

CONCEPTION-NEW JERSEY SUBDIVISION

Engineering Comments: Show flood zones and minimum finished floor elevation on plat. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

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 must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code, as appropriate.

Mobile Area Water & Sewer System 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 plat illustrates the proposed 8.3± acre, one-lot subdivision, which is located at the Southeast corner of Conception Street and New Jersey Street, in City Council District 3. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to combine a metes-and-bounds parcel into a legal lot of record.

The proposed lot contains portions which were associated with the adjoining property on the South side of New Jersey Street, which it surrounds on three sides. Deeds recorded in Probate Court indicate that portions of that property were parceled-off in 1997 and 2000 to become part of the subject property; therefore, the plat should be revised to a two-lot subdivision to include the adjoining property as the second lot. The portion of the property extending to the centerline of vacated Royal Street is unaccounted for and deeds should be furnished to account for such.

The site fronts Conception Street, with a 64' right-of-way, and New Jersey Street, with a 50' right-of-way, both minor streets and compliant with Section V.B.14. of the Subdivision Regulations. No radius is indicated at the Southeast corner of Conception Street and New Jersey

Street; therefore the plat should be revised to indicate the dedication of a 25' radius curve at this intersection. Otherwise, no right-of-way dedication is required.

The site has approximately 575' of frontage along Conception Street, and approximately 295' of frontage along New Jersey Street; therefore, a note should be placed on the final plat stating that the site is limited to two curb cuts to Conception Street, and one curb cut to New Jersey Street, with the size, location and design of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards.

No building setback line is indicated on the plat; therefore the plat should be revised to illustrate the 25' minimum building setback line along both street frontages. As no lot size in acreage is indicated on the plat, it should be revised to label the lot with its size in acreage, or a table should be provided furnishing the same information.

Based on the preceding, this application is recommended for holdover to the meeting of January 3, 2008, to allow the applicant to submit the following:

- 1) revised plat including the adjoining property on the South side of New Jersey Street as a second lot;
- 2) deeds accounting for the Eastern-most portion of the property, extending to the centerline of the vacated portion of Royal Street; and
- 3) additional labels, postage and fees.

Revisions, labels, postage, and fees should be provided by December 17, 2007.

Revised for the January 3, 2008 meeting:

This application was held over at the December 6, 2007 meeting to allow the applicant to submit a revised plat including the adjoining property on the South side of New Jersey Street as a second lot and to also submit additional postage and fees for notification. All required revisions, labels, postage, and fees should have been provided by December 17, 2007.

While submitted after the deadline, the applicant did provide an affidavit relating to the property on the South side of New Jersey Street, establishing it as a parcel and attesting to the fact that there have been multiple changes in ownership; thereby address item number 1 as listed above.

Item number 2 is addressed by a letter from the Real Estate Department of the City of Mobile stating that no records were found where the portion of right-of-way noted was ever actually right-of-way owned by the City of Mobile, therefore verification of vacation via deeds is no longer an issue.

As items 1 and 2 were addressed through documentation, there is no need for additional fees or notification.

One point that was erroneously omitted from the original staff report is that the site appears to lie in the path of the Royal Street South major street corridor. This section of the major street does not follow existing right-of-way, and therefore the exact path of the corridor is not

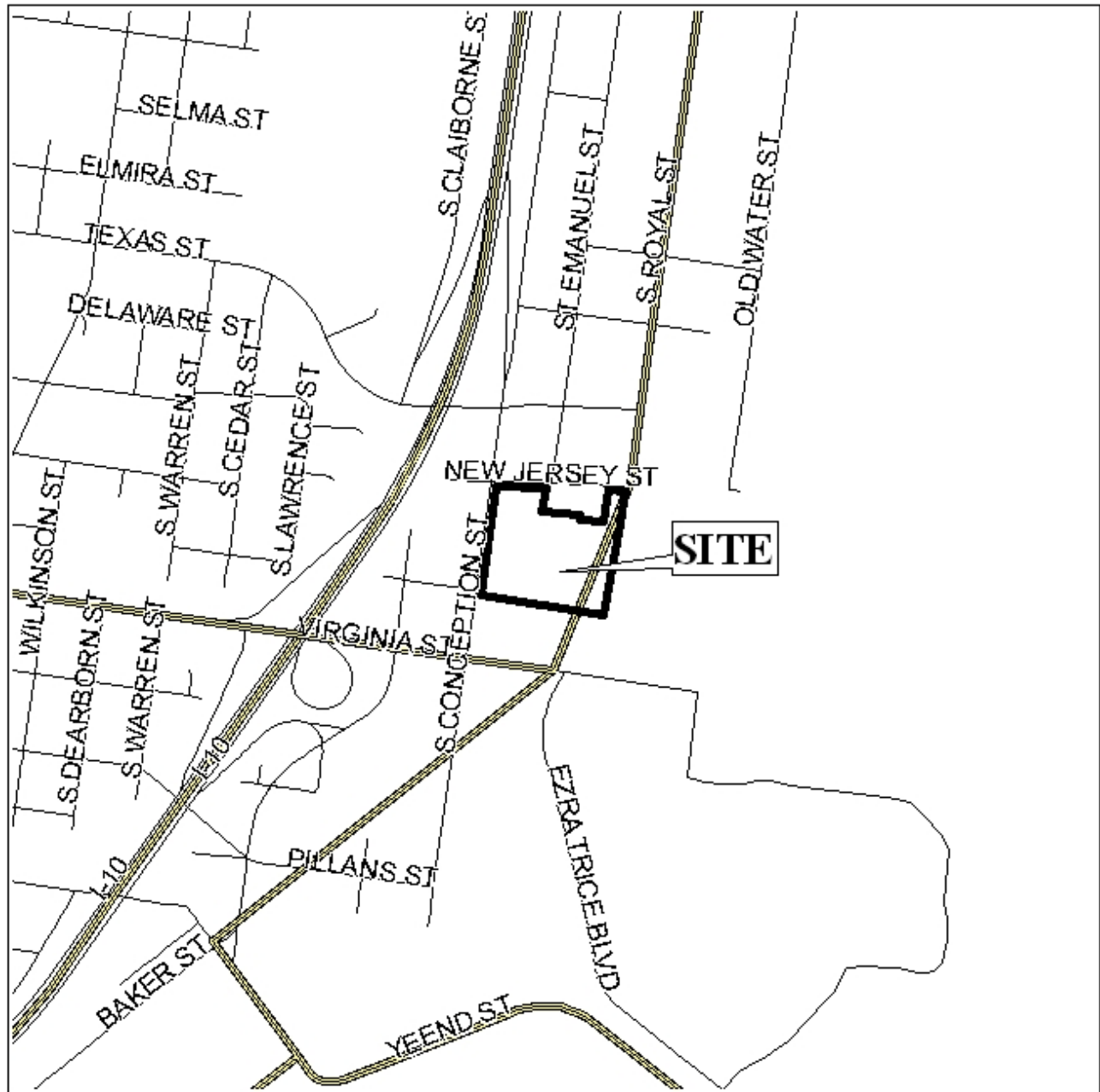
determined. While the City of Mobile Major Street Plan illustrates Royal Street as a major street, it is not reflected on the MATS 2030 plan; and, therefore, is unlikely to be constructed. Further, the plan indicates an 80' right of way for the Royal Street South major street, which would require not only acquisition of additional rights of ways, but in numerous cases would also require acquisition of structures.

Another point that should be addressed is a FEMA requirement of which the staff has only recently become aware. It is our understanding that FEMA requires a flood study for all developments (applications) located within the AE flood zone that contain 50 or more lots – or a total of 5 acres. As the site in question contains 8.3± acres, a flood study may be necessary prior to recording of the final plat.

Based on the preceding, it is recommended that the plat be granted Tentative Approval subject to the following conditions:

- 1. dedication of a 25' radius curve at the intersection of Conception Street and New Jersey Street;*
- 2. placement of a note on the final plat stating that the site is limited to two curb cuts to Conception Street, and one curb cut to New Jersey Street, with the size, location and design of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;*
- 3. the plat be revised to illustrate the 25' minimum building setback line along both street frontages;*
- 4. the plat be revised to label the lot with its size in acreage, or a table should be provided furnishing the same information;*
- 5. placement of a note on the final plat stating that the site may be impacted by the path of the Royal Street South major street, and that any development on the Eastern portion of the site may require setbacks from the future right-of-way of the planned major street; and*
- 6. provision of a flood study, if deemed appropriate to comply with FEMA regulations, prior to signing and recording of the final plat.*

LOCATOR MAP



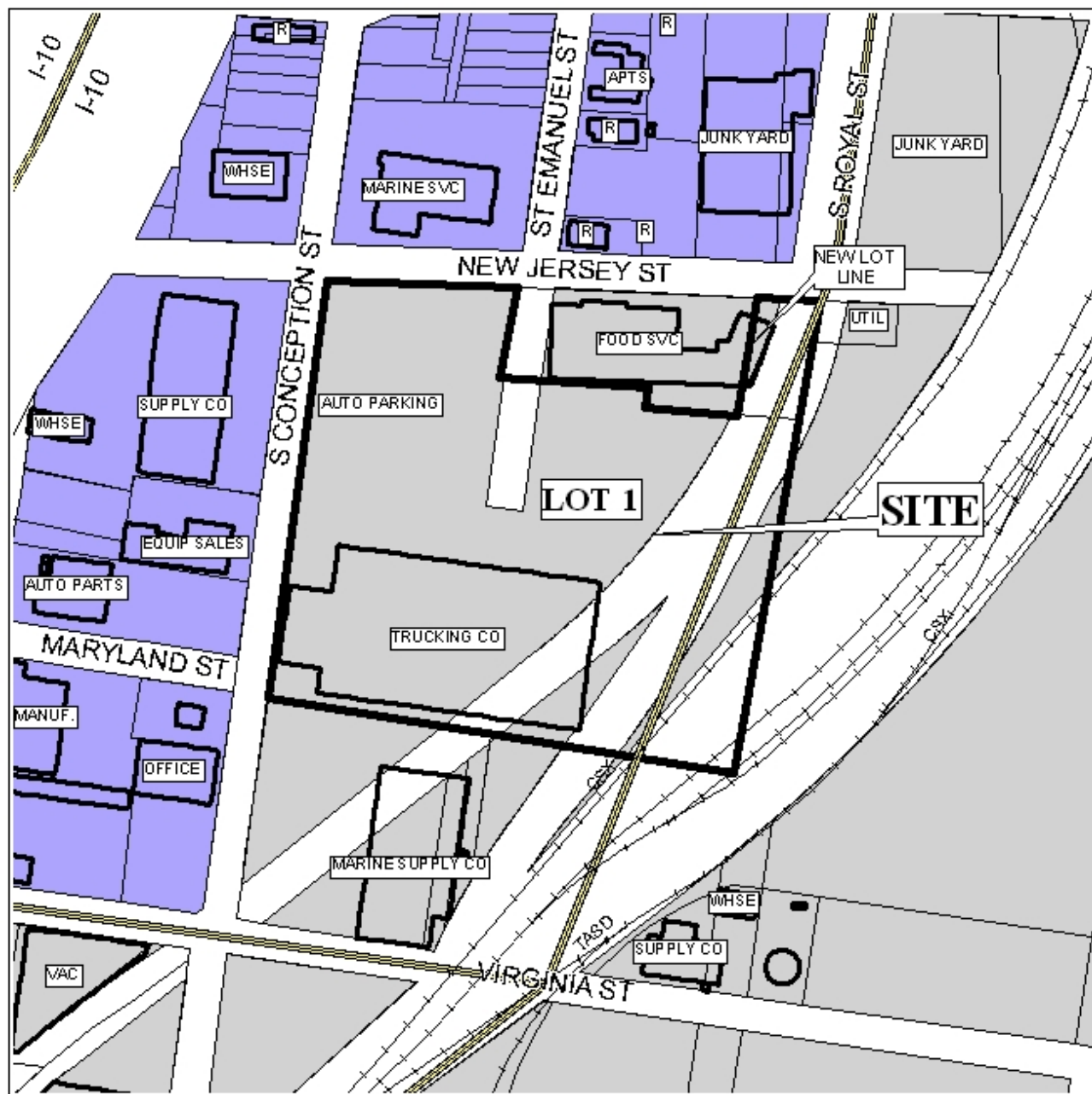
APPLICATION NUMBER 4 DATE January 3, 2008

APPLICANT Conception - New Jersey Subdivision

REQUEST Subdivision

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CONCEPTION-NEW JERSEY SUBDIVISION



APPLICATION NUMBER 4 DATE January 3, 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

N
NTS