

SHED DEVELOPMENT SUBDIVISION

Engineering Comments: The following 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. 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.
- C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 20 - #73) LOT 1 will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) and LOT 2 will receive NONE. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application.
- D. 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.
- E. Provide a written legal description or written clarification of the proposed boundary that matches the bearing and distance labels.
- F. Correct the N-S distance label from the POC to Parcel A to read in feet instead of inches.
- G. Show the tie from POC to POB for each parcel A – D; and label parcel A – D.
- H. Show and label all flood zones.
- I. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- J. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- K. Provide the Surveyor's Certificate.
- L. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- M. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.
- N. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Traffic Engineering Comments: Prior to the issuance of any land disturbance permits, a traffic impact study may be required to be submitted and approved by Traffic Engineering. Traffic Engineering approval of this site is contingent upon the construction by the developer/owner of all improvements (if any) identified in the study. The overall site is limited to two curb cuts to Old Shell Road, and five curb cuts to Long Street, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any driveway permits for Long Street are contingent upon improvements to roadway as needed to

meet city standards. Any driveway permits for Old Shell Road are contingent upon the closure of the mid-block median cut adjacent to the site. All 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 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

MAWSS 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.

The preliminary plat illustrates the proposed 2-lot, 6.2± acre subdivision which is located on the Southeast corner of Old Shell Road and Long Street, and is in Council District 6. The applicant states that the subdivision is served by city water and sewer.

The purpose of this application is to create 2 legal lots of record from 4 metes-and-bounds parcels.

In accordance with the Subdivision Regulations, both proposed lots are compliant with the minimum size requirements. The 25' minimum building setback line and lot size information is illustrated on the preliminary plat and should be retained on the Final Plat, if approved.

The proposed subdivision site abuts two adjacent, undeveloped landlocked parcels. It appears that each of the landlocked parcels abut property to the east which is under ownership by the same family or corporate entities, thus access to these parcels should not be required through this request.

The site fronts Old Shell Road and Long Street. Old Shell Road is a component of the Major Street Plan, and due to the recent right-of-way acquisition and widening, no addition right-of-way is required. Long Street is a substandard minor street in terms of width and level of improvement, and is labelled with a 50' right-of-way width along this street. As this street is substandard, it should be improved along the entire property frontage on the north side of 12 Mile Creek at the time of development of each lot. The applicant should verify the right-of-way width along this street with the Engineering Department and, if the right-of-way width is not sufficient, dedication along Long Street, sufficient to provide 25' from centerline, should be required. The provision of a corner radius in compliance with Section V.D.6. of the Subdivision Regulations should be required at the southeast corner of Long Street and Old Shell Road. The

lot size information and 25' minimum building setback line should be revised to reflect any dedication.

The site has several existing curb-cuts; however, as a means of access management and in compliance with Traffic Engineering comments, the overall site is limited to two curb cuts to Old Shell Road, and five curb cuts to Long Street, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards. Any unused curb-cuts should be removed and replaced with landscaped material. The applicant should also keep in mind that a traffic impact study may be required by Traffic Engineering.

It should be pointed out that large power lines are present along Long Street which may mean there is an easement not shown on the preliminary plat. If necessary, the Final Plat should be revised to illustrate all easements along with a note stating no permanent structures can be placed or erected within any easement, if approved.

GIS data depicts the western portion of the site within a Floodway as well as the AE and X-Shaded Flood Zones associated with Twelve Mile Creek. The proximity of the site to water may mean that the site is environmentally sensitive, thus approvals from local, state and federal agencies for wetland and floodplain issues may be required prior to development. A note regarding these requirements should appear on the Final Plat, if approved.

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.

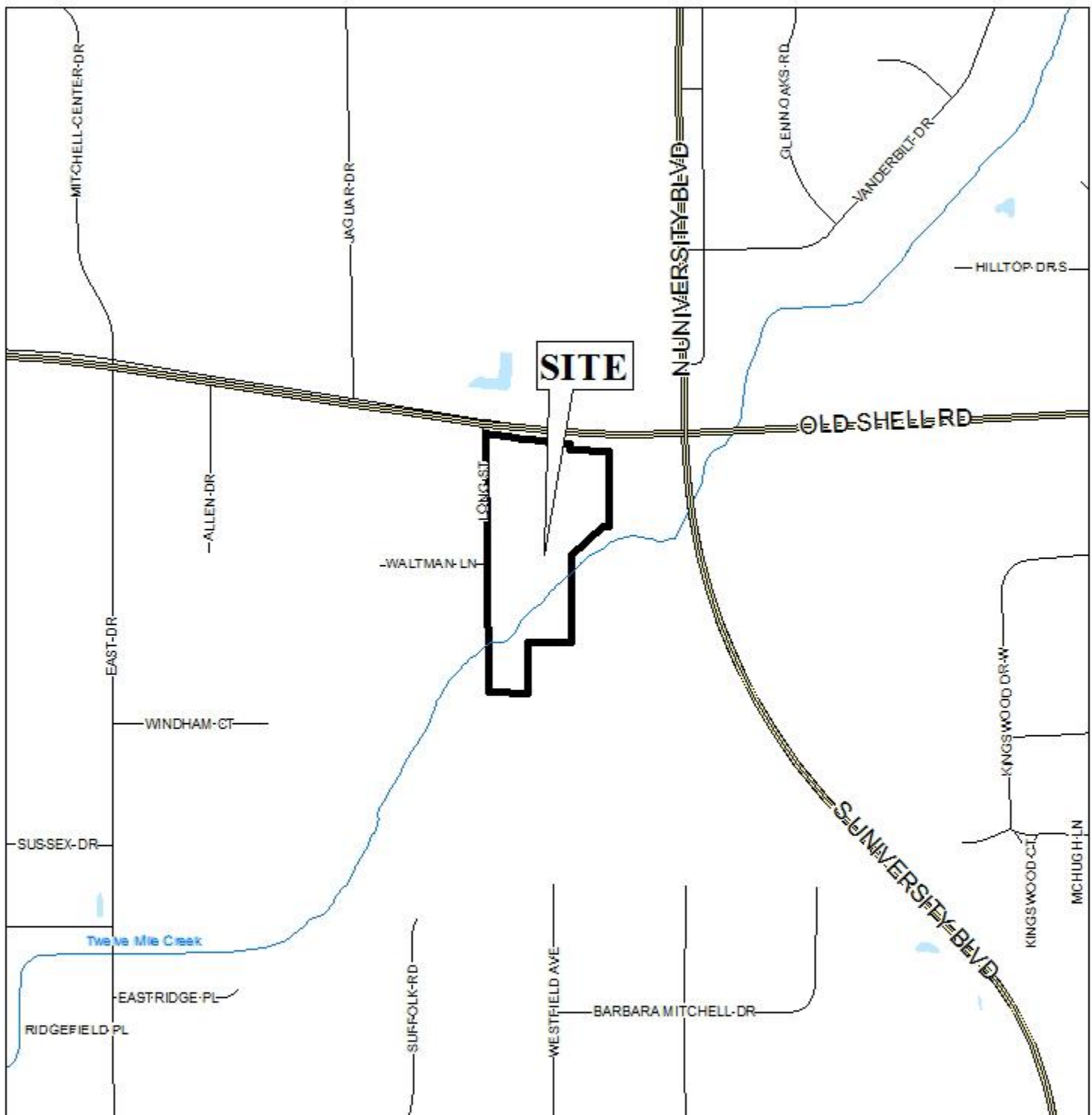
Based upon the preceding, the application is recommended for tentative approval, subject to the following conditions:

- 1) Provision of a corner radius at the southeast corner of Old Shell Road and Long Street, in compliance with Section V. D.6. of the Subdivision Regulations;
- 2) Dedication along Long Street, sufficient to provide 25' as measured from centerline, if necessary;
- 3) Long Street should be improved to City of Mobile standards at the time of development of each lot;
- 4) Revision of the lot size information and 25' minimum building setback line on the Final Plat to reflect any dedication;
- 5) Placement of a note on the Final Plat stating that site is limited to two curb cuts to Old Shell Road, and five curb cuts to Long Street, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards, with all unused curb-cuts removed and replaced with landscaped material;
- 6) Placement of a note on the Final Plat stating: *(Development of the site must comply with local, state and federal regulations regarding wetlands, floodways and flood zones.);*
- 7) Placement of a note on the Final Plat stating: *(Development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);*

- 8) Placement of a note on the Final Plat and compliance with Traffic Engineering Comments: *(Prior to the issuance of any land disturbance permits, a traffic impact study may be required to be submitted and approved by Traffic Engineering. Traffic Engineering approval of this site is contingent upon the construction by the developer/owner of all improvements (if any) identified in the study. The overall site is limited to two curb cuts to Old Shell Road, and five curb cuts to Long Street, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any driveway permits for Long Street are contingent upon improvements to roadway as needed to meet city standards. Any driveway permits for Old Shell Road are contingent upon the closure of the mid-block median cut adjacent to the site. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 9) Compliance with Engineering Comments: *(The following 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. 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. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 20 - #73) LOT 1 will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) and LOT 2 will receive NONE. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. D. 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. E. Provide a written legal description or written clarification of the proposed boundary that matches the bearing and distance labels. F. Correct the N-S distance label from the POC to Parcel A to read in feet instead of inches. G. Show the tie from POC to POB for each parcel A – D; and label parcel A – D. H. Show and label all flood zones. I. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. J. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. K. Provide the Surveyor's Certificate. L. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. M. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. N. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 10) 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 61-929 and City Code Chapters 57 and 64).); and*

- 11) Compliance with 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.).*

LOCATOR MAP



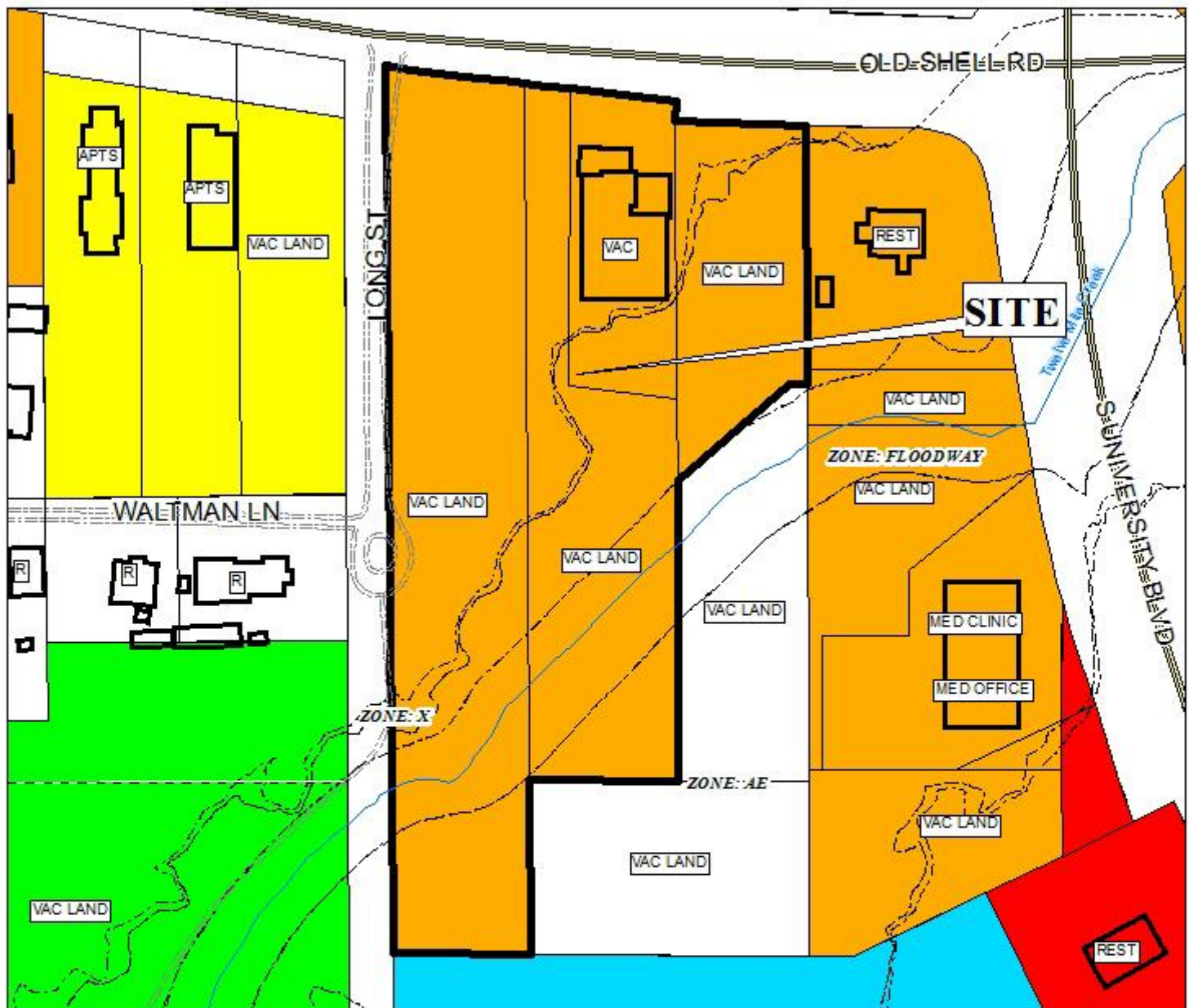
APPLICATION NUMBER 14 DATE January 15, 2015

APPLICANT Shed Development Subdivision

REQUEST Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units to the west, and commercial units to the east.

APPLICATION NUMBER 14 DATE January 15, 2015

APPLICANT Shed Development Subdivision

REQUEST Subdivision

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



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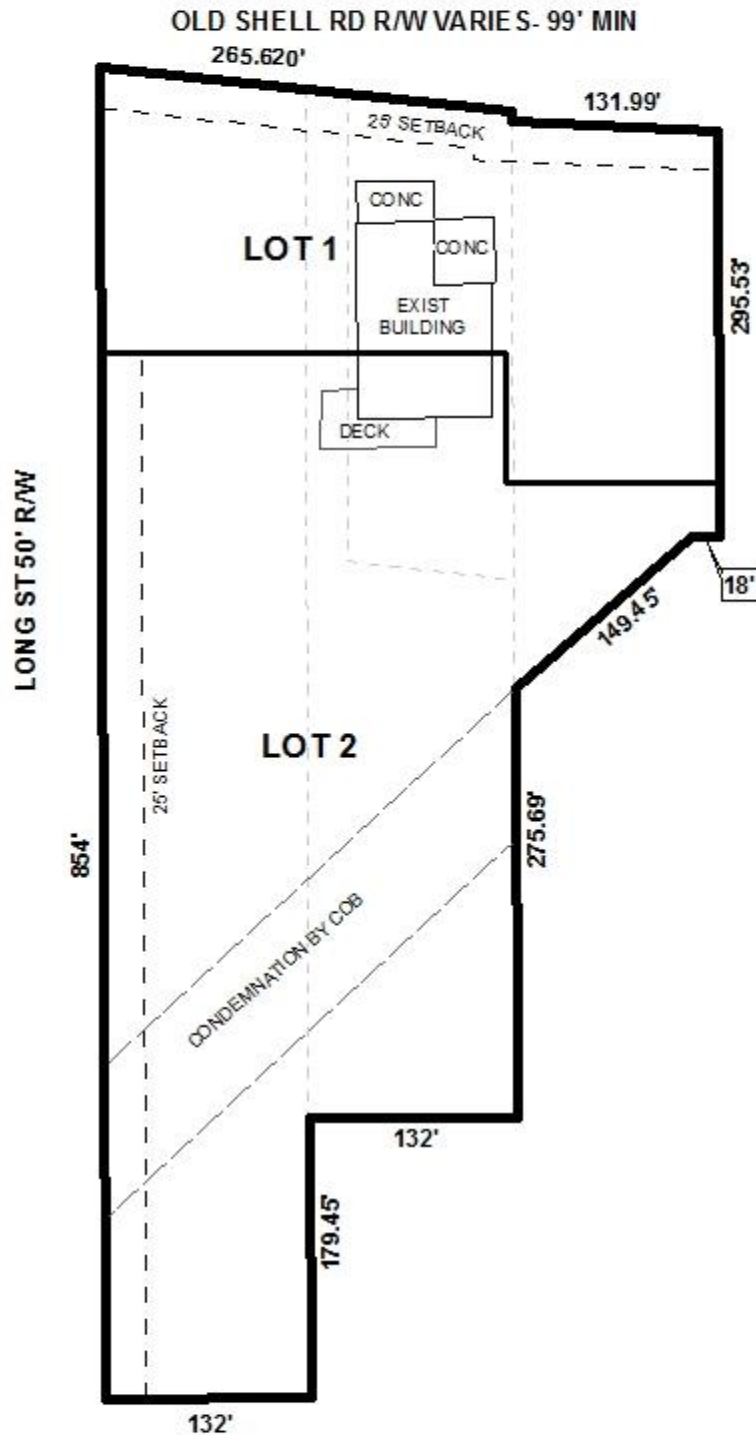
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APPLICANT Shed Development Subdivision

REQUEST Subdivision



DETAIL SITE PLAN



APPLICATION NUMBER 14 DATE January 15, 2015

APPLICANT Shed Development Subdivision

REQUEST Subdivision

