

TOWNSITE OF SEMMES SUBDIVISION, BLOCK 1,
RESUBDIVISION OF AND ADDITION TO LOTS 20, 21,
22, AND A PORTION OF LOTS 23 AND 24

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits

Fire-Rescue Department Comments: Shall comply with Appendix D and Section 508.5 of the 2003 IFC.

MAWSS Comments: No comments.

The plat illustrates the proposed 2 lot, 1.0 \pm acre subdivision located at the Northwest corner of Illinois Street and Michigan Avenue (unopened public right-of-way), extending to the South side of Church Street, 200' \pm West of Illinois Street. The subdivision is served by public water and sanitary sewer services.

The purpose of this application is to resubdivide four existing lots of record, and portions of two other lots of record, into two legal lots of record.

The site fronts on Church Street and Illinois Street, both with adequate right of way; therefore, no dedication is required. The plat indicates the 25' minimum building setback line along Illinois Street and Church Street, and this should also be indicated on the final plat. As a means of access management, Lot 1 should be limited to one curb cut to Church Street, and Lot 2 should be limited to one curb cut to Illinois Street, with the size, design and location of all curb cuts to be approved by County Engineering and conform to AASHTO standards. Since both lots front along Michigan Avenue, an unopened public right-of-way, both lots should be denied access to Michigan Avenue until such time it is constructed to County standards. Upon the construction of Michigan Avenue to County standards, Lot 1 should be limited to one curb cut to Michigan Avenue, and Lot 2 should be limited to two curb cuts to Michigan Avenue, with the size, design and location of all curb cuts to be approved by County Engineering and conform to AASHTO standards.

Each lot is labeled on the plat with its size in square feet. This should also be depicted on the final plat, or a table should be furnished providing the same information.

The plat indicates a public alley between the current Lots 5 and 20, and at the North end of the current Lots 21 and 22. As this is proposed to be vacated and made part of the subdivision, the Vacation process should be completed prior to the signing and recording of the final plat. Also, since the alley is of substandard width according to the Subdivision Regulations, Lots 1 and 2 should be denied access to the alley.

Lot 1 would exceed the maximum depth-to-width ratio of the Subdivision Regulations. However, since the current Lot 20 has no frontage on an open public right-of-way, combining it with the current Lot 5 to create the proposed Lot 1 would then afford access to Church Street. Also, deep, wide lots are not uncommon of the area. A waiver of Section V.D.3. of the Subdivision Regulations would be in order.

While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

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.

A note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

It appears that the applicant sold the Northern portion of Lots 23 and 24 via a metes-and-bounds parceling in 2004; therefore, the Northern portion of Lots 23 and 24 should be included in this application as a third lot.

Based on the preceding, this application is recommended for holdover to the meeting of March 20th to allow the applicant to include the Northern portion of Lots 23 and 24 in this application, and revise the subdivision to three lots. Revisions, new mailing labels, and postage should be furnished by March 3rd.

Revised for the March 20th meeting:

This application was held over from the February 21st meeting to allow the applicant to revise the subdivision to include the Northern portion of Lots 23 and 24 as a third lot, and furnish new mailing labels, and postage. The applicant has complied with the recommendation; however, no authorization was submitted by the owner of that property (Tax Parcel R022406230002030.009) for inclusion, and it has been determined that the owner of current Lot 5 (Tax Parcel R022406230002030) also has not submitted authorization to be included in this subdivision. A request for such authorizations for inclusion has been made of the applicant, but staff has not received such. Therefore, this application is recommended for **denial** for the following reason: 1) the applicant has failed to furnish authorization from the owners of Tax Parcels R022406230002030 and R022406230002030.009 to be included in this subdivision.

Revised for the April 17th meeting:

This application was held over from the March 20th meeting at the applicant's request. The applicant has tended to several issues which were the cause for the previous holdovers and the recommendation for denial at the March 20th meeting. Those issues were: 1) revision of the plat to include the Northern portions of Lots 23 and 24 as a third lot; and 2) furnishing of authorizations from the owners of Tax Parcels R022406230002030 and R022406230002030.009 to be included in this subdivision.

As revised, this application is now to resubdivide six existing lots of record into three lots of record. All lots are served by public water and sanitary sewer services, and all meet the minimum size requirements.

Lot 3 would front on Illinois Street which has adequate right-of-way, as does Church Street; therefore, no dedication would be required. A 25' minimum building setback line is indicated along Illinois Street and Church Street, and this should also be indicated on the final plat. As a means of access management, Lot 1 should be limited to one curb cut to Church Street, and Lots 2 and 3 should be limited to one curb cut each to Illinois Street, with the size, design, and location of all curb cuts to be approved by County Engineering and conform to AASHTO standards.

Each lot is labeled on the plat with its size in square feet. This should also be depicted on the final plat, or a table should be furnished providing the same information.

The plat indicates a 15'-wide public alley between the current Lots 5 and 20, and at the North end of the current Lots 21 and 22. A portion of the alley along the North or proposed lot 3 is indicated on the County Tax maps as having been vacated and now being a part of Tax Parcel R022406230002030.009 (proposed Lot 3). A copy of the recorded Petition for Vacation of this alley executed in 1994 was submitted with the application; however, the remainder of the alley is still indicated as being public on County tax plats. Since the alley still separates Lots 5 and 20, and is proposed to be incorporated into proposed Lots 1 and 2, the Vacation process should be completed prior to the signing and recording of the final plat, or evidence should be provided to verify that the process was completed and not properly documented on County Tax and Engineering plats. If only a portion of the alley is vacated, all lots should be denied access to the remaining substandard portion of the alley.

Lot 1 would exceed the maximum depth-to-width ratio of the Subdivision Regulations. However, since the current Lot 20 has no frontage on an open public right-of-way, combining it with the current Lot 5 to create the proposed Lot 1 would then afford access to Church Street. Also, deep lots are not uncommon of the area. A waiver of Section V.D.3. of the Subdivision Regulations would be in order.

While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be required on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the

storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

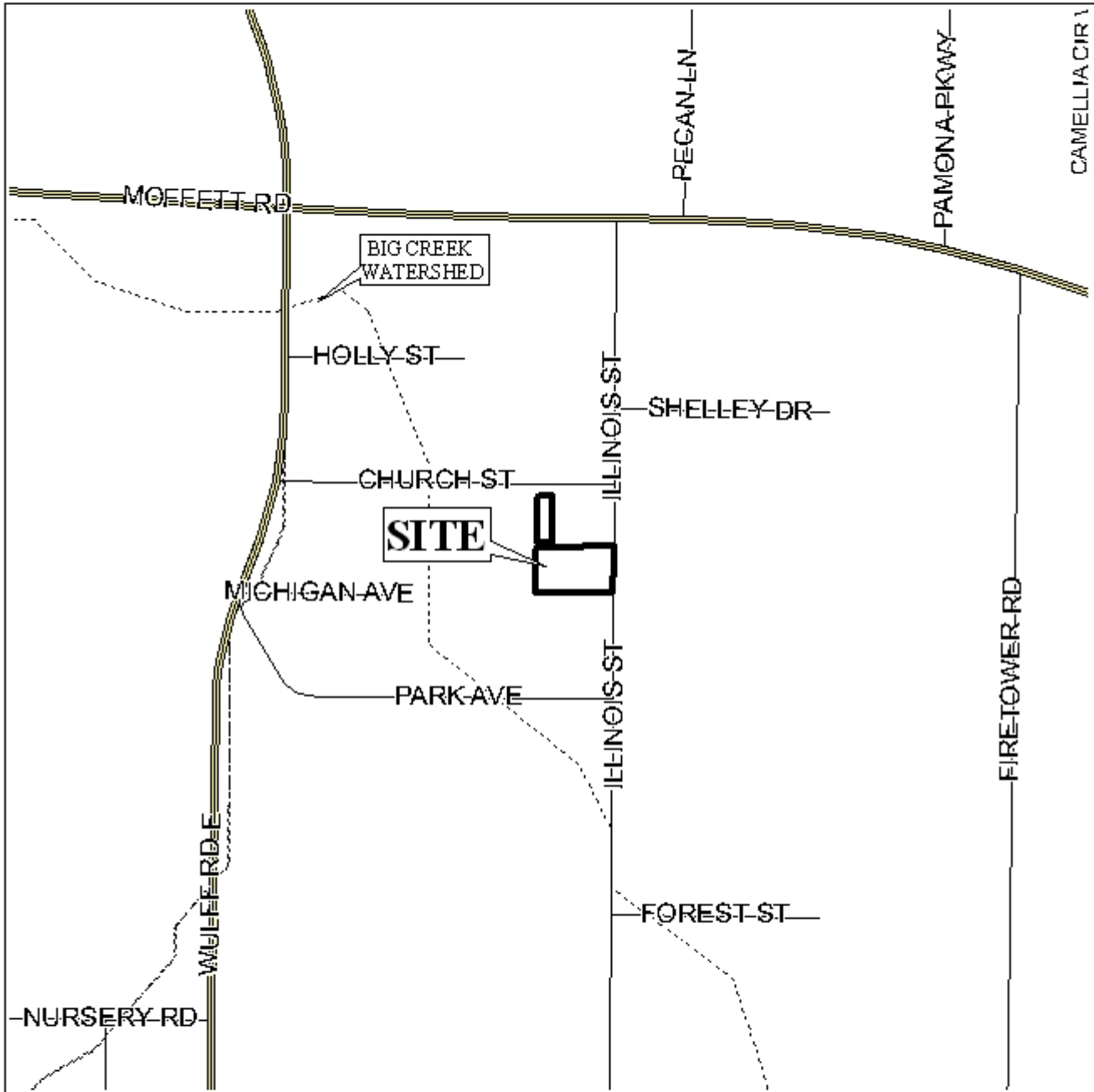
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. A note should be placed on the final plat stating development of the site must be undertaken in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species.

A note should be placed on the final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

With a waiver of Section V.D.3. of the Subdivision Regulations, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) illustration of the 25' minimum building setback line along the Illinois Street and Church Street frontages;
- 2) placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Church Street, and Lots 2 and 3 are limited to one curb cut each to Illinois Street, with the size, design, and location of all curb cuts to be approved by County Engineering and conform to AASHTO standards;
- 3) placement of a note on the final plat stating that Lots 1 and 2 are denied access to Michigan Avenue until such time it is constructed to County standards, and if constructed, Lot 1 is limited to one curb cut, and Lot 2 is limited to two curb cuts to Michigan Avenue, with the size, design and location of all curb cuts to be approved by County Engineering and conform to AASHTO standards;
- 4) labeling of each lot with its size in square feet and acres, or the provision of a table on the final plat furnishing the same information;
- 5) completion of the alley Vacation process prior to the signing and recording of the final plat, or submission of documentation verifying such was done and not properly documented on County Tax and Engineering plats;
- 6) if only a portion of the alley is vacated, placement of a note on the final plat stating access to the remaining substandard portions of the alley is denied;
- 7) placement of a note on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.
- 8) placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 9) placement of a note on the final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

LOCATOR MAP



APPLICATION NUMBER 1 DATE April 17, 2008

Townsite of Semmes, Block 1 Resubdivision of and Addition to

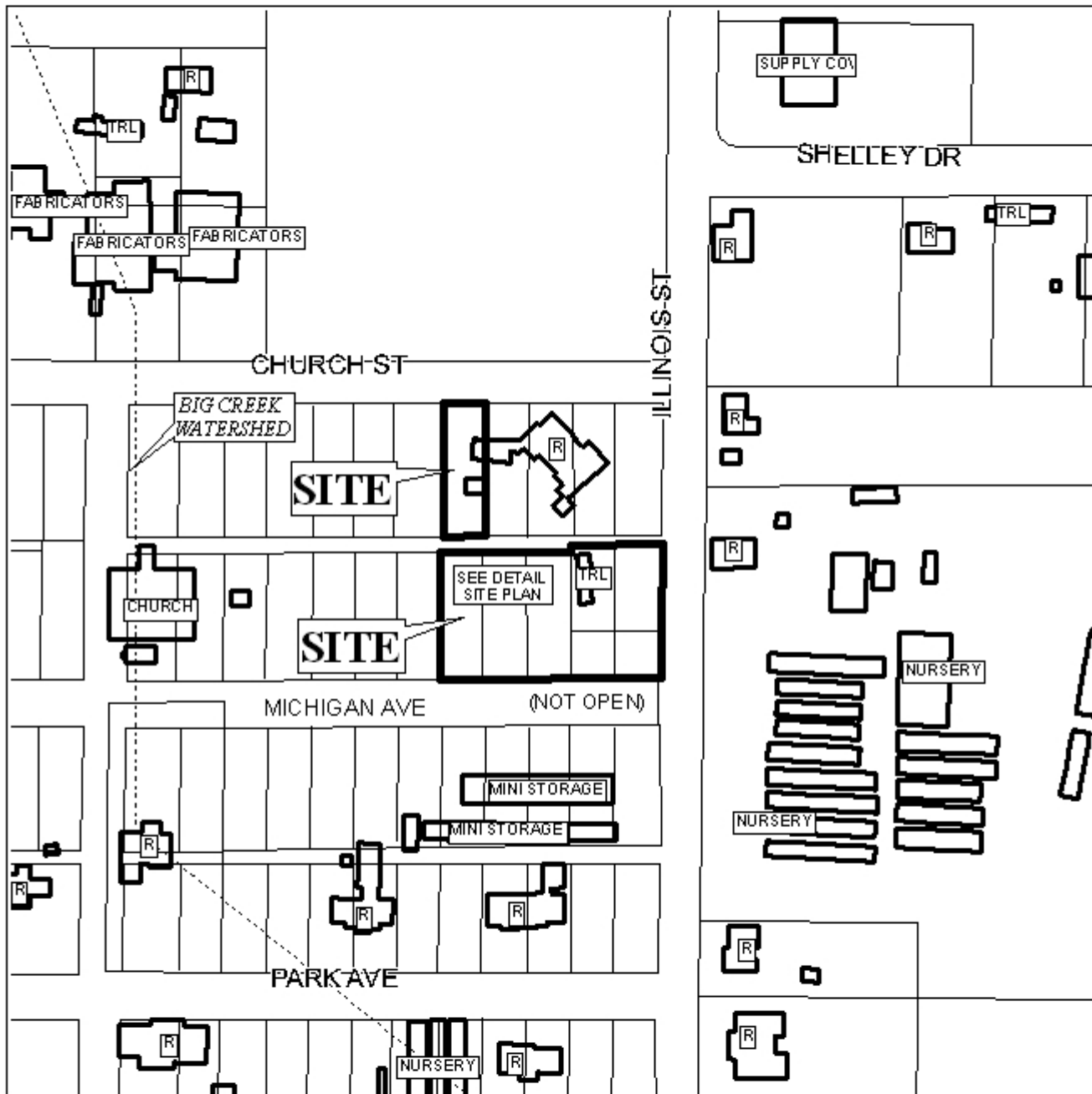
APPLICANT Lots 20,21,22, and a portion of 23 & 24

REQUEST Subdivision



NTS

TOWNSITE OF SEMMES, BLOCK 1 RESUBDIVISION OF AND ADDITION TO LOTS 20, 21, 22, AND A PORTION OF 23 & 24



APPLICATION NUMBER 1 DATE April 17, 2008

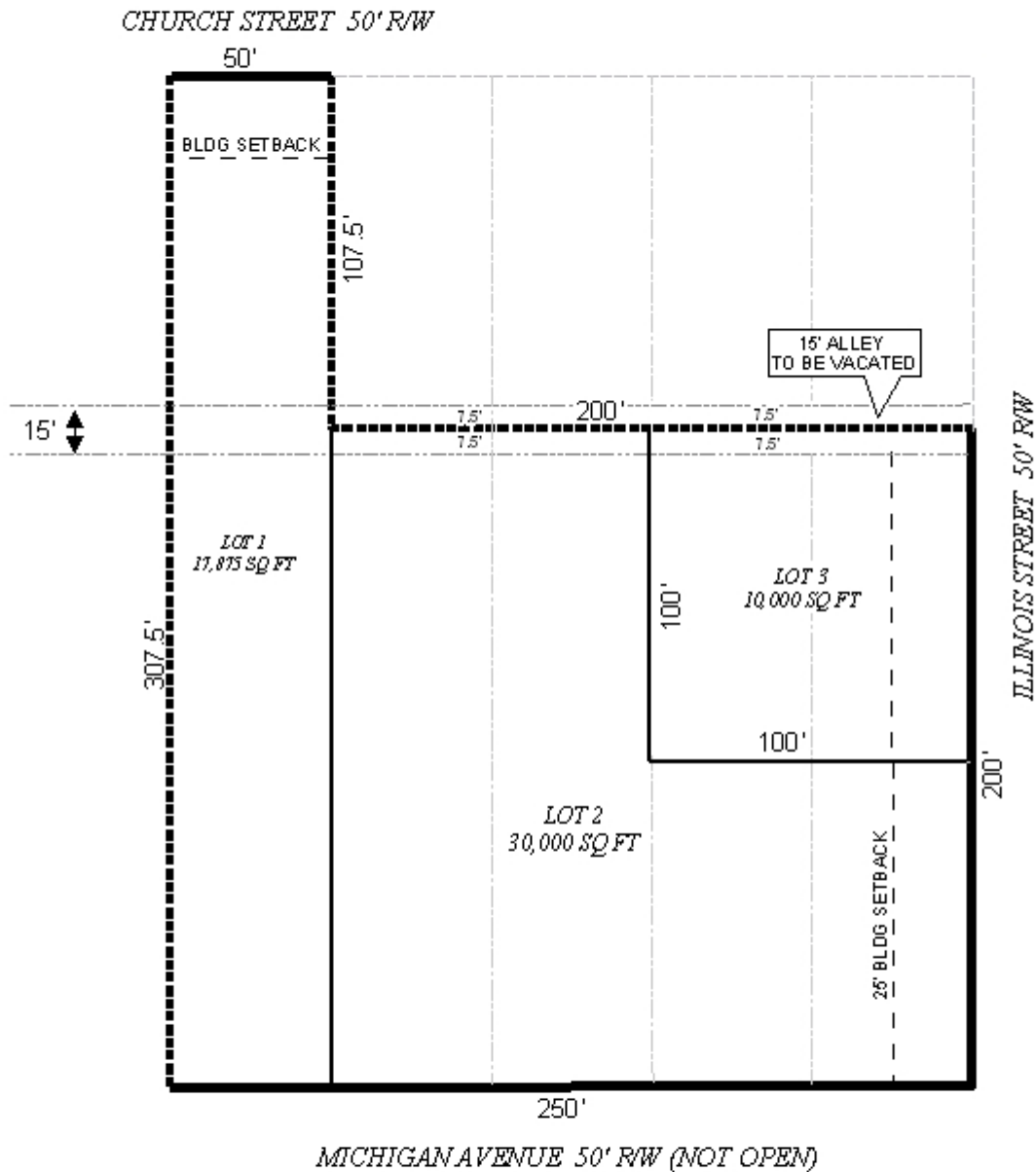
LEGEND

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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DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE April 17, 2008

Townsite of Semmes Subdivision, Block 1, Resubdivision of and

APPLICANT Addition to Lots 20, 21, 22, and a Portion of Lots 23 and 24

REQUEST _____ Subdivision _____

NTS

