

GCBTW SUBDIVISION, UNIT ONE

Engineering Comments: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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. Review and revise the written legal description to include a missing written bearing and distance.
- C. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the northeast corner of LOT 1.
- D. Check the line type/weight for the exterior subdivision boundary. The west line appears to be lighter than the rest of the boundary. Also, the flood zone labels appear to be too light to be legible.
- E. Check the location of the AE boundary line shown and labeled. Line does not appear to match the referenced FEMA flood panel.
- F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- H. 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.
- I. 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.
- J. 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.
- K. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- L. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- M. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.

Traffic Engineering Comments: Each lot is limited to one curb cut per street frontage, 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 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.)

MAWSS Comments: No comments.

The plat illustrates the proposed 2-lot, 1.5± acre subdivision located within the area bounded by South Conception Street, Short Texas Street and St. Emanuel Street, in Council District 2. The applicant states the site is served by public water and sanitary sewer.

The site has been given a Downtown Waterfront (DW) land use designation, per the Future Land Use Plan and Map, adopted on May 18, 2017 by the Planning Commission. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This land use designation applies to an area generally bounded by Virginia Street to the south, I-10 to the west, Beauregard Street to the north, and the Mobile River to the east. The primary intent of this designation is to promote opportunities for expanding public waterfront access and the possibility of additional public-oriented activities to make the waterfront more inviting and safe. The area may include incremental public access improvements and amenities that emphasize internal pedestrian and bicycle connections, as well as new linkages to Downtown and the surrounding neighborhoods.

Land uses in areas designated DW include existing industrial and heavy commercial facilities, but may also include complementary businesses and public facilities, as well as open spaces and access points to enhance the enjoyment and appreciation of the natural shoreline environment.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

The applicant received approval from the Commission in April 2016 for a one-lot subdivision, Gulf City South Subdivision, within the block to the East across St. Emanuel Street. That subdivision was subsequently recorded. A Rezoning request for that site from I-1 to I-2, Heavy Industry, was denied.

The site consists of seven metes-and-bounds parcels which are portions of various older recorded subdivisions, and a portion of a vacated alley. The applicant proposes to combine some portions and split some portions in order to create two new legal lots of record. The site is zoned I-1, Light Industry, as are all surrounding properties to the North, East and South. Across South Conception Street to the West is Interstate 10. Proposed Lot 1 is developed while proposed Lot 2 is vacant.

The site has frontages along South Conception Street, St. Emanuel Street and Short Texas Street, all with compliant right-of-way widths, therefore, no frontage dedication would be required. However, a street corner radius dedication should be required to provide a 25' radius curve at the intersection of Short Texas Street and St. Emanuel Street. No dedication should be required at the intersection of Short Texas Street and South Conception Street due to an existing building. As previously mentioned, the site consists of portions of a vacated 13' alley which extends southward to Texas Street. As this is of substandard width, access to this alley should be denied. As on the preliminary plat, the 25' minimum building setback line should also be illustrated on the Final Plat.

As per the Traffic Engineering comments, each lot is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. A note stating such should be placed on the Final Plat.

The proposed lots meet the minimum size requirements of the Subdivision Regulations and are labeled on the plat with their sizes in both square feet and acres. This should be retained on the Final Plat, revised for any required street corner dedication, or a table should be furnished on the Final Plat providing the same information.

Based on the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) dedication to provide a 25- radius curve at the intersection of Short Texas Street and St. Emanuel Street;
- 2) placement of a note on the Final Plat stating that access to the 13' alley to the South is denied;
- 3) retention of the 25' minimum building setback line along all street frontages;
- 4) retention of the lot labels in both square feet and acres on the Final Plat, revised for any required corner dedication, or the furnishing of a table on the Final Plat providing the same information;
- 5) placement of a note on the Final Plat stating that each lot is limited to one curb cut per street frontage, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) compliance with Engineering comments: *[FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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. Review and revise the written legal description to include a missing written bearing and distance. C. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the northeast corner of LOT 1. D. Check the line type/weight for the exterior subdivision boundary. The west line appears to be lighter than the rest of the boundary. Also, the flood zone labels appear to be too light to be legible. E. Check the location of the AE boundary line shown and labeled. Line does not appear to match the referenced FEMA flood panel. F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. 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. I. 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. J. 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. K. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. L. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. M. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department].;

- 7) compliance with Traffic Engineering comments: (Each lot is limited to one curb cut per street frontage, 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.);*
- 8) 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*
- 9) 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.).]*

LOCATOR MAP



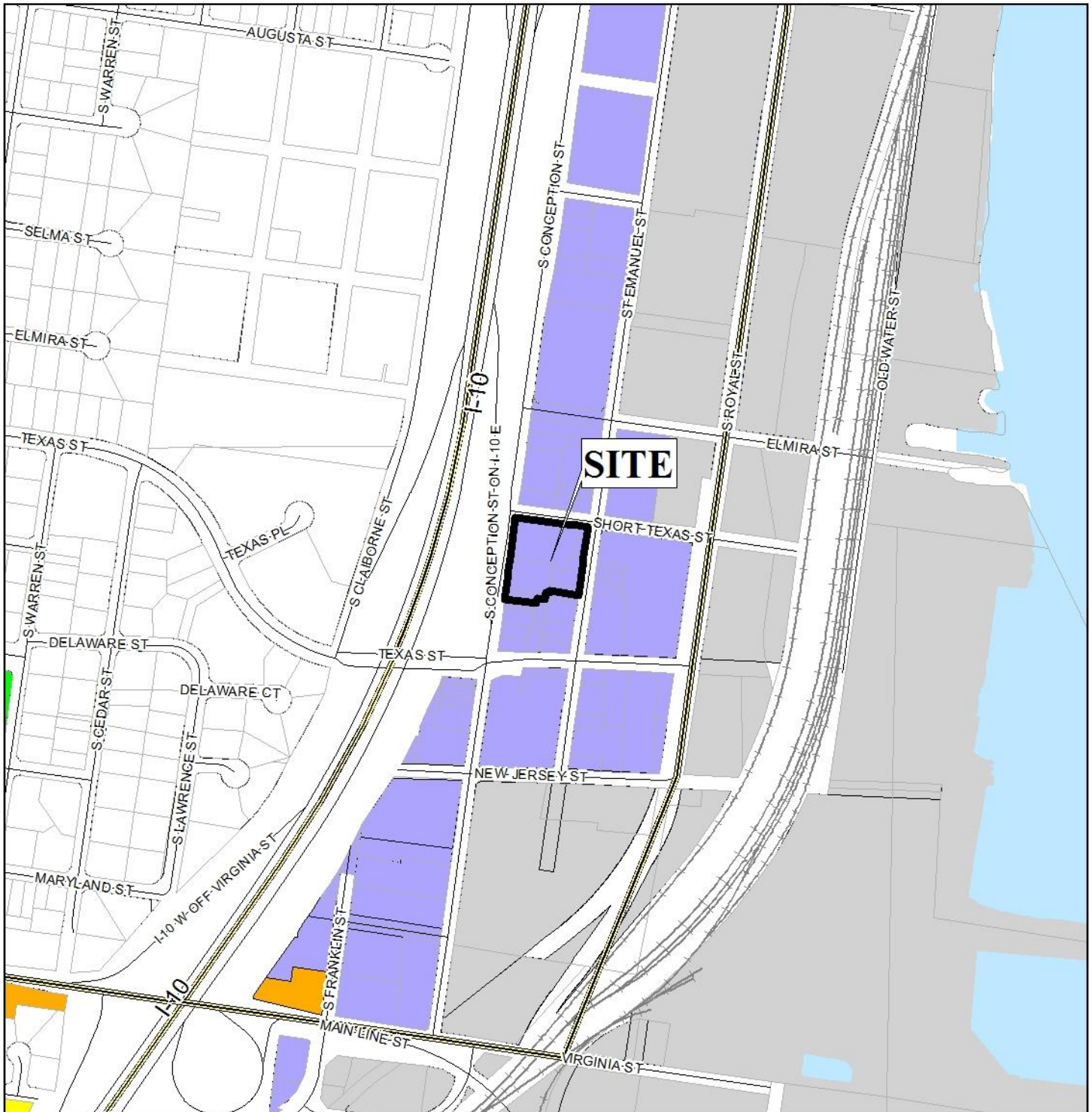
APPLICATION NUMBER 10 DATE April 19, 2018

APPLICANT GCBTW Subdivision, Unit One

REQUEST Subdivision



LOCATOR ZONING MAP



APPLICATION NUMBER 10 DATE April 19, 2018

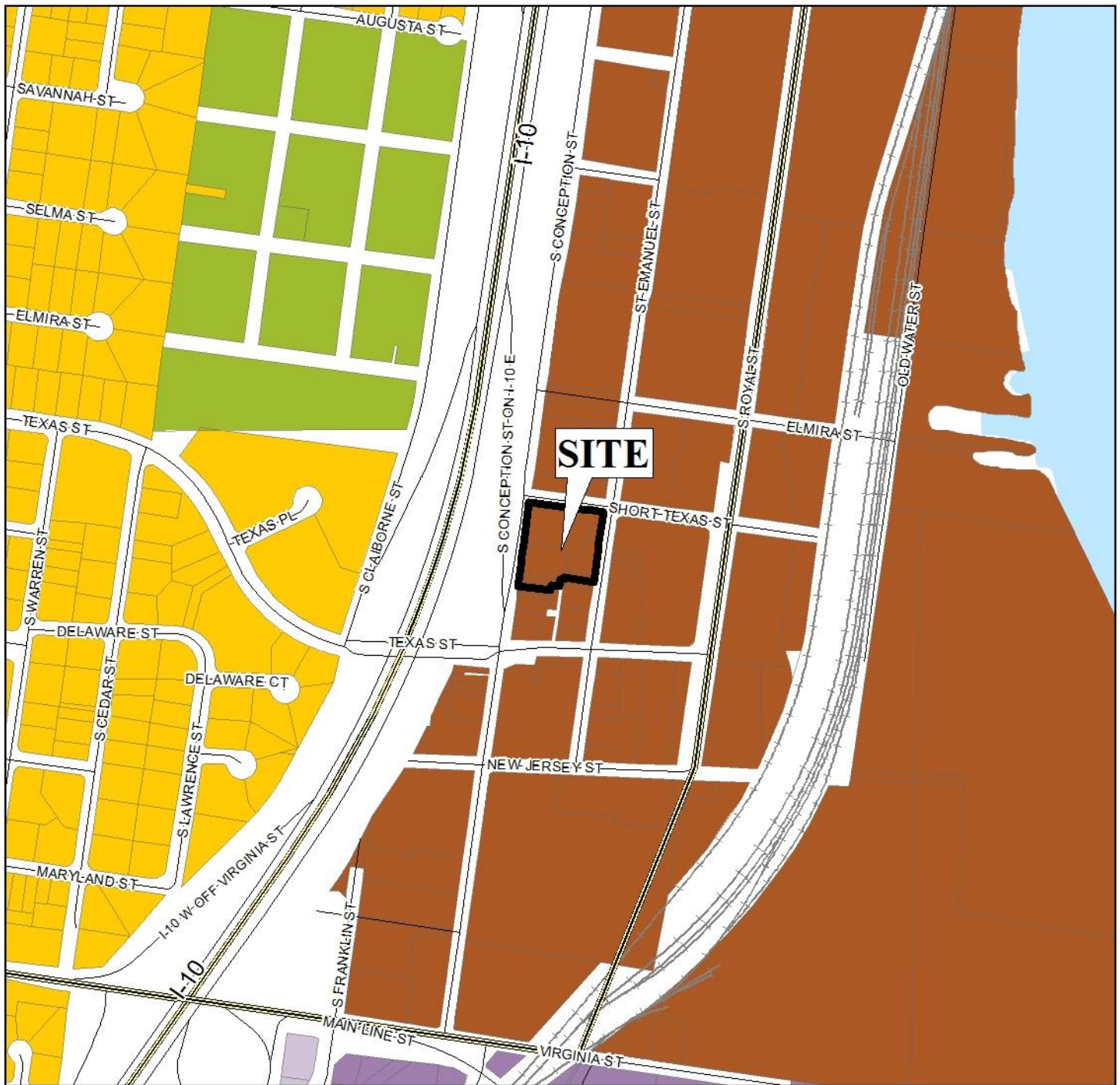
APPLICANT GCBTW Subdivision, Unit One

REQUEST Subdivision



NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 10 DATE April 19, 2018

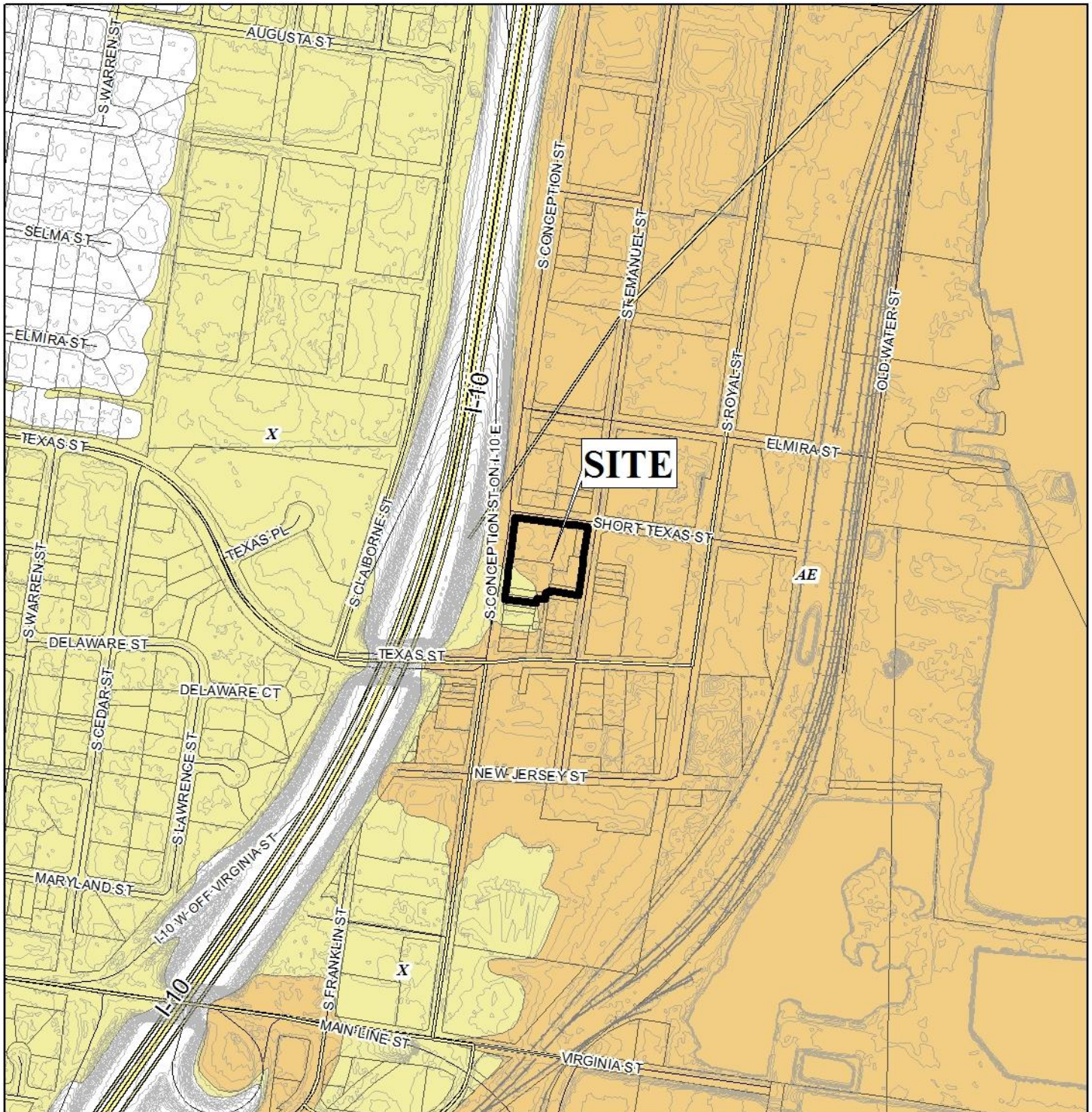
APPLICANT GCBTW Subdivision, Unit One

REQUEST Subdivision

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



ENVIRONMENTAL LOCATOR MAP



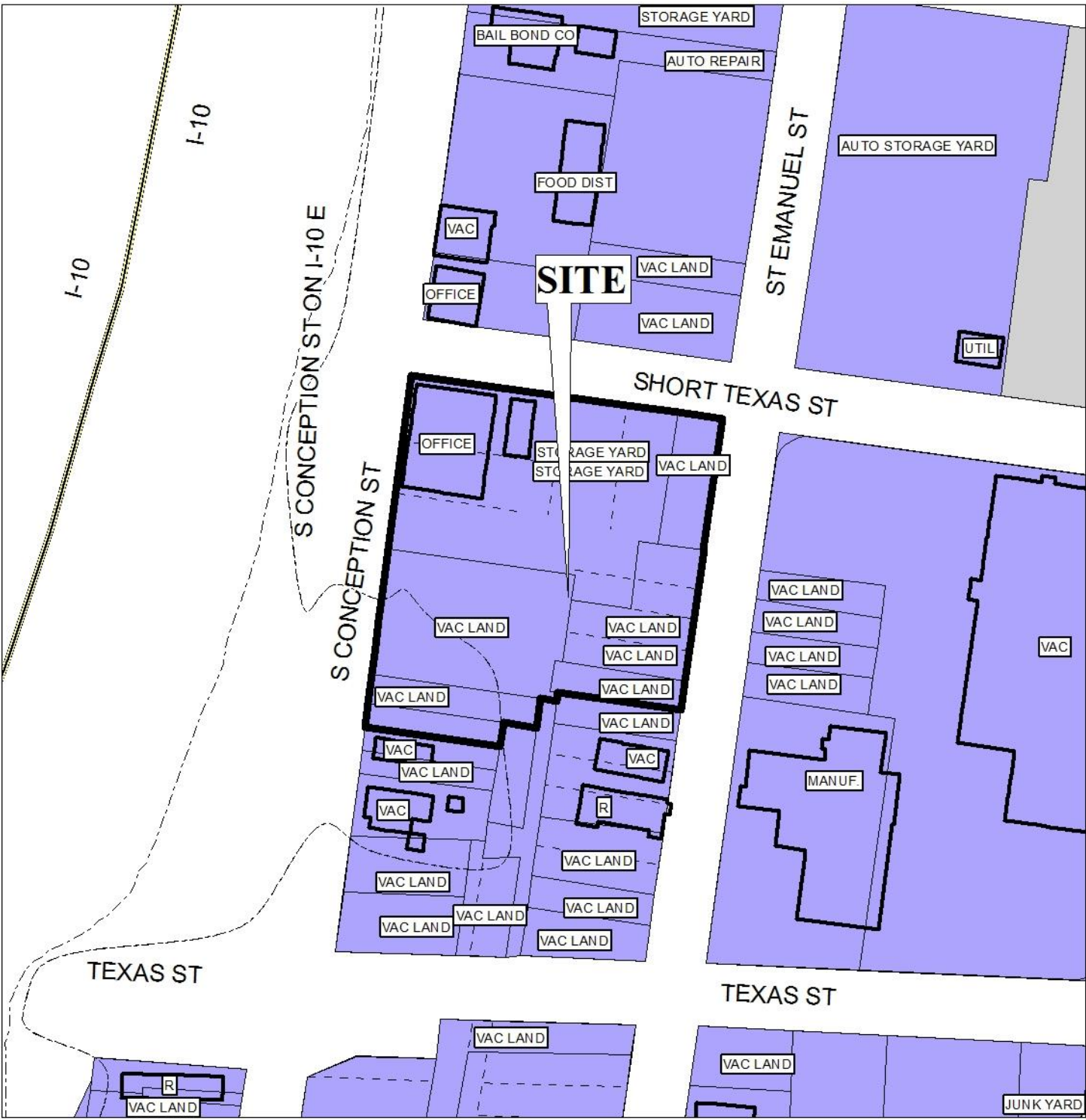
APPLICATION NUMBER 10 DATE April 19, 2018

APPLICANT GCBTW Subdivision, Unit One

REQUEST Subdivision



GCBTW SUBDIVISION, UNIT ONE



APPLICATION NUMBER 10 DATE April 19, 2018

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



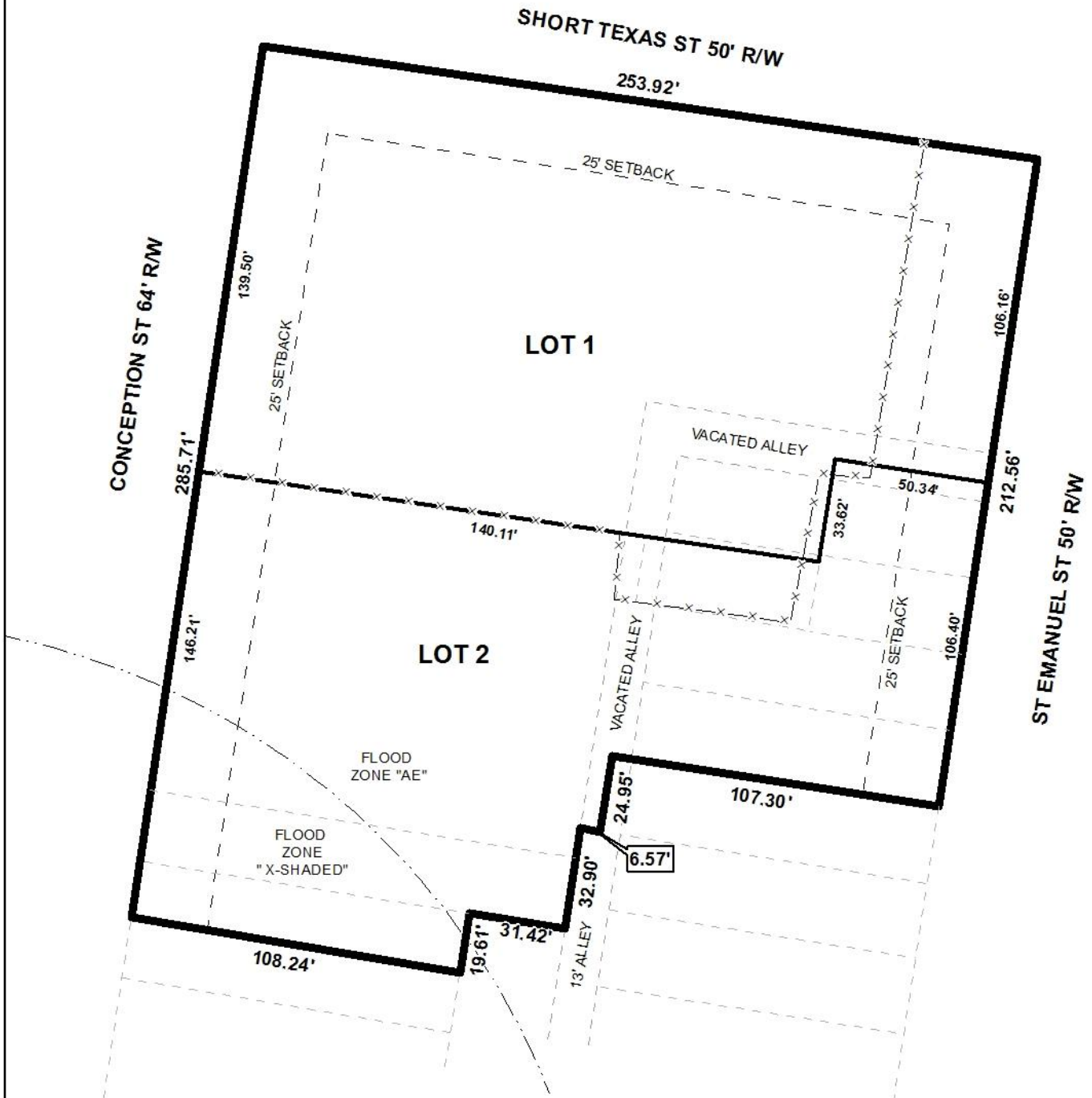
GCBTW SUBDIVISION, UNIT ONE



APPLICATION NUMBER 10 DATE April 19, 2018



DETAIL SITE PLAN



APPLICATION NUMBER 10 DATE April 19, 2018

APPLICANT GCBTW Subdivision, Unit One

REQUEST Subdivision



NTS

