

THEODORE SWITCHING STATION SUBDIVISION

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. Delete the three (3) Notary Public statements for the City of Mobile Planning Commission, City Engineer, and Traffic Engineer.
- C. Revise the notary public statement for the Owner to include the entire subdivision name without any abbreviations.
- D. Provide a written legal description for the proposed subdivision.
- E. Provide FEMA flood zone information.
- F. Proposed Lot numbers are LOT 1 and LOT 8A. LOT 8A should be renumbered to LOT 2.
- G. Show and label each and every Right-Of-Way and easement. GIS shows existing public ROW at the SE corner of Lot 8A (Alabama State Docks Service Rd).
- H. Show the complete parcel number instead of a partial parcel number.
- I. The City of Mobile GIS data shows a potential for wetlands on the property. On the plat, show the location of any wetlands, or submit a written statement from a Wetlands Professional stating that there are no wetlands present on-site.
- J. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- K. 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.
- L. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #96 and FLIGHT 25 - #94) the Lot(s) will receive NO historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control).
- M. 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.
- N. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures.
- O. After FINAL PLAT review provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Traffic Engineering Comments: Rangeline Road (Alabama Highway 193) and Hamilton Boulevard (Alabama Highway 163) are ALDOT maintained roadways. Driveway number, size, location and design to be approved by ALDOT and 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 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).

MAWWS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for sewer services 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, 80.0± acre subdivision, which is located at the Southwest corner of Hamilton Boulevard and Mac Drive (private road), extending to the East side of Rangeline Road and extending to the West side of Mac Bayou Drive (private road), in Council District 4. The applicant only states "YES" as to water and sanitary services provided. However, each proposed lot exceeds the minimum size requirements of Section V.D.2. of the Subdivision Regulations regardless of water and sanitary services provided.

The purpose of this application is to re-subdivide one existing lot of record and one metes-and-bounds parcel into two legal lots of record. The existing lot, containing approximately 6.4 acres, is Lot 8, MAC-Bayou Subdivision, approved by the Commission in 1999. The metes-and-bounds parcel, containing approximately 73.4 acres, is the "Future Development" portion of MAC Business Park Subdivision, approved by the Commission in 2014. The proposed Subdivision would slightly expand existing Lot 8 (proposed Lot 8-A) and slightly decrease the "Future Development" area (proposed Lot 1).

It should be noted that the entire existing Lot 8 is zoned I-2, Heavy Industry, and the entire "Future Development" area is zoned I-1, Light Industry. If approved, the Subdivision would create a split-zoned area within proposed Lot 8-A. Therefore, a Rezoning application should be submitted and approved prior to the signing of the Final Plat.

Since Lot 8-A would be accessed via Mac Bayou Drive, a private street, an Administrative Planned Unit Development must be approved for Lot 8-A prior to signing the Final Plat. And as Lot 1 would have frontage along Mac Drive, also a private road, the previously-approved PUD for MAC Business Park would have to be amended prior to development if any access to it is intended from Lot 1. Two (2) copies of each of the approved PUD's should be submitted prior to signing the Final Plat.

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, or a table should be furnished on the Final Plat providing the same information. The site fronts onto Rangeline Road, Hamilton Boulevard, Mac Drive, and Mac Bayou Drive, all with compliant rights-of-way; therefore, no dedication would be required.

The 25' minimum building setback line is indicated only along Hamilton Boulevard on the preliminary plat. The plat should be revised to indicate a 25' minimum building setback along all street frontages, both public and private. A 140' Alabama Power Company easement is indicated along the entire Southern boundary within the site, and various other easements for ingress/egress and utilities are indicated. Therefore, a note should be required on the Final Plat stating that no structures can be constructed or placed within any recorded easements on the site.

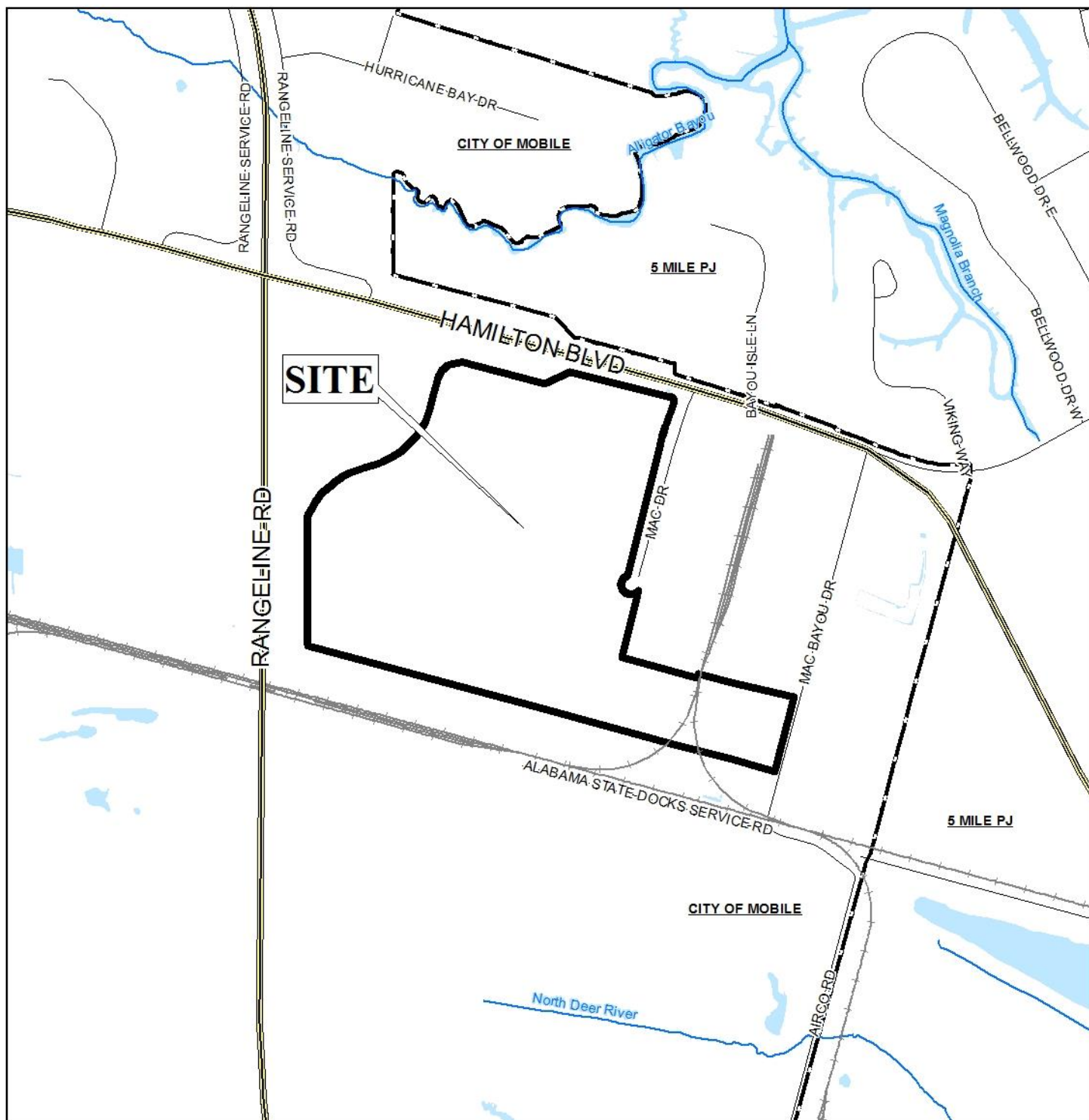
The plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval, subject to the following conditions:

- 1) submission and approval of a Rezoning application to eliminate the split-zoning on Lot 8-A prior to signing the Final Plat;
- 2) submission and approval of an Administrative Planned Unit Development application for shared access onto Mac Bayou Drive, a private street, prior to signing the Final Plat;
- 3) submission and approval of a Planned Unit Development application to amend the previously approved Planned Unit Development for MAC Business Park to allow Lot 1 to share access to Mac Drive, a private street, prior to development;
- 4) retention of the labeling of both lots in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 5) revision of the plat to indicate the 25' minimum building setback line along all street frontages, both public and private;
- 6) placement of a note on the Final Plat stating that no structures can be constructed or placed within any recorded easements;
- 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. Delete the three (3) Notary Public statements for the City of Mobile Planning Commission, City Engineer, and Traffic Engineer. C. Revise the notary public statement for the Owner to include the entire subdivision name without any abbreviations. D. Provide a written legal description for the proposed subdivision. E. Provide FEMA flood zone information. F. Proposed Lot numbers are LOT 1 and LOT 8A. LOT 8A should be renumbered to LOT 2. G. Show and label each and every Right-Of-Way and easement. GIS shows existing public ROW at the SE corner of Lot 8A (Alabama State Docks Service Rd). H. Show the complete parcel number instead of a partial parcel number. I. The City of Mobile GIS data shows a potential for wetlands on the property. On the plat, show the location of any wetlands, or submit a written statement from a Wetlands Professional stating that there are no wetlands present on-site. J. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. K. 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. L. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #96 and FLIGHT 25 - #94) the Lot(s) will receive NO historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). M. 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. N. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. O. After FINAL PLAT review provide a copy of the Final Plat along with the original when submitting for City Engineer signature.]

- 8) *subject to the Traffic Engineering comments: [Rangeline Road (Alabama Highway 193) and Hamilton Boulevard (Alabama Highway 163) are ALDOT maintained roadways. Driveway number, size, location and design to be approved by ALDOT and 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.];*
- 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 2015-116 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)]; and*
- 11) *submission of two (2) copies of the approved site plan for each required Planned Unit Development prior to signing the Final Plat.*

LOCATOR MAP



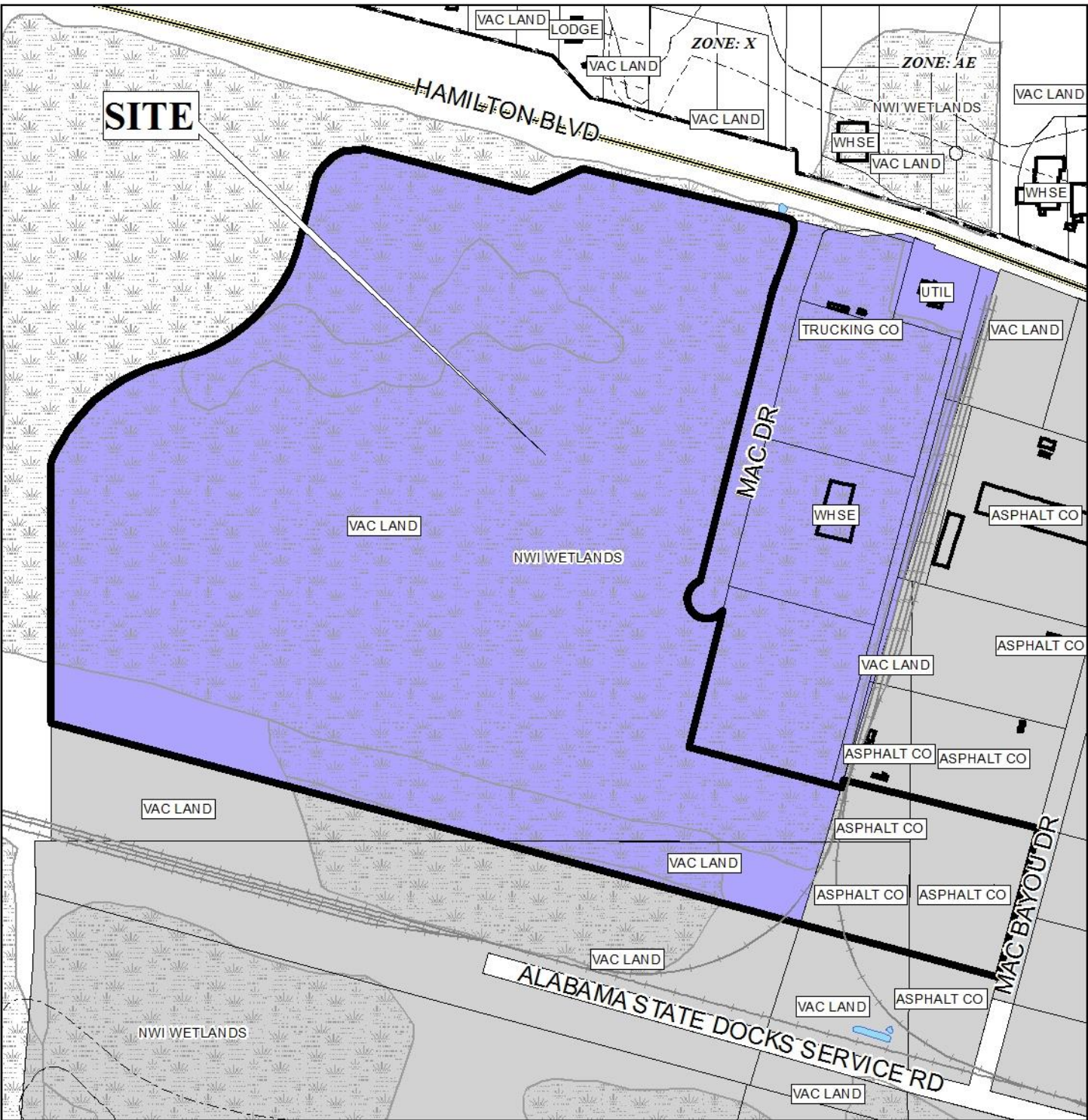
APPLICATION NUMBER 7 DATE May 5, 2016

APPLICANT Theodore Switching Station Subdivision

REQUEST Subdivision



THEODORE SWITCHING STATION SUBDIVISION



APPLICATION NUMBER 7 DATE May 5, 2016

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



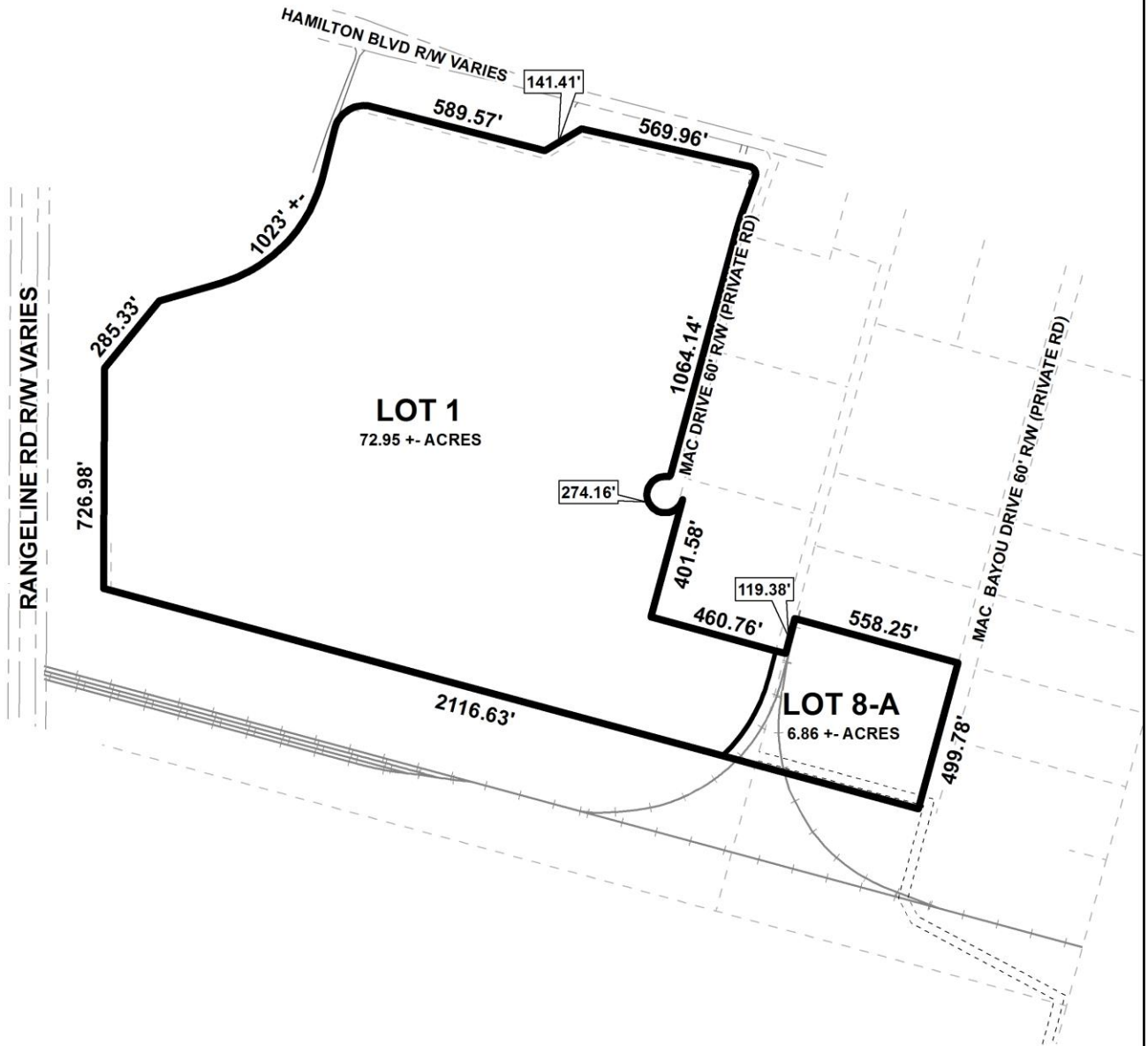
THEODORE SWITCHING STATION SUBDIVISION



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DETAIL SITE PLAN



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APPLICANT Theodore Switching Station Subdivision

REQUEST Subdivision



NTS