

ENTERPRISE SUBDIVISION

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. Coordinate with City Engineering Dept. to clarify the need for public drainage easements on any portion of the existing drainage system located on LOT 1 and 2.
- C. Provide and label the monument set or found at each subdivision corner.
- D. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- E. Provide the Surveyor's Certificate.
- F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #78) LOTS 1 and 2 will have to share the historical credit of existing (1984) impervious area towards storm water detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review and 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 ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.

Traffic Engineering Comments: West I-65 Service Road South is an ALDOT maintained roadway. Lot 1 and Lot 2 are limited to no more than one curb cut each to West I-65 Service Road South; Shared access between Lots 1 & 2 may be required based on ALDOT access management practices. Lot 2 is limited to one curb cut to Western America Drive. Driveway

size, location and design to be approved by ALDOT (where applicable) and 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).

MAWWS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for **additional** sewer service has not been applied for. MAWSS cannot guarantee **additional** sewer service until a Capacity application is approved by Volkert Engineering, Inc.

Future Land Use Plan and Map Designation: The site has been given a **District Center** land use designation per the recently adopted Future Land Use Plan and Map. 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 across the city to larger areas of existing mixed-use character, or where such character is encouraged. These areas will include moderate to high-density residential (minimum densities of 6 dwelling units per acre (du/ac)) in dynamic, horizontal or vertical mixed-use environments to provide a balance of housing and employment.

District Centers generally serve several surrounding neighborhoods and may even have a city-wide or region-wide reach. As such, they are often anchored by a major commercial or institutional employer, such as a shopping mall or a medical center.

Depending on location and assigned zoning, residential areas in District Centers may incorporate a mix of housing types ranging from mid-rise, multi-family buildings containing apartments and lofts, to townhouses and detached single-family homes. Major civic cultural institutions and public spaces provide regional and neighborhood destinations.

District Centers should be designed to induce pedestrian activity, with high quality streetscapes connecting the different components of a center as well as the center to its surrounding area. District Center districts may be served by transit and include development with an intensity and design that supports transit use.

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 plat illustrates the proposed 2-lot, 6.5± acres subdivision located on the West side of West I-65 Service Road South, extending to the South side of Western America Drive, 202'± East of Western America Circle, in Council District 5. The applicant states the property is served by public water and sewer.

The site is composed of one (1) metes-and-bounds parcel and two (2) legal lots of record, which were originally approved at the May 5, 1977 meeting of the Planning Commission as part of a larger commercial subdivision and recorded in Mobile County Probate Court. One (1) metes-and-bounds parcel and four (4) legal lots of record were recently considered for approval as a 2-lot subdivision at the July 6, 2017 meeting of the Planning Commission, but the Final Plat has not been presented for signatures. It appears that the purpose of this application is to revise the plat to instead combine one (1) metes-and-bounds parcel and two (2) legal lots of record to create two (2) legal lots of record.

Proposed Lot 1 is irregularly shaped, with 300'± of frontage on West I-65 Service Road South, an ALDOT-maintained limited access route with a 300' right-of-way width. Proposed Lot 2 is also irregularly shaped with 59.77'± of frontage also along West I-65 Service Road South, and 317.5'± along Western America Drive, a minor street with curb and gutter requiring a 50' right-of-way width. Adequate rights-of-way are illustrated along all streets to which the proposed lots have frontage; therefore, no additional dedications should be required.

It should be noted that the width of the portion of proposed Lot 2 along Western America Drive is large enough to be potentially re-subdivided and, in accordance with Section V.D.3. of the Subdivision Regulations, is not exclusive of unusable land, thus contributing to a depth more than 3.5 times its width at its potential building setback. A similarly inadequate width-to-depth ratio results from the proposed lot's frontage along West I-65 Service Road South. Such a design may also be regarded as a "panhandle" lot, which is generally discouraged by Section V.D.1. of the Subdivision Regulations; the exception being the approval of lots located where varied and irregularly-shaped lot designs are common, and the informality of design is consistent with other lots in the vicinity. Previous Planning Commission approval of a similar lot configuration at this location may facilitate approval of this request, but will require waivers of Sections V.D.1. and V.D.3. of the Subdivision Regulations. Also, if approved, a note should be required on the Final Plat stating further re-subdivision of the Lot 2 will not be allowed until additional public street frontage is provided.

Irrespective of their shapes, and of the width-to-depth ratio of proposed Lot 2, both lots would satisfy the minimum size requirements of the Subdivision Regulations for lots served by public water and sanitary sewer systems, and are appropriately labeled on the preliminary plat. The 25' minimum building setback line is also illustrated along all street frontages. This information should be retained on the Final Plat, if approved; or, the provision of a table providing the same information on the Final Plat may suffice.

Regarding access management proposed Lots 1 and 2 should be limited to one curb cut each to West I-65 Service Road South, per previous Subdivision approval; and, proposed Lot 2 should also be limited to one curb cut to Western America Drive. Any changes in the sizes, locations or

designs of any curb cuts should be approved by Traffic Engineering and ALDOT, if applicable, and conform to AASHTO standards. This information will need to be indicated as a note on the Final Plat, if approved.

Multiple easements are illustrated on the preliminary plat, including: a 20' drainage easement to the Northwest of proposed Lot 1; a 15' water and sewer easement along a portion of West I-65 Service Road to which the proposed lots have frontage; a 15' drainage and utility easement in the center of proposed Lot 2; and, 7.5' drainage and utility easements to the East of proposed Lot 2, and along a portion of Western America Drive to which proposed Lot 2 has frontage. As such, if approved, a note should be required on the Final Plat stating no structures shall be constructed in any easement.

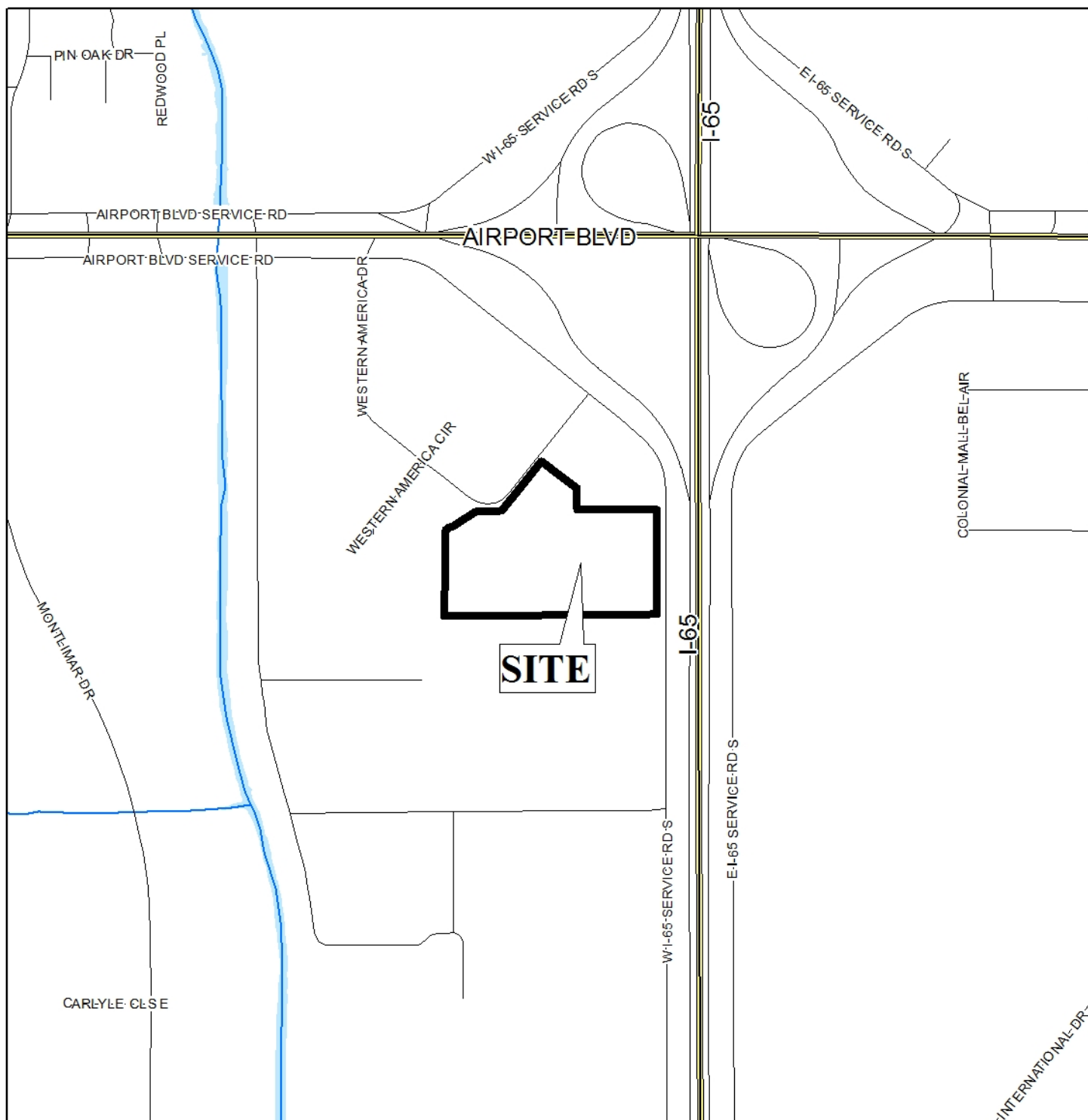
Based on the preceding, with waivers of Sections V.D.1. and V.D.3. of the Subdivision Regulations, the plat is recommended for Tentative Approval subject to the following conditions:

- 1) placement of a note on the Final Plat stating further subdivision of Lot 2 will not be allowed until additional public street frontage is provided;
- 2) retention of the lot sizes in square feet and acres on the Final Plat, or provision of a table on the Final Plat providing the same information;
- 3) placement of a note stating that Lot 1 is limited to one curb cut to West I-65 Service Road South and Lot 2 is limited to one curb cut to Western America Drive, with any changes in their sizes, locations, or designs to be approved by ALDOT (where applicable) and Traffic Engineering, and conform to AASHTO standards;
- 4) placement of a note on the Final Plat stating no structures shall be constructed in any easement;
- 5) 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) *Coordinate with City Engineering Dept. to clarify the need for public drainage easements on any portion of the existing drainage system located on LOT 1 and 2.* C) *Provide and label the monument set or found at each subdivision corner.* D) *Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.* E) *Provide the Surveyor's Certificate.* F) *Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.* G) *Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #78) LOTS 1 and 2 will have to share the historical credit of existing (1984) impervious area towards storm water detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control.* *Coordinate with City Engineering Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review and 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*

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- 6) *compliance with Traffic Engineering comments: (West I-65 Service Road South is an ALDOT maintained roadway. Lot 1 and Lot 2 are limited to no more than one curb cut each to West I-65 Service Road South; Shared access between Lots 1 & 2 may be required based on ALDOT access management practices. Lot 2 is limited to one curb cut to Western America Drive. Driveway size, location and design to be approved by ALDOT (where applicable) and 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.);*
- 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: (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).);*
- 9) *completion of the Subdivision process prior to any request for land disturbing or building activities; and,*
- 10) *compliance with all municipal codes and ordinances.*

LOCATOR MAP



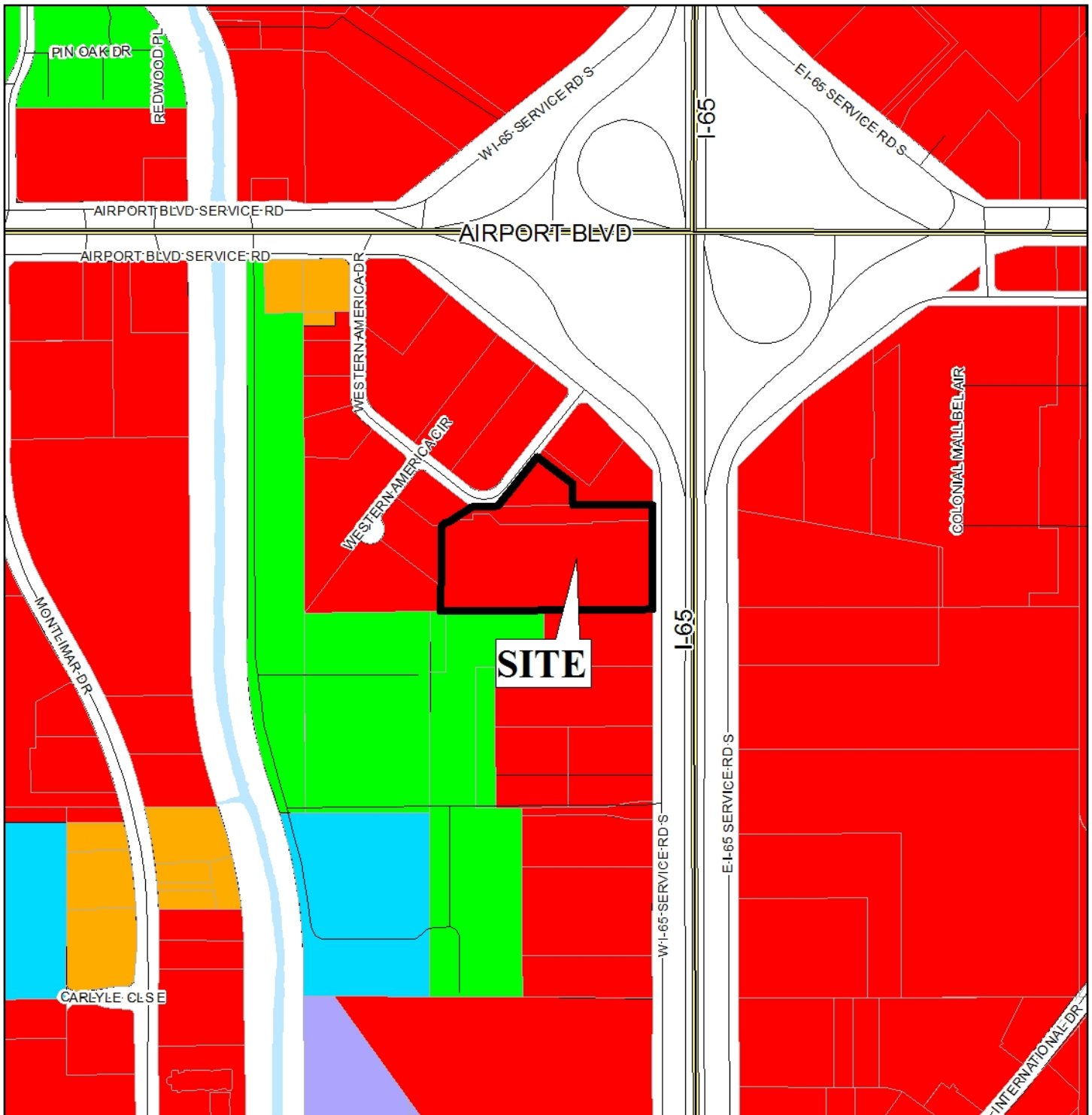
APPLICATION NUMBER 6 DATE December 7, 2017

APPLICANT Enterprise Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



APPLICATION NUMBER 6 DATE December 7, 2017

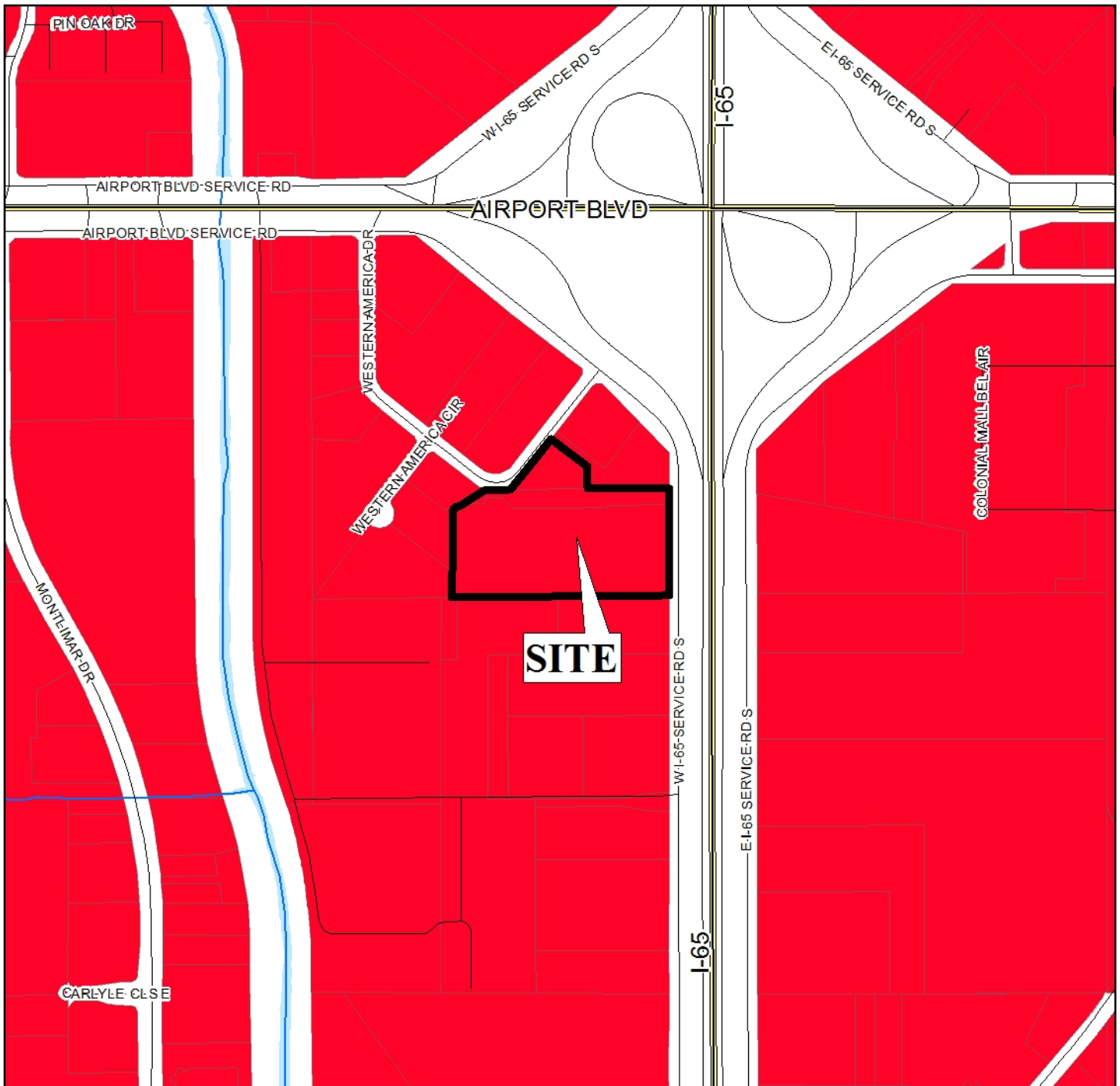
APPLICANT Enterprise Subdivision

REQUEST Subdivision



NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 6 DATE December 7, 2017

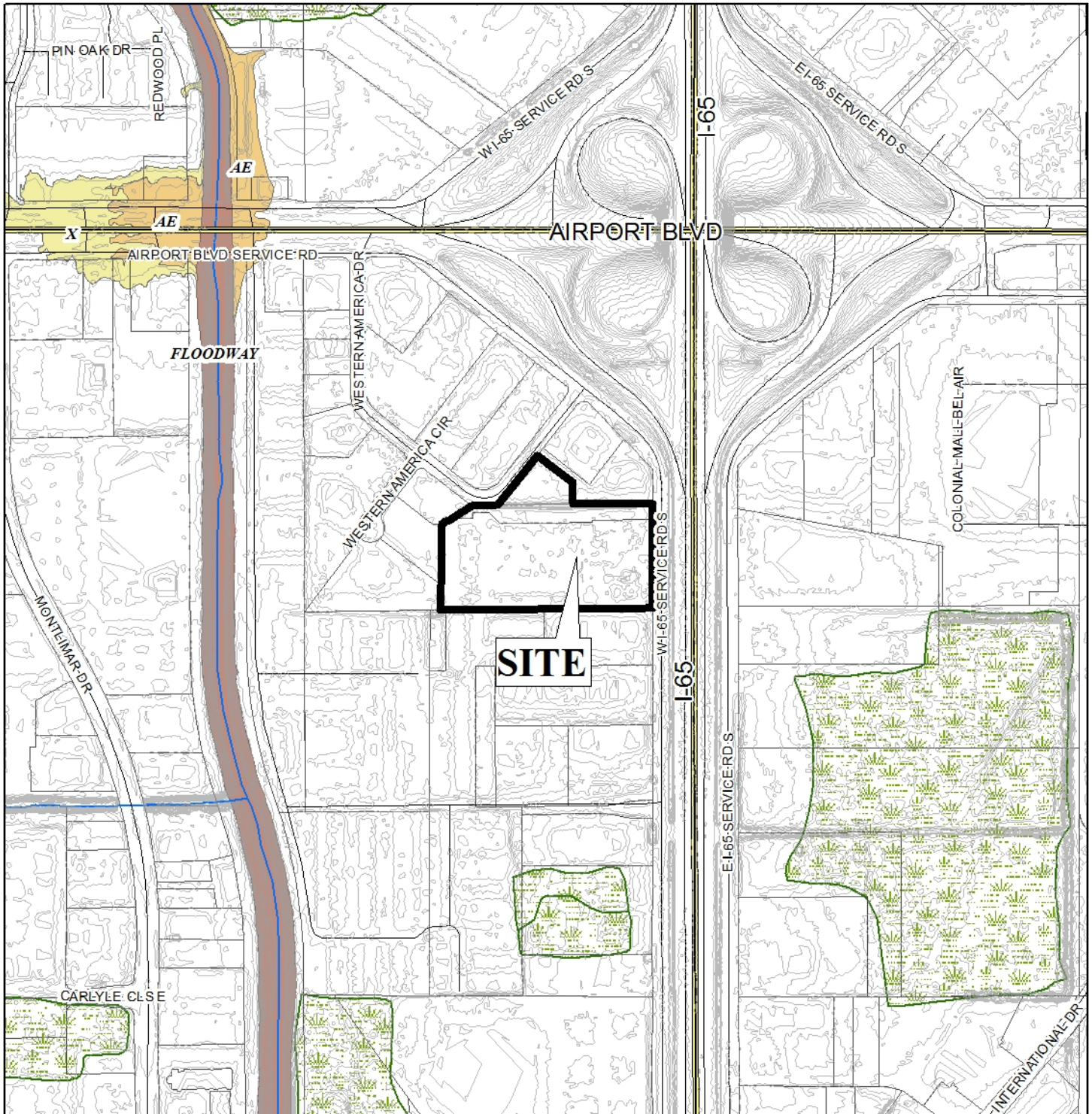
APPLICANT Enterprise Subdivision

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	



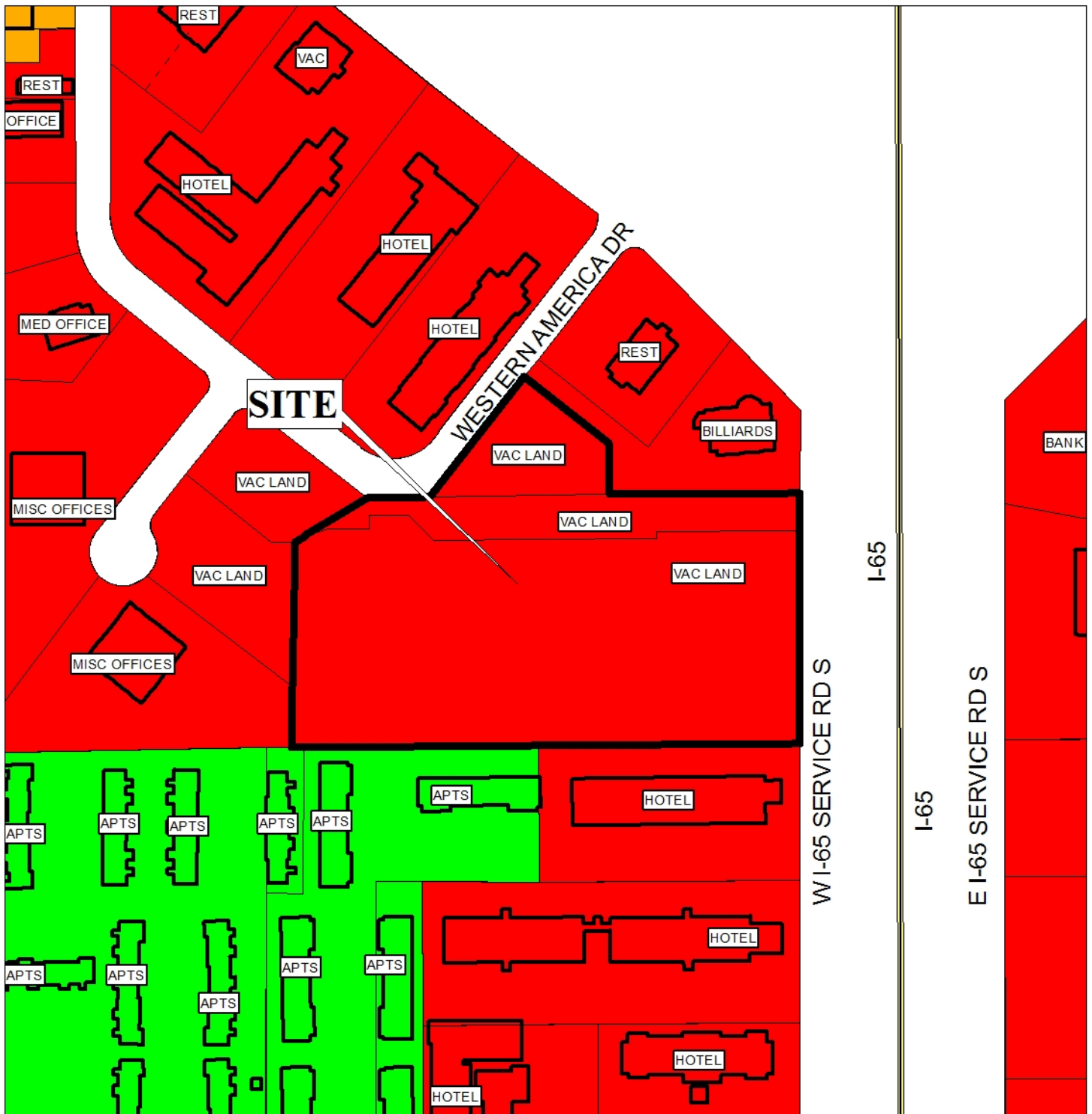
ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 6 DATE December 7, 2017
 APPLICANT Enterprise Subdivision
 REQUEST Subdivision



ENTERPRISE SUBDIVISION



APPLICATION NUMBER 6 DATE December 7, 2017

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



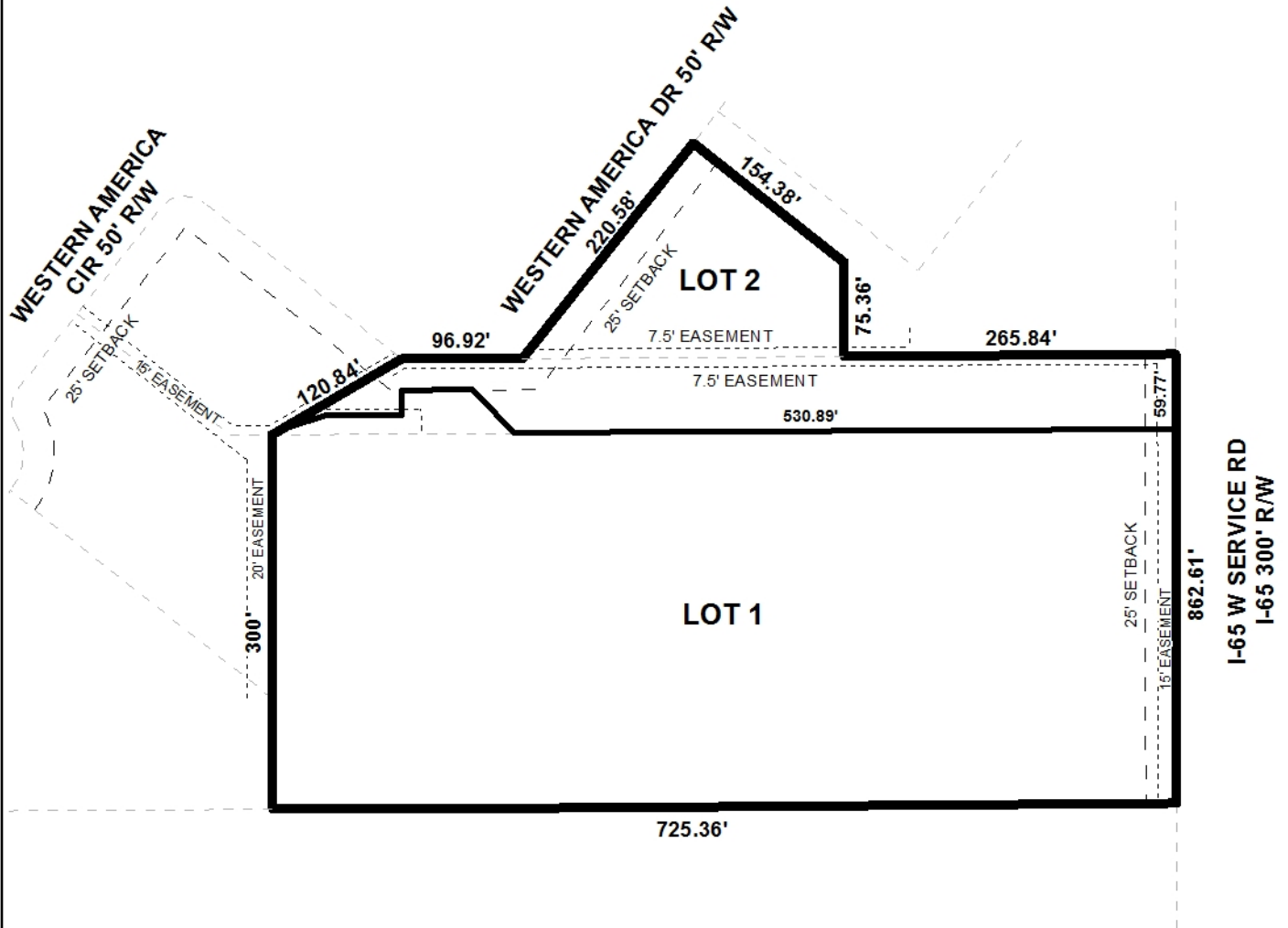
ENTERPRISE SUBDIVISION



APPLICATION NUMBER 6 DATE December 7, 2017



DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE December 7, 2017
APPLICANT Enterprise Subdivision
REQUEST Subdivision

