

GM & O 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. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information.
- C. Show and label all flood zones.
- D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- E. Show and label each and every Right-Of-Way and easement.
- F. Provide and label the monument set or found at each subdivision corner.
- G. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- H. Provide the Surveyor's Certificate and Signature.
- I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- J. 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.
- K. 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.
- L. 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.
- M. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- N. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- O. 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: 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 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: None provided.

The plat illustrates the proposed 5.4 ± acre, 3-lot subdivision which is located on the Northeast corner of Beauregard Street and Telegraph Road/ North Conception Street Road, and is in Council District 2. The applicant states that the subdivision is served by public water and sanitary sewer.

The purpose of this application is to create 3 legal lots of record from a metes-and-bounds parcel.

The site has been given a Heavy Industry 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 designation applies to larger parcels primarily devoted to high-impact industrial activity which is preferably removed from residential and commercial uses. Light industry, industrial business or heavy commercial lands may separate heavy industry from other land uses.

Heavy industrial areas include collection, treatment, and manufacturing processes which use raw materials, are distinguished by the presence of noise, vibration, and/or odors, and benefit from easy access to a multimodal freight transportation network. Certain types of heavy industry are characterized by low building coverage and activities that rely on large areas of outdoor storage of raw material stockpiles and/or waste-product disposal areas, storage tanks, pipelines, and transportation yards to handle the transfer of heavy materials. The outdoor storage areas should be screened as much as possible by the nature of the stored materials.

Land designated as HI may be underdeveloped due to the presence of wetlands on portions of the parcel. In these cases, the wetlands may serve to buffer surrounding uses from the potential impacts of the heavy industrial use. Undeveloped areas of HI parcels that have tree cover may be used as buffering between the heavy industrial use and other uses. Where buffers do not exist naturally, they should be provided as spelled out in the zoning and subdivision regulations. Open areas reserved for dredge disposal are also designated as HI and may contain wetlands.

In Mobile, port terminal facilities, docks, shipyards, drydocks, etc., are mostly owned by the State of Alabama. Although not subject to local zoning, these facilities are shown as heavy industrial uses in the FLUM.

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 lot sizes are not labeled in square feet and acres. The plat should be revised to depict the lot sizes in both square feet and acres, or provide a chart furnishing the same information. Although the lots are not labeled, it does appear that the proposed lots, with the exception of Lot 2, will meet the minimum size and frontage requirements as regulated by Section V.D.2. of the Subdivision Regulations. While Lot 2 complies with minimum area requirements, it would be less than 60' wide at the building setback line. It should be pointed out that Lots 1 and 2 do not comply with Section V.D.3. of the Subdivision Regulations regarding the maximum width to depth ratio. Thus, a waiver of both Sections V.D.2. and V.D.3 of the Subdivision Regulations will be required.

The site has frontage along Beauregard Street, a minor street with curb and gutter, thus requiring 50' right-of-way. It appears that there is sufficient right-of-way, thus no dedication will be required; however the plat should be revised to depict a minimum right-of-way of 50', instead of illustrating a variable. The site also has frontage along Telegraph Road/ North Conception Street Road, a major street with an 80' right-of-way. The plat should be revised to change the labeling of the road from St. Joseph Street to Telegraph Road/ North Conception Street Road and change the right-of-way width from "varies" to depict a minimum right-of-way width of 80 feet.

The overall site is currently developed with two existing curb-cuts to Beauregard Street (Lots 2 and 3 each have one curb-cut), and one existing curb-cut to Telegraph Road/ North Conception Street Road (Lot 1). As a means of access management, Lots 2 and 3 should be limited to one curb-cut each to Beauregard Street, and Lot 1 should be limited to one curb-cut to Telegraph Road/ North Conception Street Road, with the size, location and design to be approved by Traffic Engineering, and ALDOT, and conform to AASHTO standards.

Section V.D.9. of the Subdivision Regulations requires the provision of a 25' minimum building setback from the "front property line". The preliminary plat does not depict the 25' minimum building setback lines. If approved, the 25' minimum building setback lines along both Beauregard Street and Telegraph Road/ North Conception Street Road should be depicted on the Final Plat.

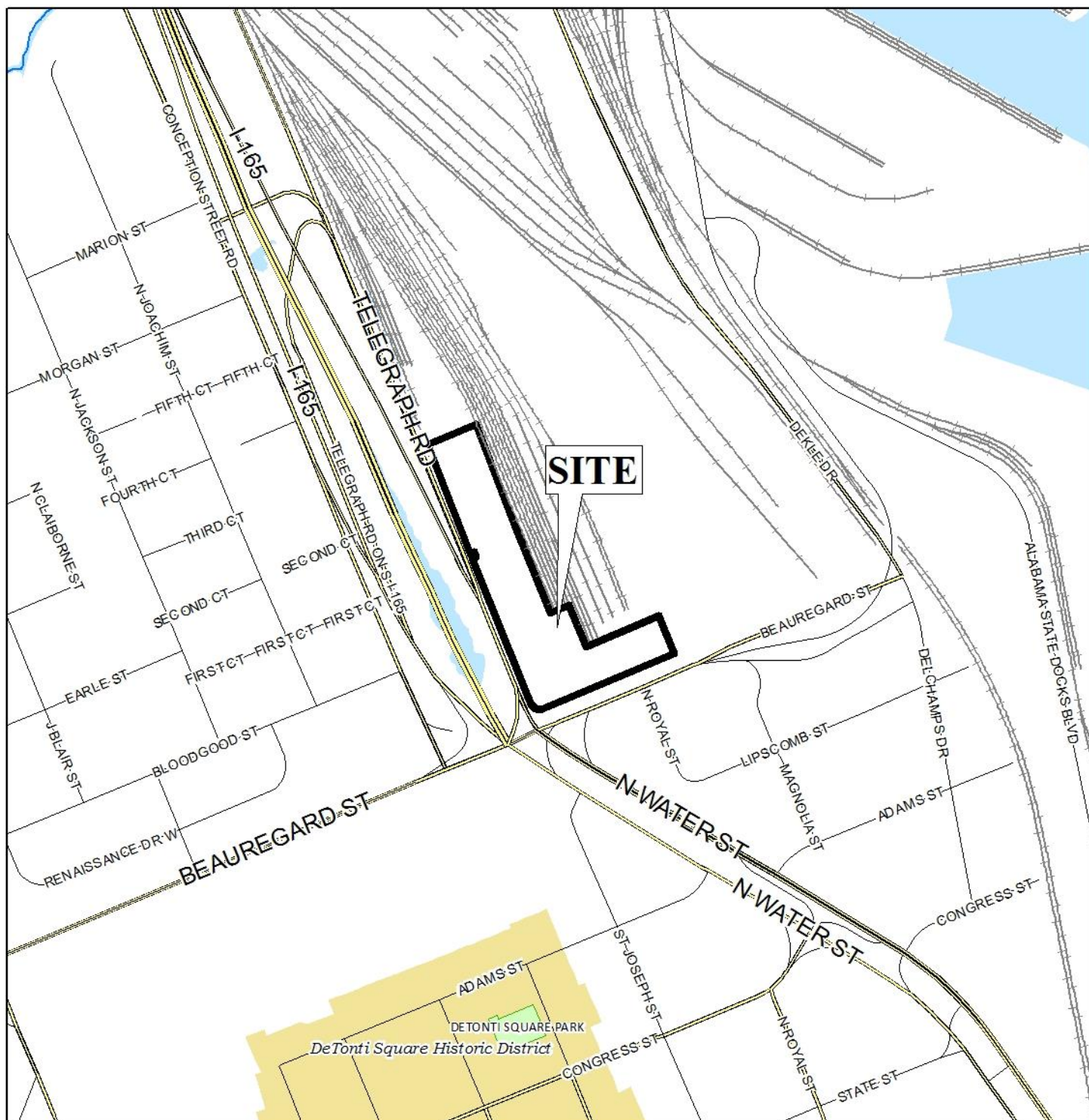
The site has multiple existing structures. Lot 1 has an existing commercial building and parking lot, Lot 2 has an existing parking lot, and Lot 3 has a vacant commercial building and associated parking lot. The applicant states that Lot 2 will not be developed and thus will remain as a parking lot. It should be noted that if any of the lots are to be redeveloped, full compliance with all applicable municipal codes and ordinances will be required.

With waivers of Section V.D.2 and V.D.3 of the Subdivision Regulations, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) revision of the plat to depict the 25' minimum building setback lines along both Beauregard Street and Telegraph Road/ North Conception Street Road should be depicted on the Final Plat;
- 2) revision of the plat to depict the right-of-way width along Beauregard Street;
- 3) revision of the plat to change the labeling of the street from St. Joseph Street to Telegraph Road/ North Conception Street Road;
- 4) revision of the plat to depict the right-of-way width along Telegraph Road/ North Conception Street Road;

- 5) revision of the plat to depict the lot sizes in square feet and acres;
- 6) placement of a note on the Final Plat stating Lots 2 and 3 should be limited to one curb-cut each to Beauregard Street, and Lot 1 should be limited to one curb-cut to Telegraph Road/ North Conception Street Road, with the size, location and design to be approved by Traffic Engineering, and conform to AASHTO standards;
- 7) compliance with Engineering comments: *“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. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. C. Show and label all flood zones. D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. E. Show and label each and every Right-Of-Way and easement. F. Provide and label the monument set or found at each subdivision corner. G. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. H. Provide the Surveyor’s Certificate and Signature. I. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures. J. 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. K. 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. L. 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. M. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. N. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. O. 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.”;*
- 8) compliance with Traffic Engineering comments: *“Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.”;*
- 9) 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*
- 10) compliance with Fire 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



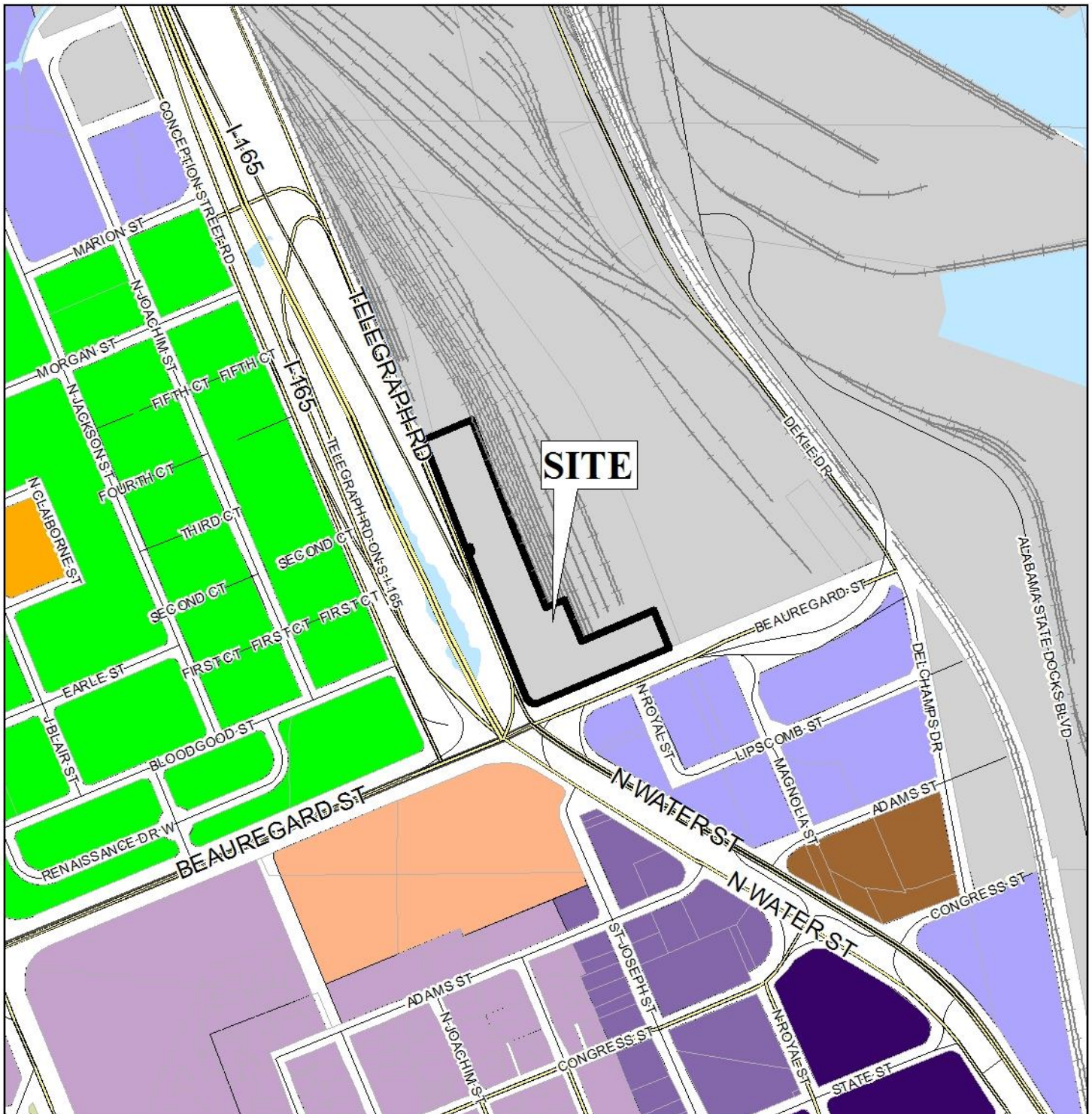
APPLICATION NUMBER 7 DATE September 20, 2018

APPLICANT GM & O Subdivision

REQUEST Subdivision



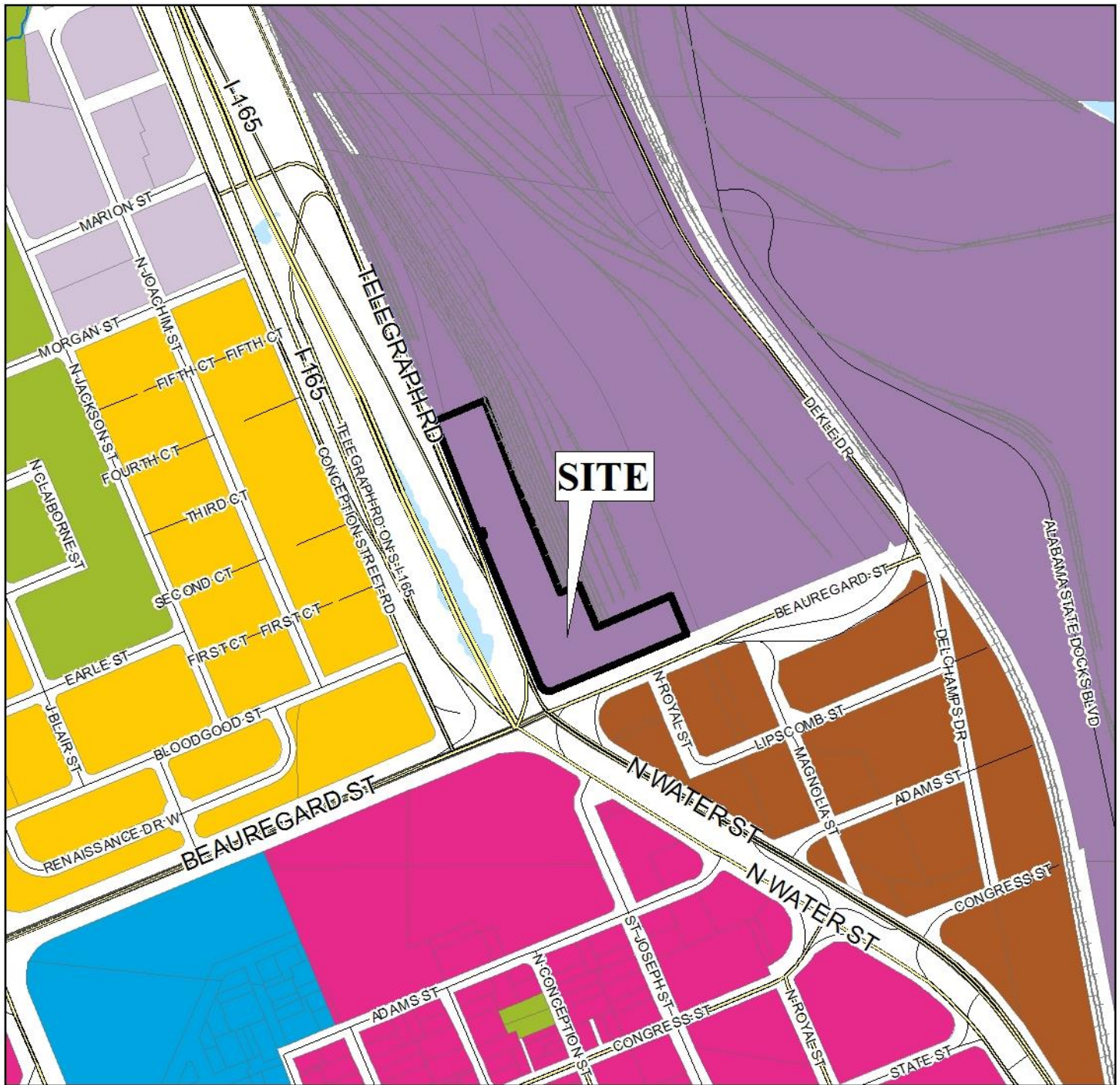
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



APPLICATION NUMBER 7 DATE September 20, 2018

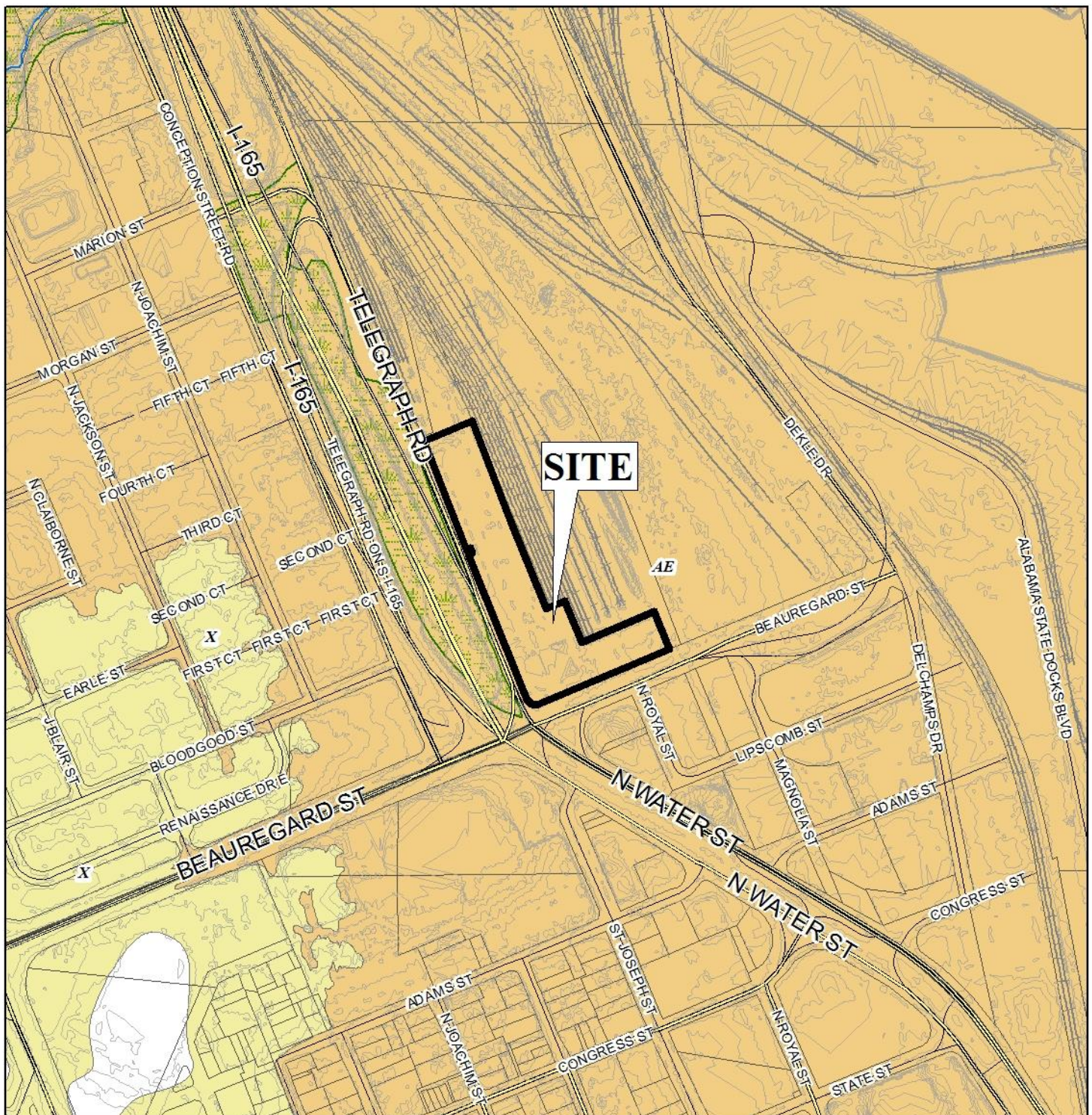
APPLICANT GM & O Subdivision

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	



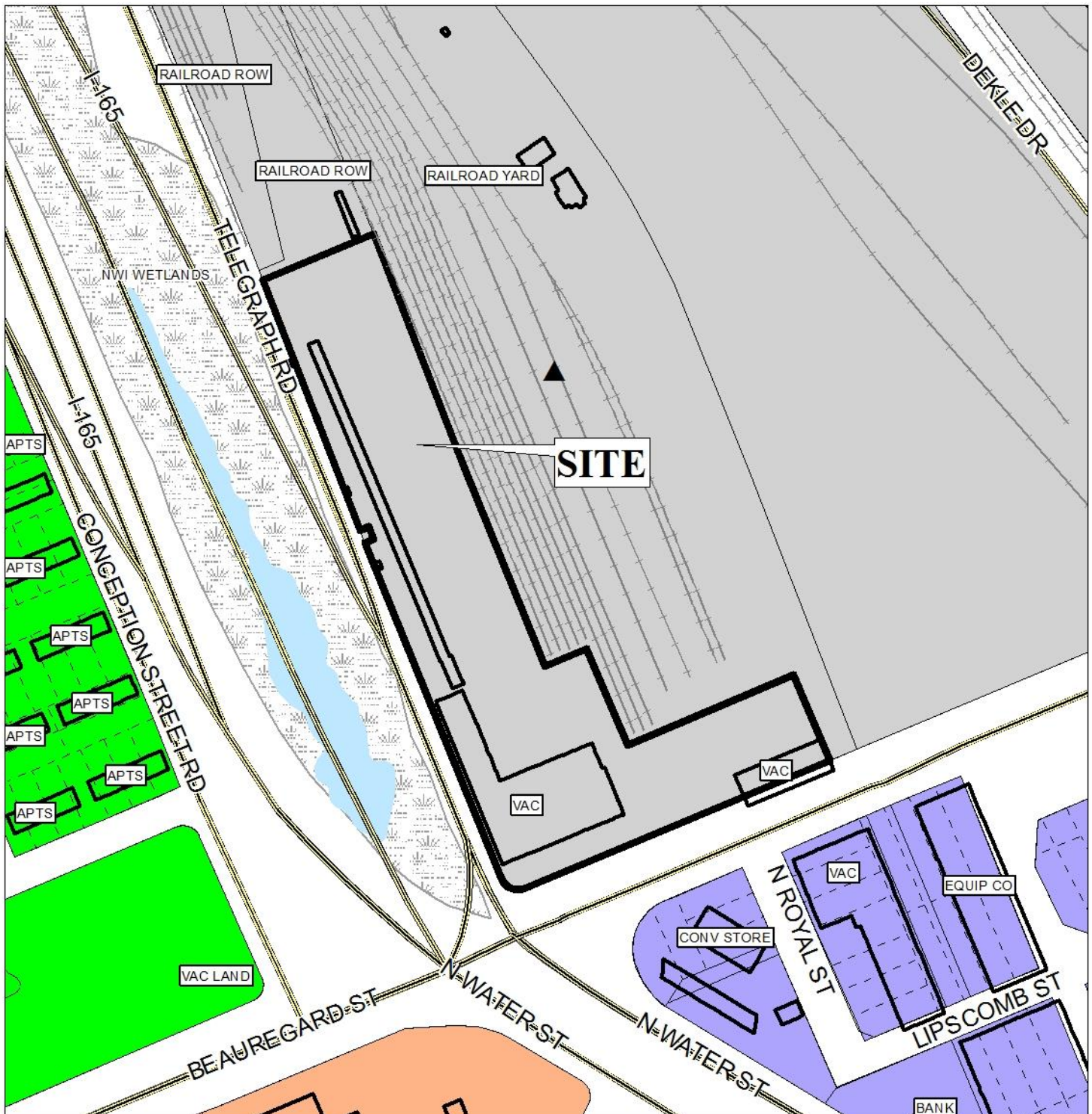
ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 7 DATE September 20, 2018
APPLICANT GM & O Subdivision
REQUEST Subdivision



GM & O SUBDIVISION

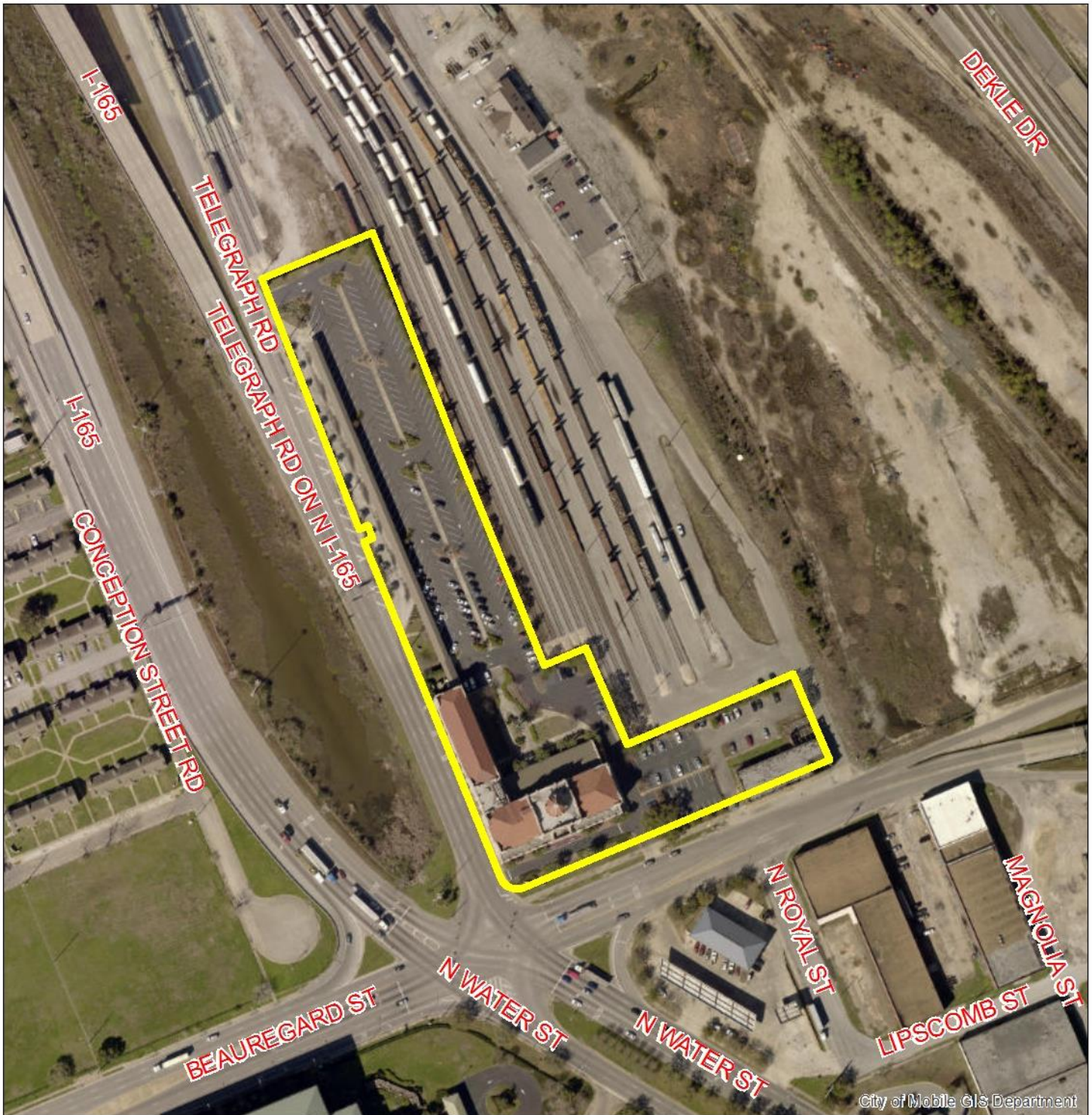


APPLICATION NUMBER 7 DATE September 20, 2018

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



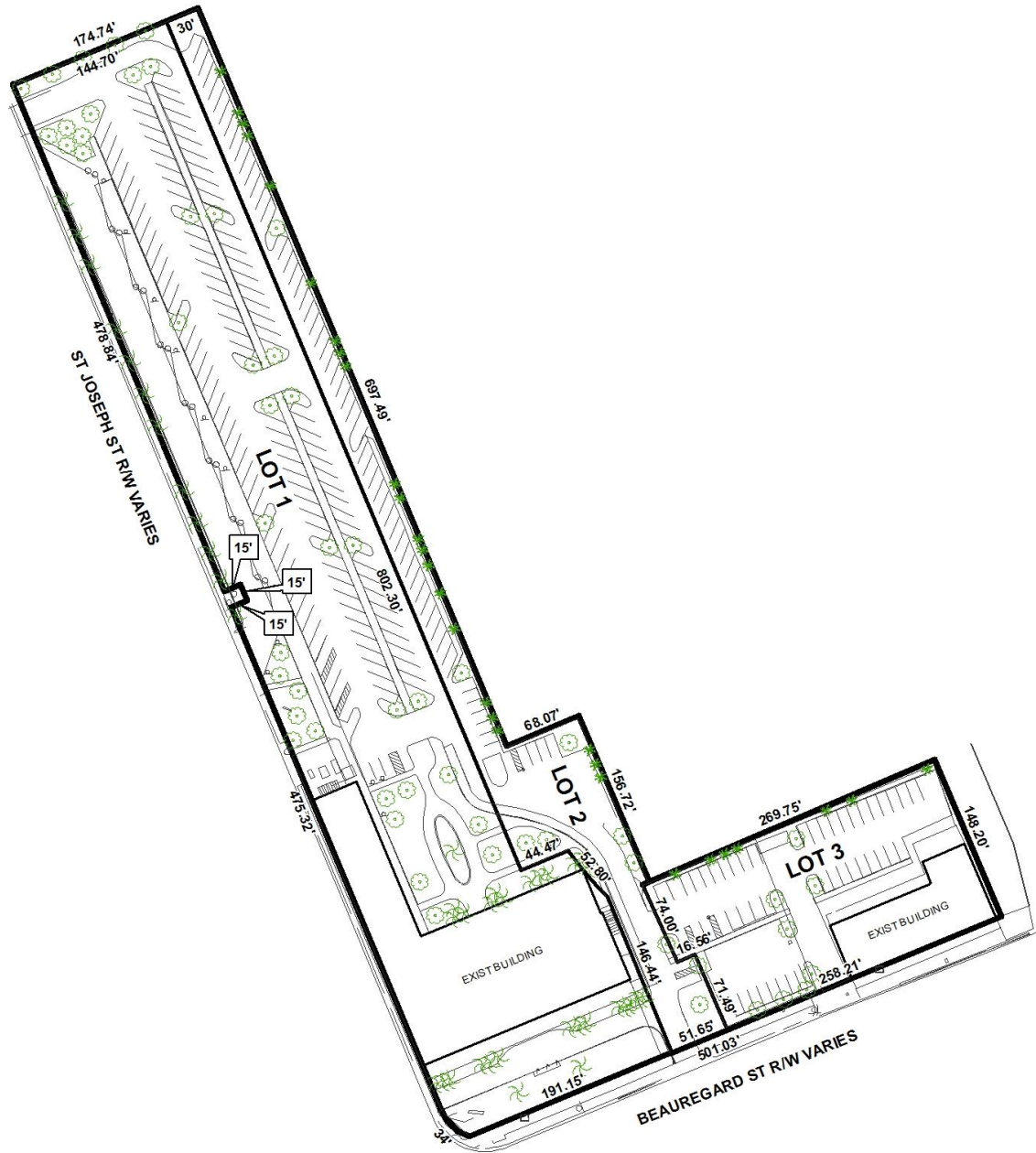
GM & O SUBDIVISION



APPLICATION NUMBER 7 DATE September 20, 2018



DETAIL SITE PLAN



APPLICATION NUMBER 7 DATE September 20, 2018

APPLICANT GM & O Subdivision

REQUEST Subdivision



NTS

