

INTERNATIONAL LONGSHOREMEN'S ASSOCIATION PLACE SUBDIVISION

Engineering Comments: Provide dedication of a minimum radius of 25', or as otherwise approved by the City, at the three (3) intersections - N. Lawrence Street & State Street, State Street & N. Hamilton Street, and N Hamilton & Dr. Martin Luther King Avenue. Must comply with all storm water and flood control ordinances. Any work performed in the existing ROW (right-of-way) will require a Right of Way (ROW) permit from the Engineering Department and must comply with all City of Mobile ROW code and ordinance requirements.

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 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.

The plat illustrates the proposed 1-lot, 0.9 acre \pm subdivision which is located at 505 Dr. Martin Luther King, Jr. Avenue, 251, 253 and 255 North Hamilton Street, and 256 North Lawrence Street (Northeast corner of North Lawrence and State Street and extending East to North Hamilton Street and North to Dr. Martin Luther King Jr. Avenue), and is in Council District 2. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create a legal lot of record from four metes and bounds parcels and a portion of a fifth metes and bounds parcel (R022906400003189); therefore, the inclusion of parcel R022906400003188, the remainder of the fifth metes and bounds parcel is required. The parcels are currently developed with two existing buildings; therefore, a Planned Unit Development application must be submitted to allow multiple buildings on a proposed single-building site.

The proposed lot appears to meet the minimum size requirements as regulated by Section V.D.2 of the Subdivision Regulations; however the proposed lot size is not indicated on the plat. The Final Plat should be revised to indicate the size of the lot in square feet or a table provided on the plat indicating the same, if approved. The proposed lot also has adequate frontage along a public right-of-way.

The site fronts State Street to the South, North Hamilton Street to the East, and North Lawrence Street to the West and Dr. Martin Luther King Jr. Avenue to the North. All streets are minor streets which are provided with curb and gutter. The streets are all depicted with adequate rights-of-way. No further dedication for the roadways should be required.

The intersection of North Hamilton Street and State Street has a structure built slightly over the property line, and the intersection of Dr. Martin Luther King, Jr. and North Hamilton Street has the building close to the property line making dedication to meet Section V.B.16 of the Subdivision Regulations regarding curb radii impractical. However, the same is not true at the intersection of North Lawrence Street and State Street, and dedication sufficient to comply with Section V.B.16 should be required.

The 25-foot minimum building setback line is not depicted on the preliminary plat; however, B-4 zoning districts do not require a front yard setback. As such, no minimum building line need be depicted.

It should be noted that the site is located within the 500 year flood plain as shown on FEMA Flood Insurance Rate Maps.

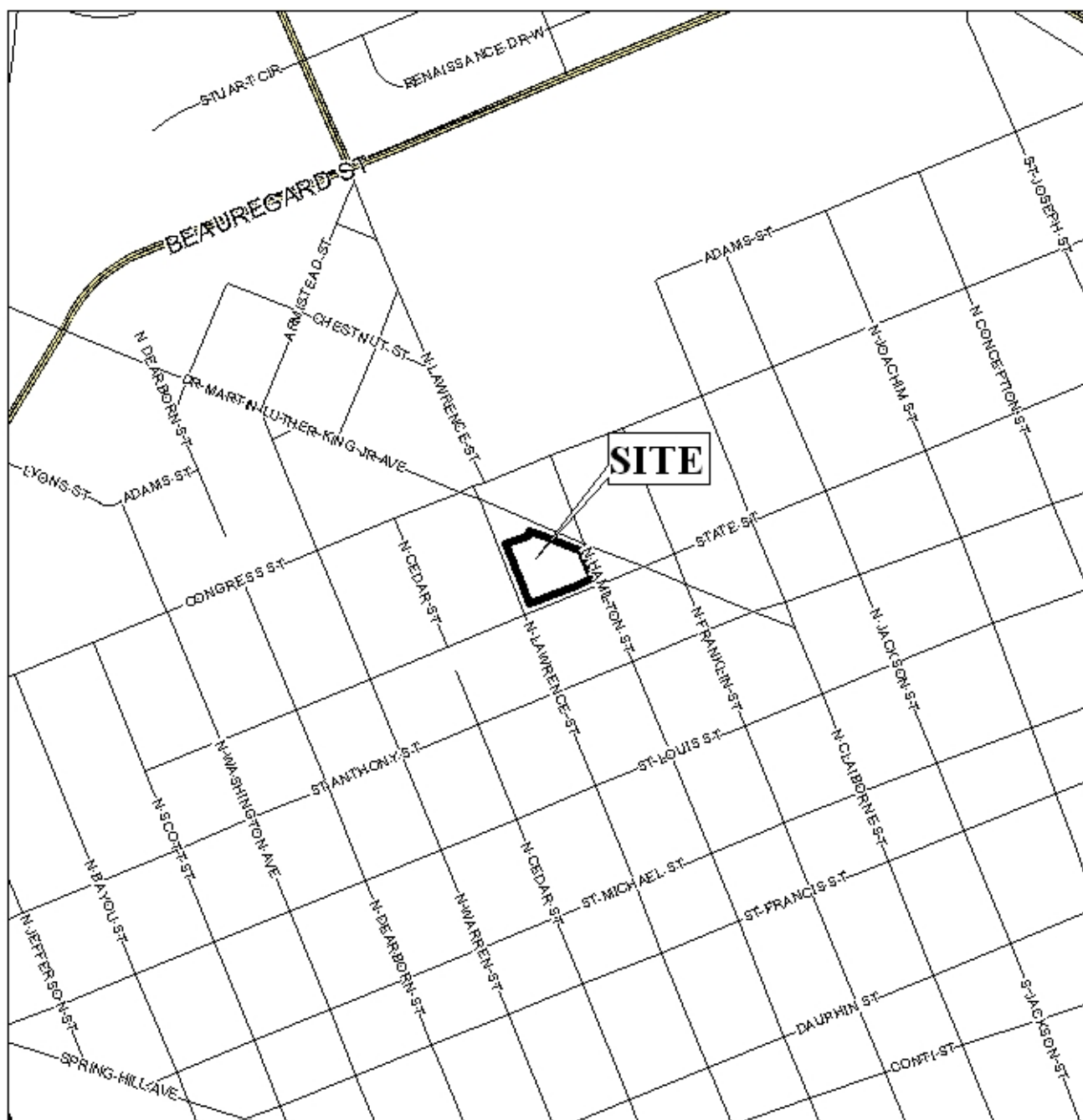
As the site is currently developed with two structures, and as previously mentioned a Planned Unit Development application is required to allow multiple structures on one lot; the PUD application should be considered in conjunction with the subdivision. PUD approval is site plan specific, thus any changes to the site plan / Subdivision plat will require approval by the Planning Commission.

Finally, 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, this application is recommended for holdover to the meeting of January 5, 2012 in order for the applicant to submit a separate Planned Unit Development application, to be submitted no later than December 5th:

- 1) the inclusion of parcel R022906400003188, and applicable lots fees and mailing labels;
- 2) labeling of the size of the lot, in square feet, or provision of a table on the plat with the same information;
- 3) dedication sufficient to comply with Section V.B.16 of the Subdivision Regulations at the intersection radius of North Lawrence Street and State Street;
- 4) compliance with engineering comments: *(Provide dedication of a minimum radius of 25', or as otherwise approved by the City, at N. Lawrence Street & State Street. Must comply with all storm water and flood control ordinances. Any work performed in the existing ROW (right-of-way) will require a Right of Way (ROW) permit from the Engineering Department and must comply with all City of Mobile ROW code and ordinance requirements.);*
- 5) placement of a note on the final plat stating that approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits; and
- 6) 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.

LOCATOR MAP



APPLICATION NUMBER 3 DATE December 1, 2011

APPLICANT International Longshoremen's Associations Place Subdivision

REQUEST Subdivision



INTERNATIONAL LONGSHOREMEN'S ASSOCIATIONS PLACE SUBDIVISION



APPLICATION NUMBER 3 DATE December 1, 2011

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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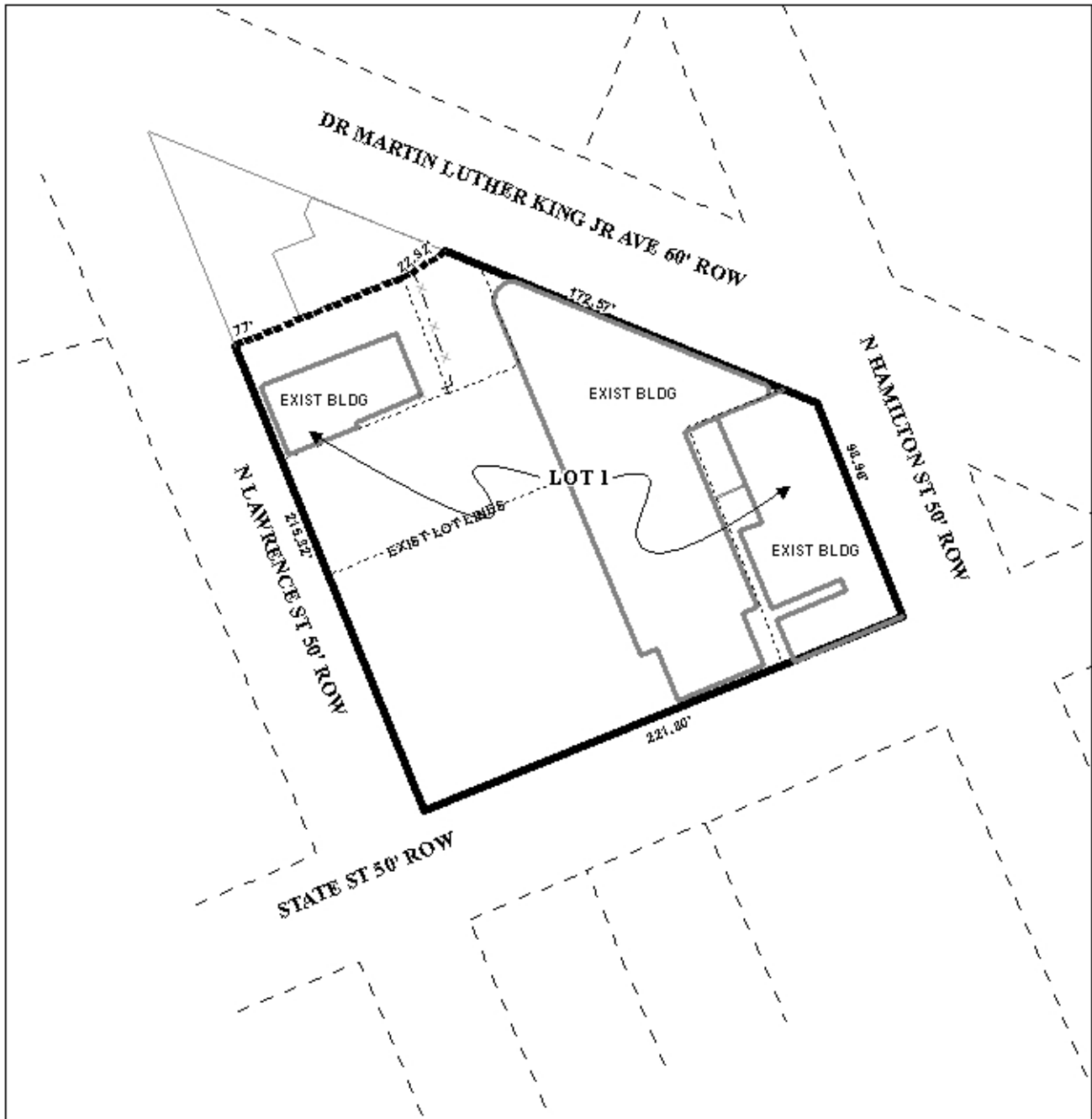
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APPLICATION NUMBER 3 DATE December 1, 2011



DETAIL SITE PLAN



APPLICATION NUMBER 3 DATE December 1, 2011

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