-Rescue 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

The plat illustrates the proposed 2-lot, 10.4± acre subdivision which is located on the North side of Dauphin Street, 95± West of Mobile Street, extending North to the North side of Illinois Central Gulf Railroad (formerly G.M.&O. Railroad) within Council District 1. The applicant states that the subdivision is served by city water and sanitary sewer. The purpose of this

application is to amend a previously recorded plat to alter an interior line between two legal lots of record.

This site appeared before the August 20, 2015 Planning Commission meeting, in which the Commission approved the applicant's Planned Unit Development request to allow the expansion of an existing building and multiple buildings on multiple lots with shared access and parking on the condition that the applicant would submit an application for Subdivision approval to move an interior lot line.

The applicant desires to construct an addition to an existing warehouse on Lot 1; however the building's proposed location crosses an interior lot line in the Planned Unit Development that separates Lot 1 from Lot 2. Per the conditions of Planned Unit Development approval, the lot line must be relocated in order to accommodate the new warehouse building addition. The applicant is proposing to relocate the interior lot line 60'± North of its current location. The relocation of the lot line will allow the addition to be constructed without any future hindrance.

The site is located on Dauphin Street, a major street with curb and gutter. The plat as illustrated, depicts a sufficient right-of-way, thus no dedication is required.

The minimum building setback line is illustrated on the plat. The plat depicts Lot B as having a 25-foot minimum building setback along Dauphin Street. The 25-foot minimum building setback for Lot B should be retained on the Final Plat, if approved.

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

The proposed lot sizes are provided in square feet and acres, and would exceed the minimum required lot size in Section V.D.2. of the Subdivision Regulations. This information should be retained on the Final Plat, if approved.

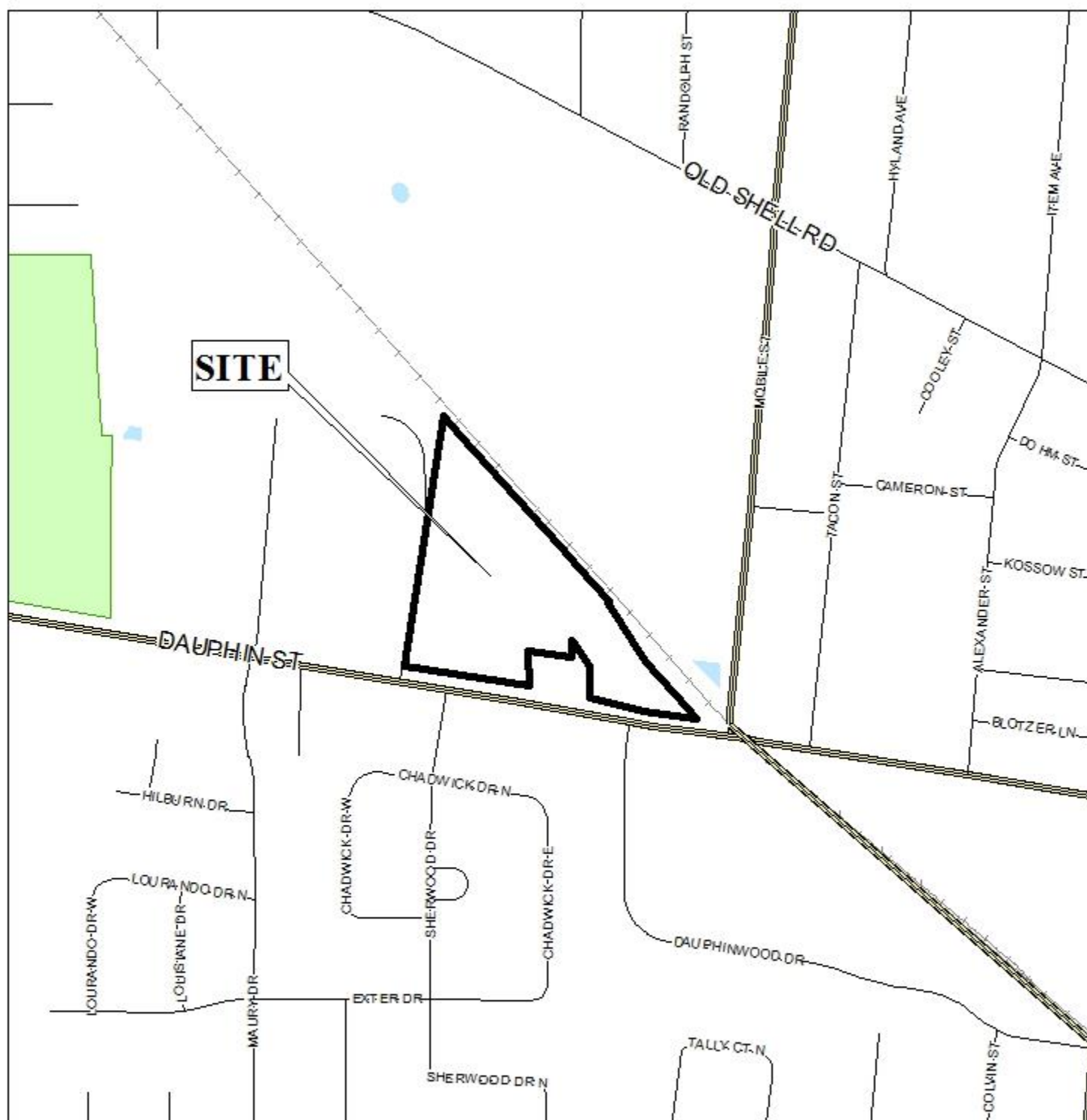
Based upon the preceding, this application is recommended for Approval, subject to the following conditions:

- 1) Retention of the 25' minimum building setback line;
- 2) Placement of a note on the Final Plat, stating that the lot is limited to the existing curb cut to Dauphin Street, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) Retention of the lot size for each lot in square feet and acres on the Final Plat, if approved;
- 4) Compliance with 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. Provide and label the monument set or found at each subdivision corner. C. Add a signature block for the Planning Commission, Traffic Engineer, and City Engineer. D. Provide the*

Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. 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. F. 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. G. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. H. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. I. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 5) Compliance with Traffic Engineering comments (Site is limited to its existing curb cuts to Dauphin Street, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new 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 61-929 and City Code Chapters 57 and 64).; and*
- 7) Compliance with 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).).*

LOCATOR MAP



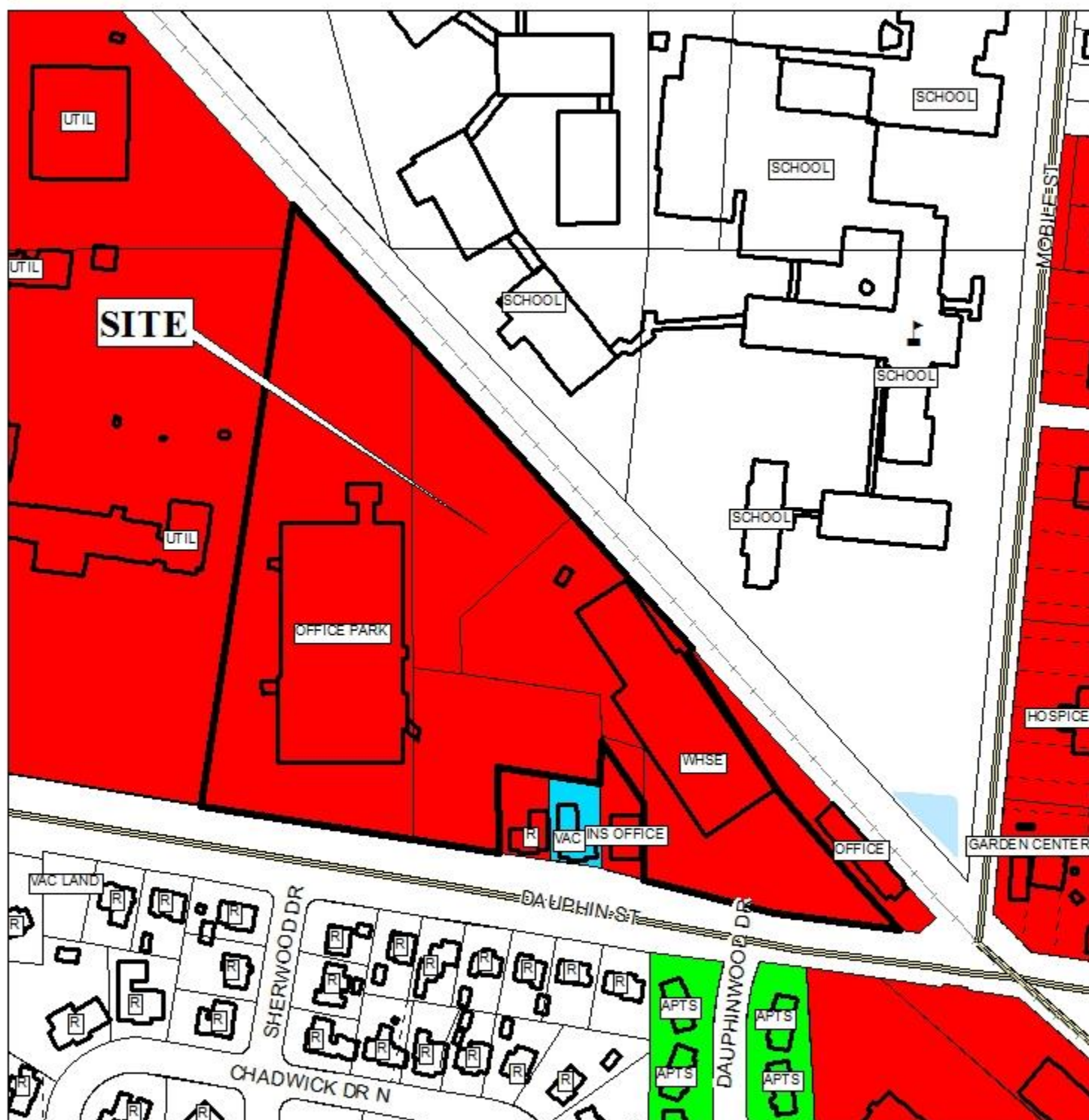
APPLICATION NUMBER 6 DATE September 17, 2015

APPLICANT Xante Subdivision Resubdivision of Lots 1 & 2

REQUEST Subdivision



XANTE SUBDIVISION RESUBDIVISION OF LOTS 1 & 2

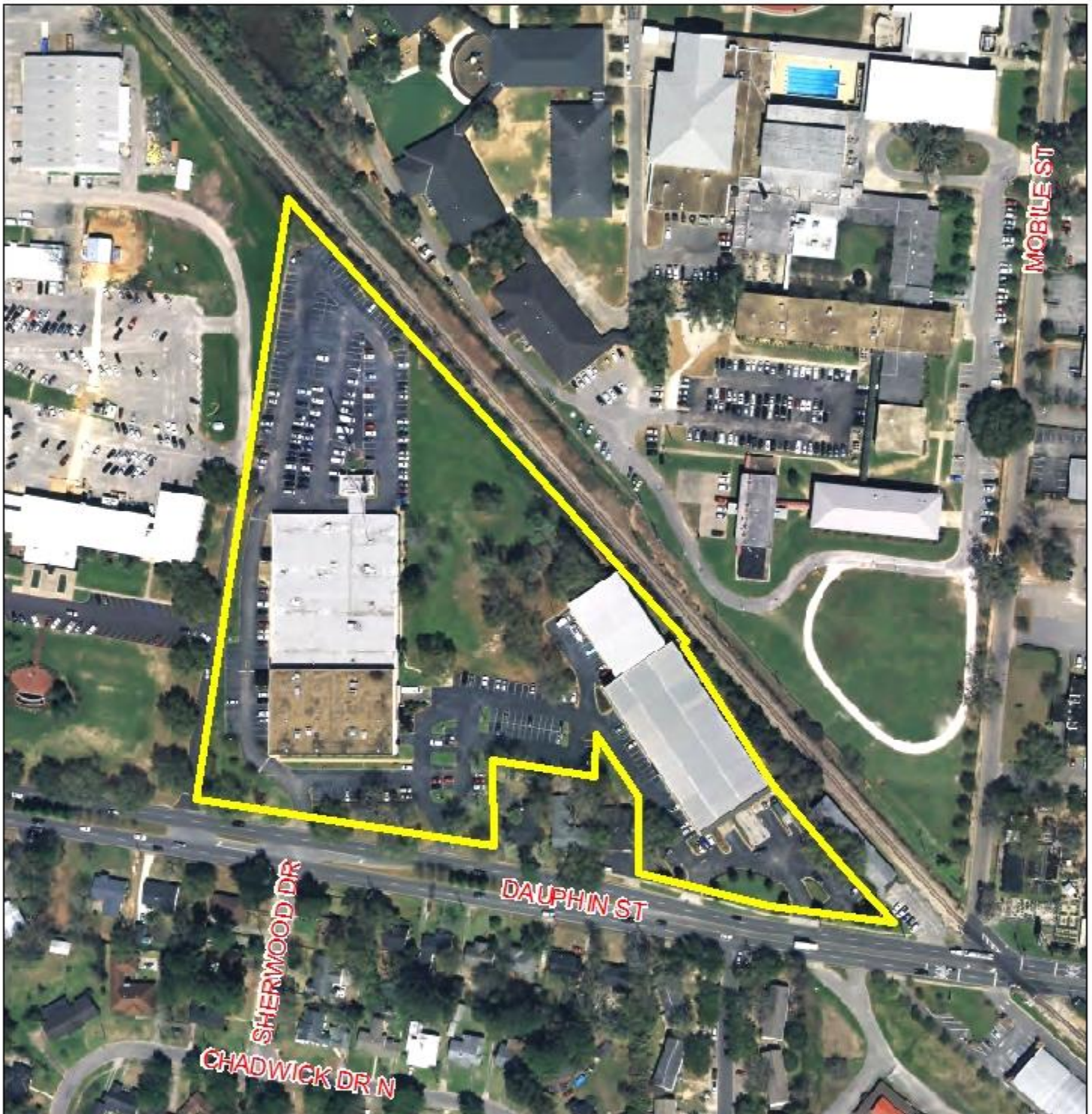


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



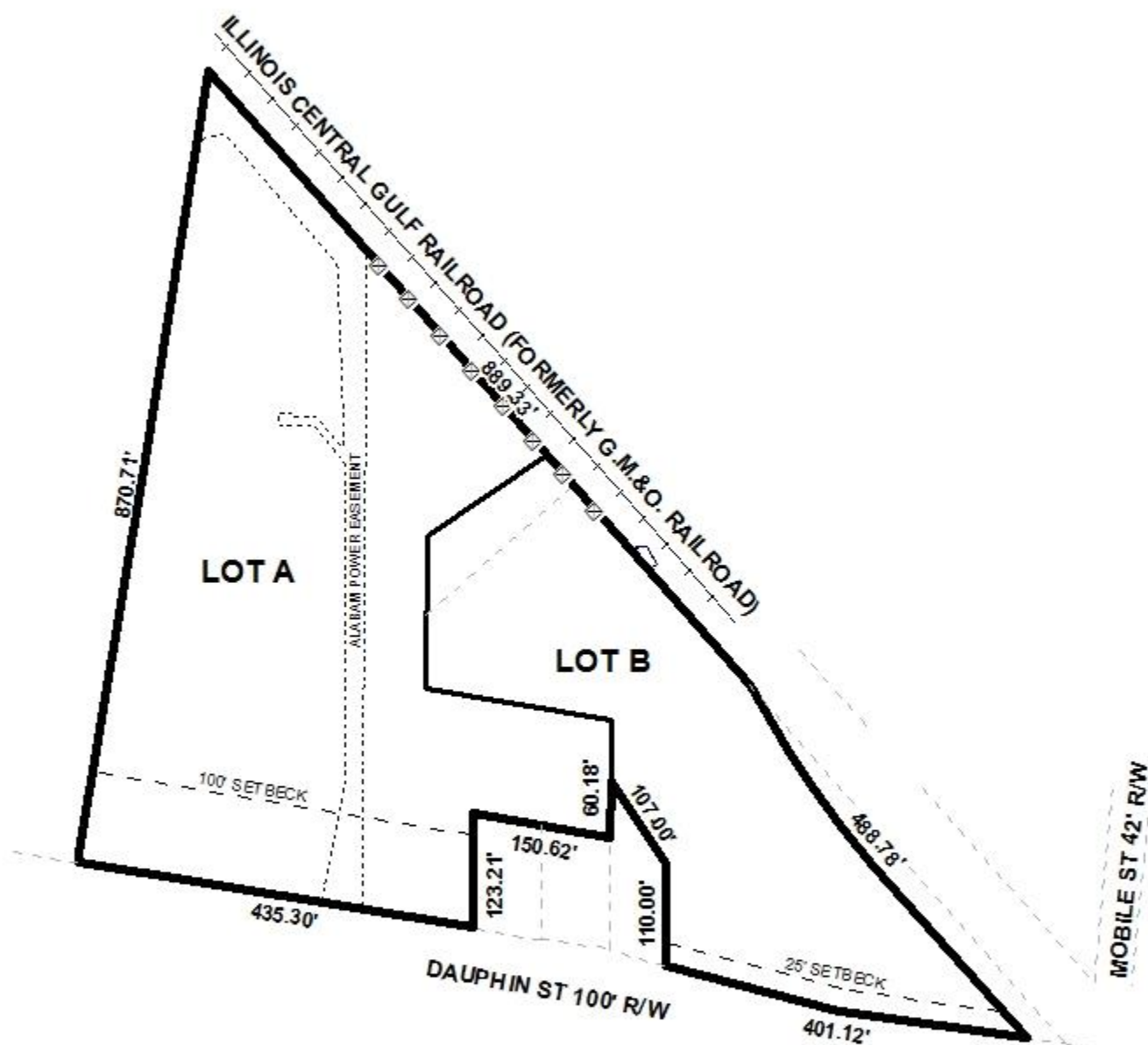
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DETAIL SITE PLAN



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