

MARINE & INDUSTRIAL SUPPLY SUBDIVISION

Engineering Comments: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).

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 of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

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 1-lot, 1.0± acre subdivision, which is located on the North side of North Carolina Street at the North terminus of Conception Street, in Council District 3. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to combine two metes-and-bounds parcels into one legal lot of record. The parcels were originally larger-sized, but with the acquisition of rights-of-way by the State for the construction of Main Line Street into the Bulk Handling Terminal, Virginia Street was widened into the Northern portion of the parcels and North Carolina Street was re-routed through the Southern and Eastern portion of the parcels. The applicant plans to build on what contiguous property still remains of the parcels and proposes to establish the site as a legal lot of record in preparation for construction. It should be mentioned that because of the right-of-way acquisitions and street re-routing, portions of both parcels still remain, however detached from the two contiguous portions. As these remaining portions are not large enough to be buildable sites, either by size or by required street setbacks, their inclusion as additional lots in this subdivision should not be required.

The proposed lot, as depicted, meets the minimum size and frontage requirements as regulated by the Subdivision Regulations. The area of the lot is depicted on the plat, and should also be shown on the Final Plat in square feet, or a table provided on the Final Plat with the same information, if approved.

The proposed lot has frontages on Virginia Street and North Carolina Street. Virginia Street is a component of the Major Street Plan with a planned 100' right-of-way. However, with the right-of-way acquisition along the North side of the site to construct the bridge for Main Line Street, Virginia Street now has approximately 100' of right-of-way to its center along the site; therefore, no dedication would be required. North Carolina Street is a minor street with a compliant 50' right-of-way; therefore, no dedication would be required. As a means of access management, a note should be required on the Final Plat stating that the lot is limited to two curb cuts to North Carolina Street, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Due to the site's proximity to the approach to the Main Line Street bridge, a note should be required on the Final Plat stating that the lot is denied access to Virginia Street and the Main Line Street right-of-way under the bridge. The plat should be revised to illustrate the 25' minimum building setback line along all street frontages.

The site appears to be located within an AE and X-Shaded flood zone. The presence of a flood zone would indicate that the area may be environmentally sensitive; therefore, if approved, the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities.

Finally, 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.

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

- 1) retention of the labeling of the lot size in square feet, or provision of a table on the Final Plat with the same information;
- 2) placement of a note on the Final Plat stating that the lot is limited to two curb cuts to North Carolina Street, with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) placement of a note on the Final Plat stating that the lot is denied access to Virginia Street;
- 4) placement of a note on the Final Plat stating that the lot is denied access to the Main Line Street right-of-way under the bridge;
- 5) revision of the plat to depict the 25' minimum building setback line along all street frontages;
- 6) placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies would be required regarding flood zone issues prior to the issuance of any permits or land disturbance activities;
- 7) placement of a note on the Final Plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 8) subject to the Engineering comments: [1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature from the Traffic Engineering

Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045]; and

- 9) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 9 DATE April 4, 2013

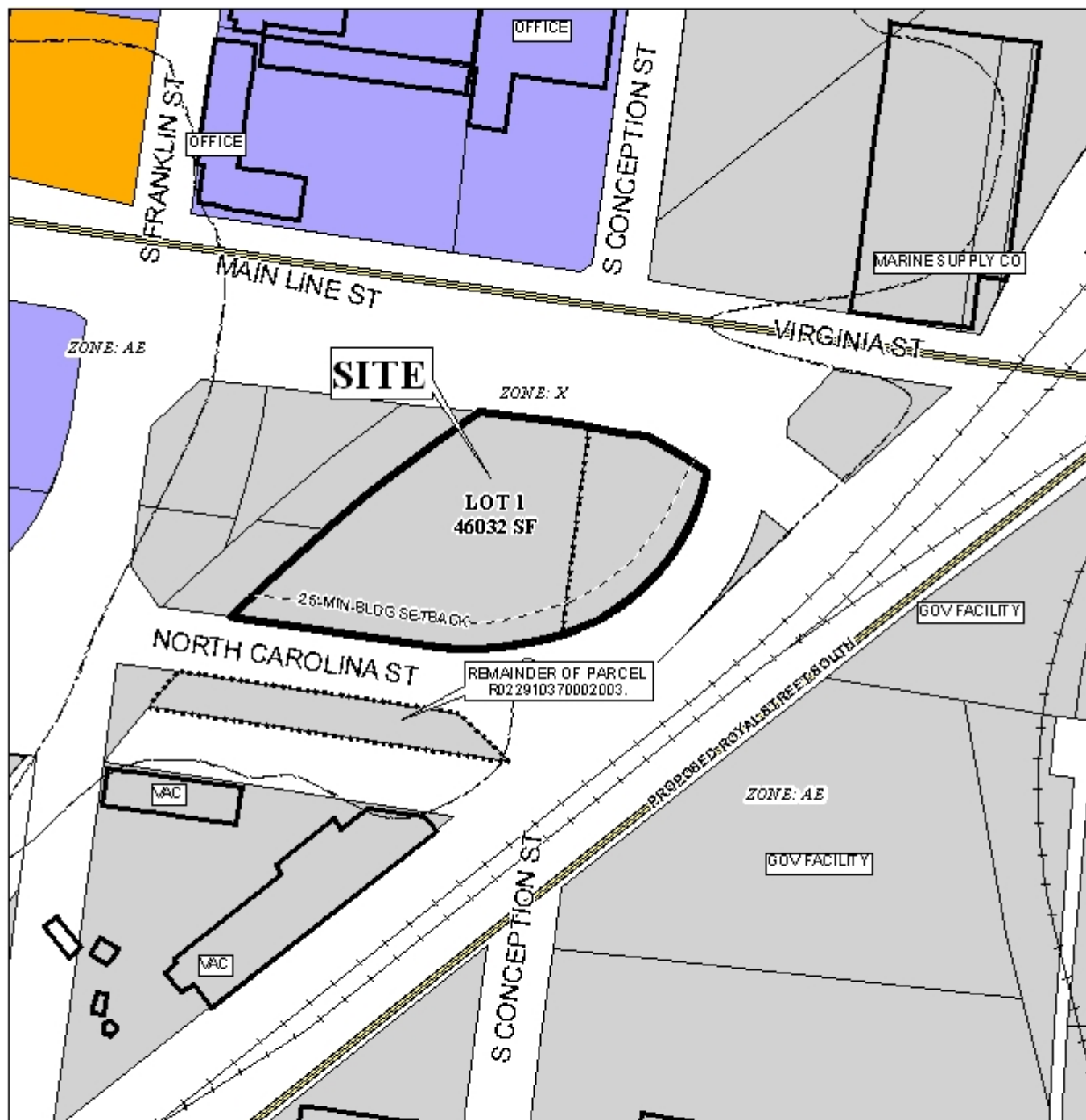
APPLICANT Marine & Industrial Supply Subdivision

REQUEST _____ Subdivision _____



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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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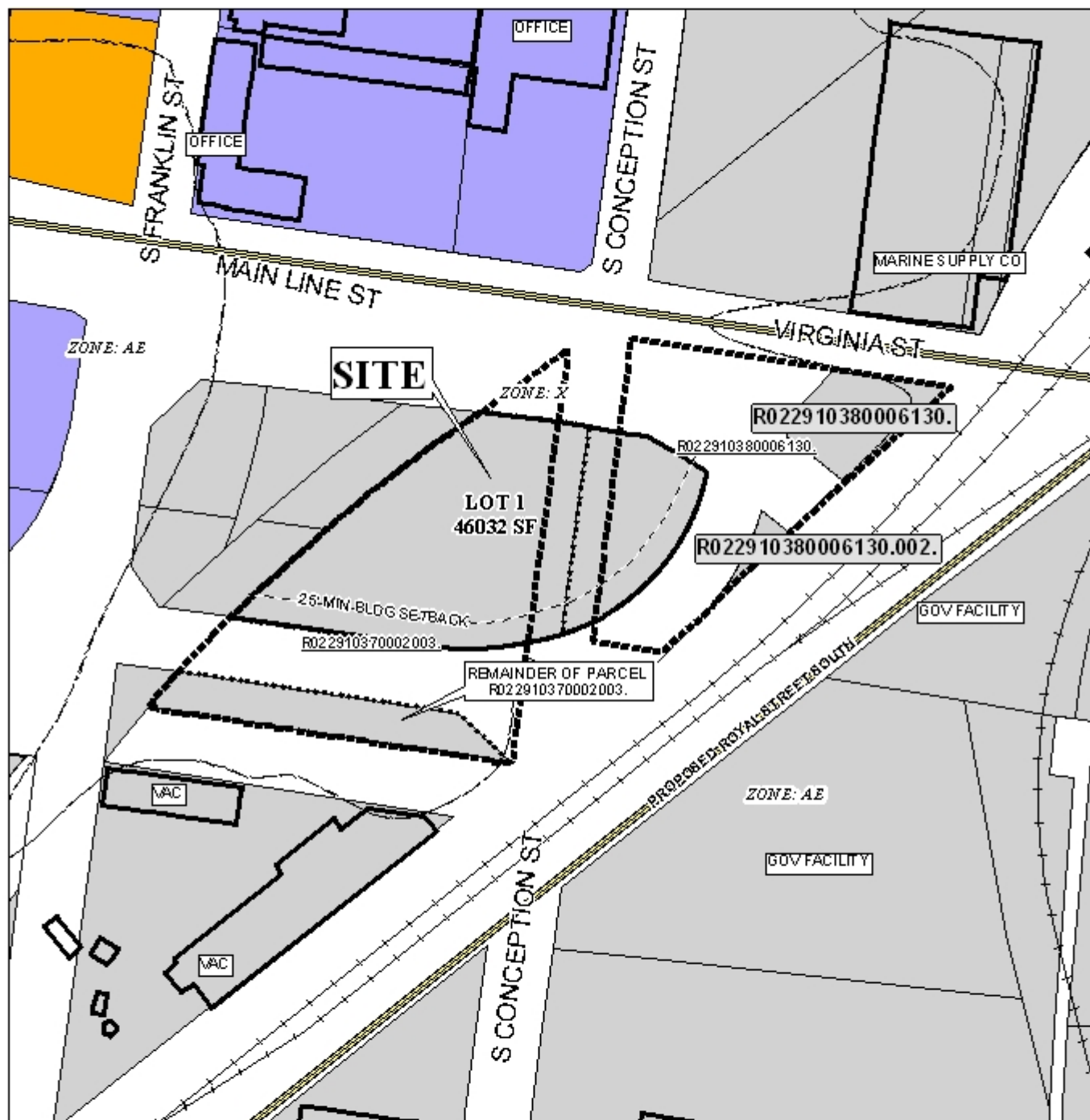
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