

PRISM SYSTEMS SUBDIVISION

Engineering Comments: FINAL PLAT 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 a vicinity map.
- C. Clarify the legend or revise the line type for the 54" concrete SS pipe along Conception St.
- D. Check and revise the boundary label or written description for the distance shown for the westernmost leg of the north property line.
- E. According to the City GIS a small corner of the lot is located within the AE flood zone. Show and label the boundary line between the AE and X (shaded) flood zones.
- F. Add "AE" to the flood zone note, as applicable.
- G. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- I. 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.
- J. 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.
- K. 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.
- L. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures.
- M. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.

Traffic Engineering Comments: The site is limited to two curb cuts to South Conception Street and one curb cut to the opened portion of Franklin Street with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Redevelopment of the site will require improved driveways, sidewalk construction, and removal of parking within the right-of-way. 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 2015-116 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).

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 additional sewer service until a Capacity application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 1-lot, 0.8± acre subdivision which is located on the West side of Conception Street, 125'± North of Maryland Street, extending to the East side of South Franklin Street within Council District 2. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create one legal lot of record from two metes-and-bounds parcels.

The proposed lot fronts both South Conception Street and South Franklin Street, which are paved minor streets with curb and gutter. As paved minor streets with curb and gutter, each street requires a 50' right-of-way width. The right-of-way widths of both South Conception Street and South Franklin Street are illustrated as 64' wide and 50' wide respectively on the preliminary plat; thus, no dedication is required.

The 25-foot minimum building setback line is not depicted on the preliminary plat along South Conception Street or South Franklin Street. If approved, the Final Plat should be revised to depict the 25-foot minimum setback line along each street frontage.

The proposed lot appears to exceed the 7,200 square foot minimum lot size requirements for lots served by public water and sanitary sewer systems. The lot size information is included in both square feet and in acres on the preliminary plat, and should be retained on the Final Plat, if approved.

As a means of access management, a note should be placed on the Final Plat, if approved, stating that the site is limited to two curb cuts to South Conception Street and one curb cut to the opened portion of Franklin Street with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

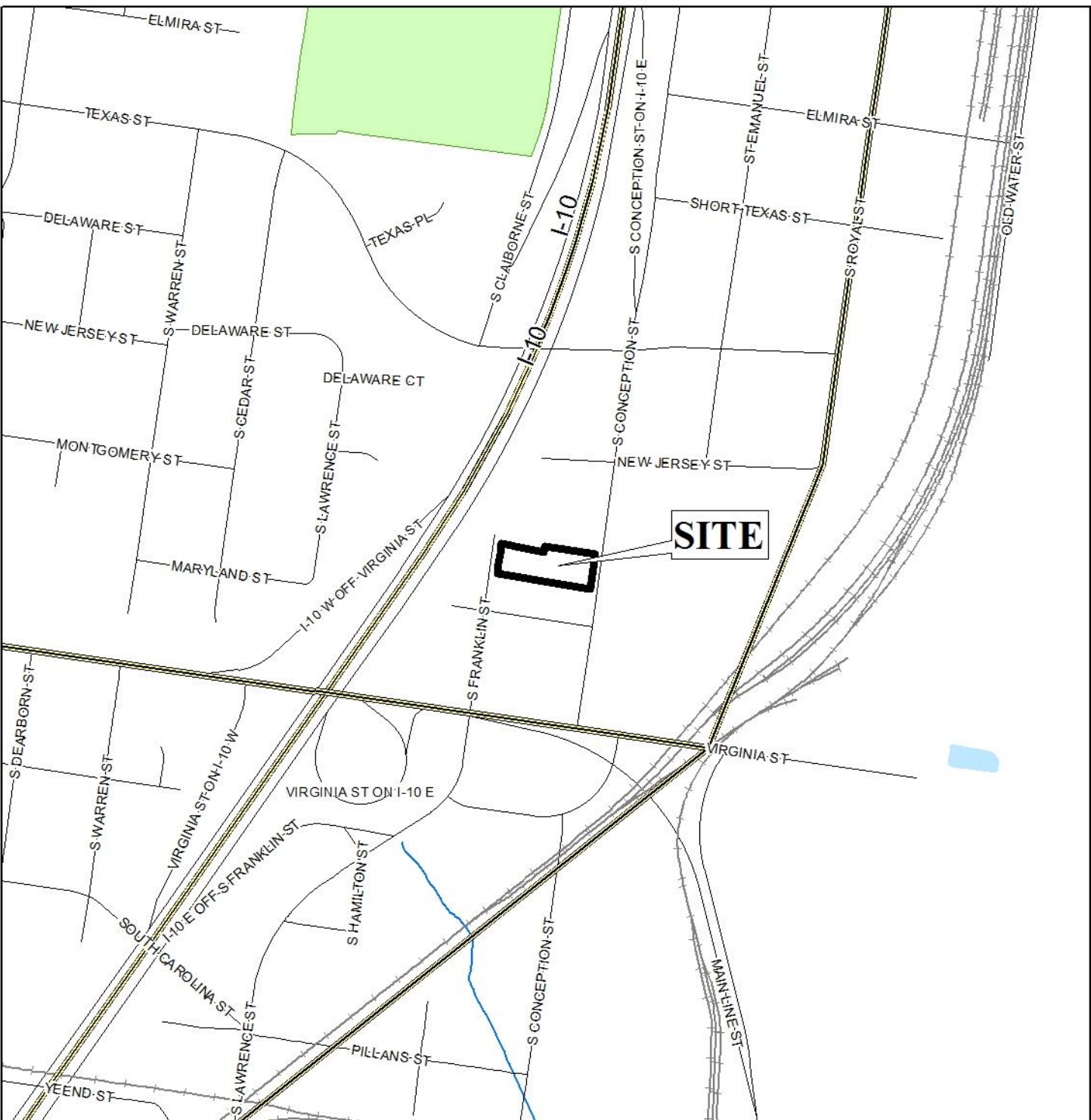
Based upon the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Retention of the right-of-way widths along South Conception and South Franklin Streets;
- 2) Revision to depict the 25' minimum building setback line along South Conception and South Franklin Streets;
- 3) Retention of the lot size information in both square feet and in acres;
- 4) Placement of a note on the Final Plat stating the site is limited to two curb cuts to South Conception Street and one curb cut to the opened portion of Franklin Street with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) Compliance with Engineering comments: (*FINAL PLAT 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 a vicinity map. C. Clarify the legend or revise the line type for the 54" concrete SS pipe along Conception St. D. Check and revise the boundary label or written description for the distance shown for the westernmost leg of the north property line. E. According to the City GIS a small corner of the lot is located within the AE flood zone. Show and label the boundary line between the AE and X (shaded) flood zones. F. Add "AE" to the flood zone note, as applicable. G. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. I. 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. J. 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. K. 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. L. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. M. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.);

- 6) Compliance with Traffic Engineering comments (*The site is limited to two curb cuts to South Conception Street and one curb cut to the opened portion of Franklin Street with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Redevelopment of the site will require improved driveways, sidewalk construction, and removal of parking within the right-of-way. 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.*);
- 7) 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 2015-116 and City Code Chapters 57 and 64).*); and
- 8) Compliance with Fire Department comments and placement of a note (*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 8 DATE August 4, 2016

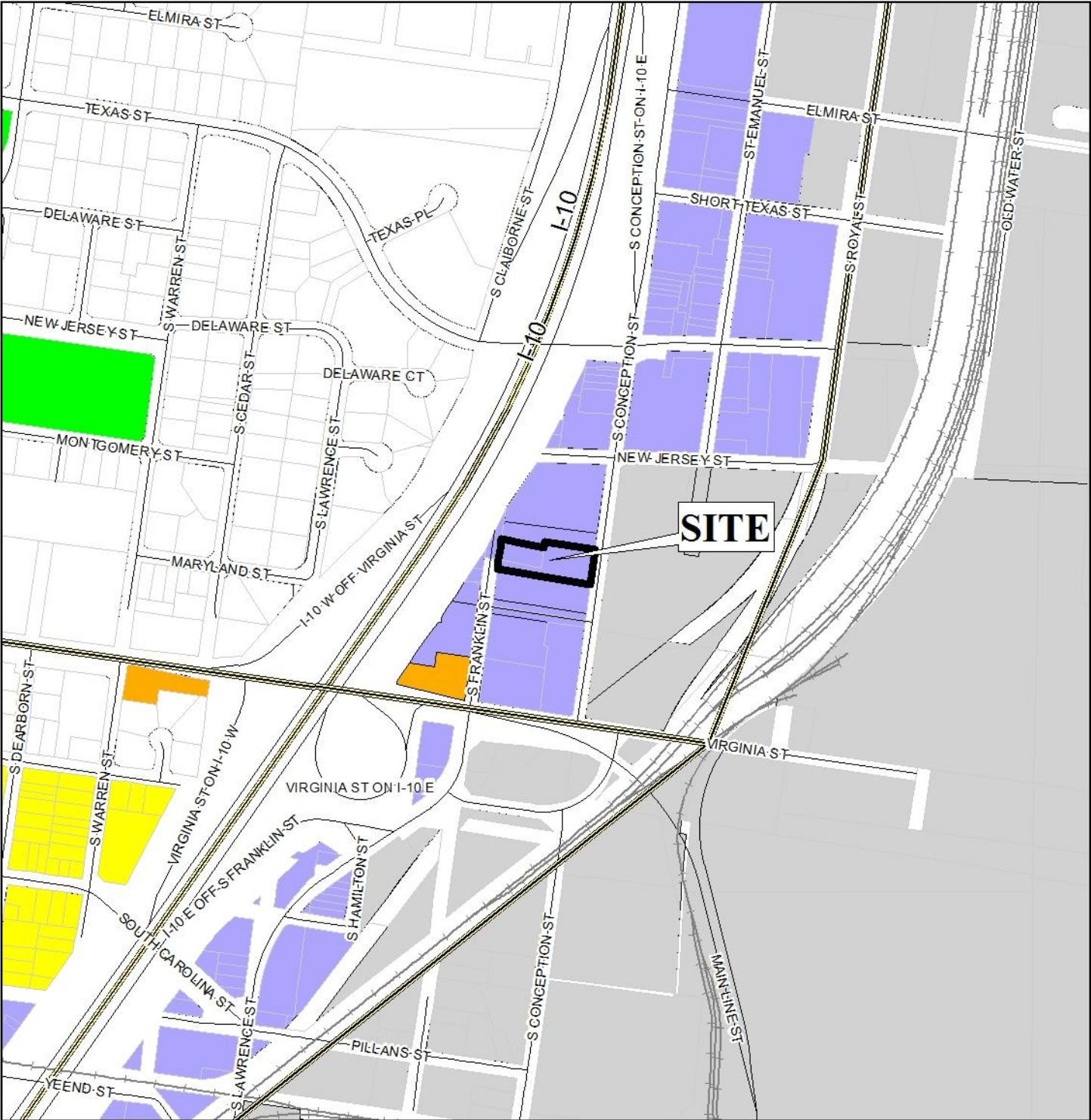
APPLICANT Prism Systems Subdivision

REQUEST _____ Subdivision _____



NTS

LOCATOR ZONING MAP



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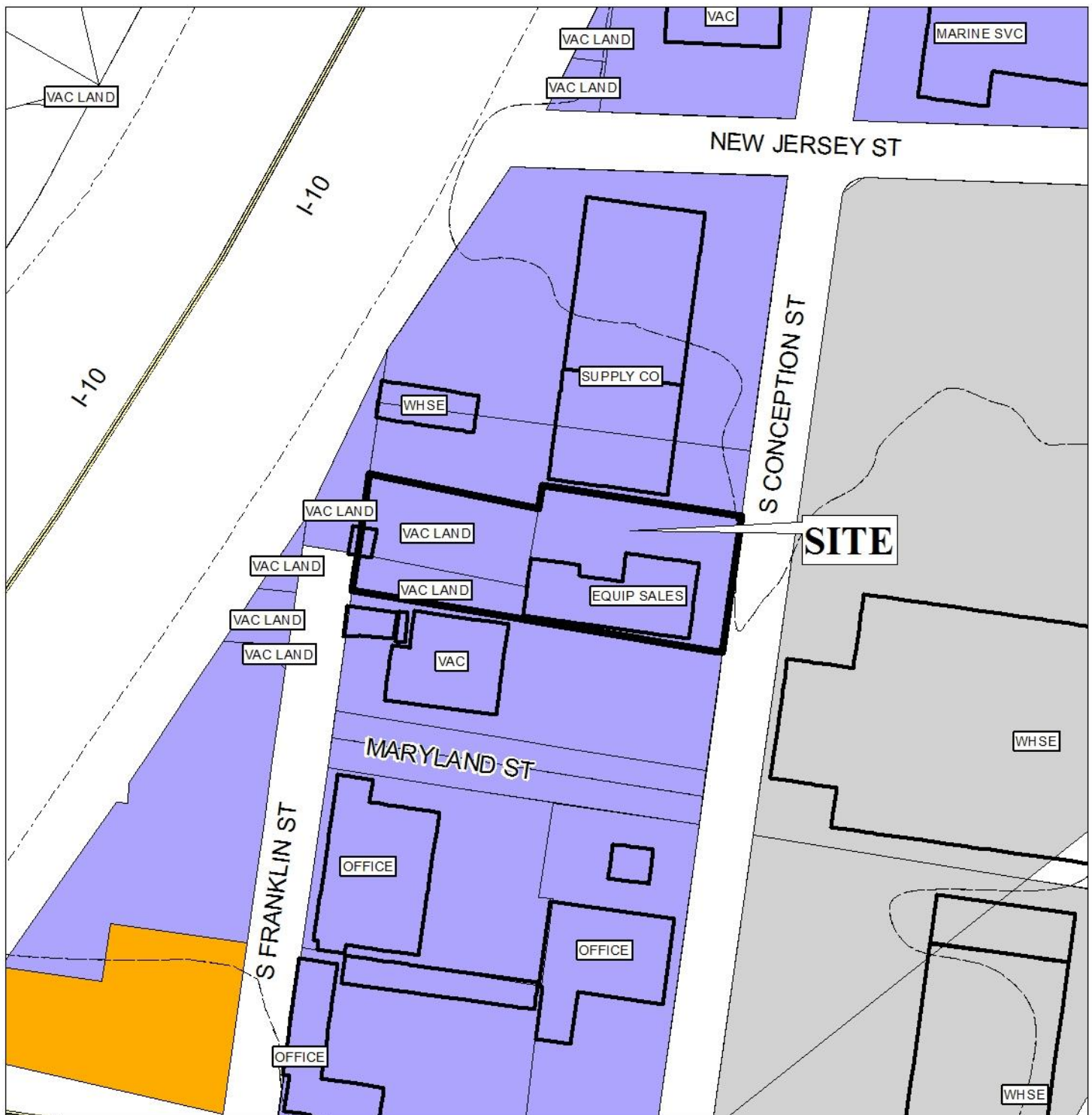
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



PRISM SYSTEMS SUBDIVISION

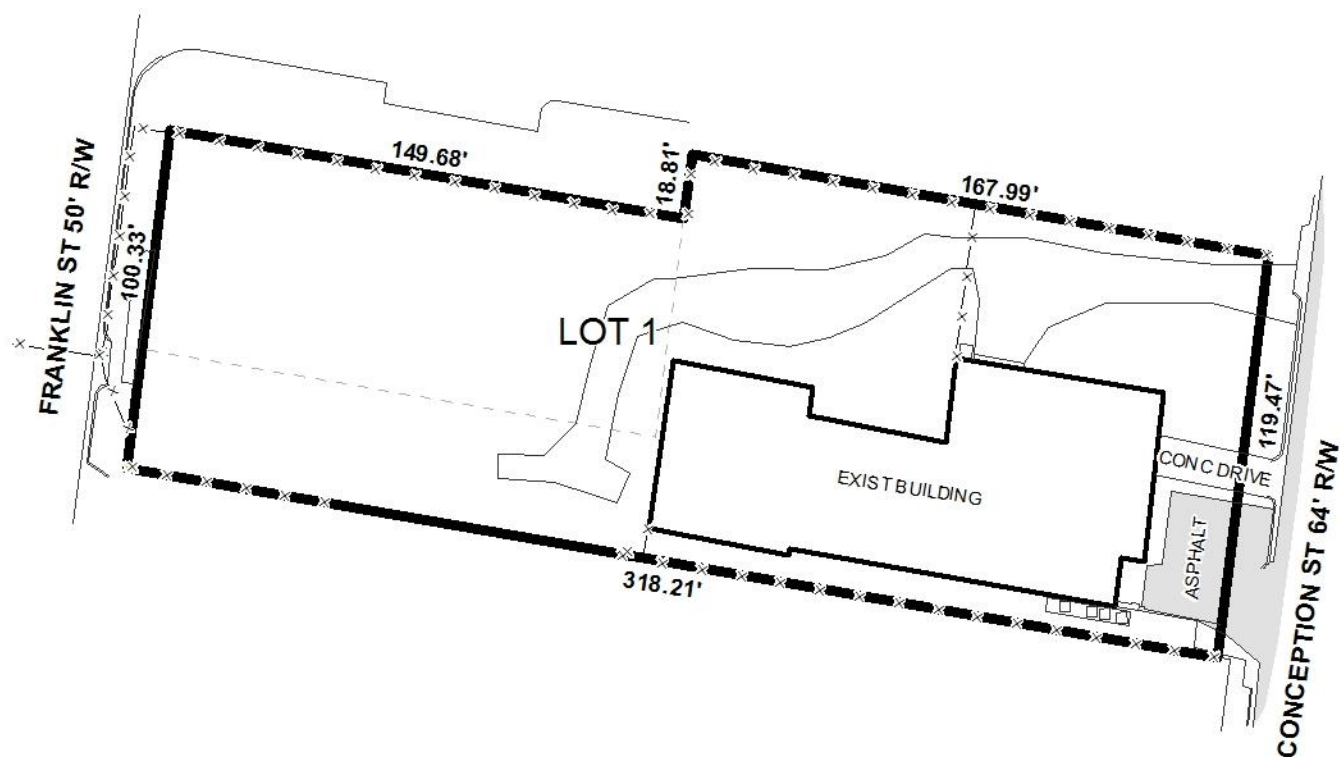


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DETAIL SITE PLAN



APPLICATION NUMBER 8 DATE August 4, 2016

APPLICANT Prism Systems Subdivision

REQUEST Subdivision

