

## **304 GOVERNMENT STREET SUBDIVISION**

Engineering Comments: The following comments should be addressed prior to 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).
- 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 the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity.
- C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 30 - #71) each lot will receive historical credit of impervious area towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. 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. Dedication of the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the corner of Claiborne Street and Government Street.
- F. Show and label all flood zones.
- G. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- H. Provide and label the monument set or found at each subdivision corner.
- I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- J. Remove the County Engineer's signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile.

Traffic Engineering Comments: Government Street is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT (where applicable) and 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.

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, 1.0 ± acre subdivision which is located on the Northeast corner of Government Street and South Claiborne Street, 108' ± West of South Jackson Street, extending to the Southwest corner of South Jackson Street and Conti Street, 135' ± East of South Claiborne Street, and is in Council District 2. 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 one metes-and-bounds parcel. The proposed Lot 1 is currently built-out with an existing 2-story masonry building encompassing the entire proposed lot and the proposed Lot 2 is built-out with an existing 3-story masonry building, also encompassing the entire proposed lot.

As the site is located within a B-4, General Business District, the Zoning Ordinance has no required front yard setback within this District and therefore, it would seem appropriate to waive Section V.D.9. of the Subdivision Regulations in regards to the minimum front yard setback. If approved, the lot size information should be retained on the Final Plat.

The site has frontage along 4 streets, which all have curb and gutter. Government Boulevard is a proposed major street with an existing 100' right-of-way, South Jackson Street is a minor street with an existing 50' right-of-way, and Conti and South Claiborne Streets are both minor streets with an existing right-of-way of 40'. The right-of-way width for Government Boulevard and South Jackson Street appears to be compliant with the Subdivision Regulations; however, the right-of-way width for South Claiborne and Conti Streets appear to be substandard.

As this site is already built-out, dedication would seem impractical and, therefore, if approved, Section V.B.14. of the Subdivision Regulations should be waived. The provision of a corner radius in compliance with Section V.D.6. of the Subdivision Regulations would be required at the intersections of Government Boulevard and Claiborne Street; Government Boulevard and South Jackson Street; and Conti and Jackson Streets; in this case, the existing buildings would be partially within any area that might be dedicated for compliance. With this in mind, a waiver of Section V.D.6. might be appropriate, subject to Engineering and Traffic Engineering approval.

As a means of access management, the proposed lot should be limited to the existing curb-cuts with any changes to the size, design and location to be approved by Traffic Engineering, Engineering, and ALDOT (as necessary) and, conform to AASHTO standards.

It should be pointed out that the site is located within the Church Street East Historic District and, as such, any proposed exterior renovations should be submitted to the Architectural Review Board for review prior to the issuance of exterior building permits such as for windows, exterior doors, and other façade improvements.

The applicant should also be aware of the proposed Form Based Code which is planned for the downtown area. Although not adopted, the adoption of this code would add additional site and building-related requirements for any proposed development or future renovations of this site.

GIS data indicates the entire site to be within the X-Shaded Flood Zone associated with Mobile River. The proximity of the site to water may mean that the site is environmentally sensitive, thus approvals from local, state and federal agencies for floodplain issues may be required prior to development.

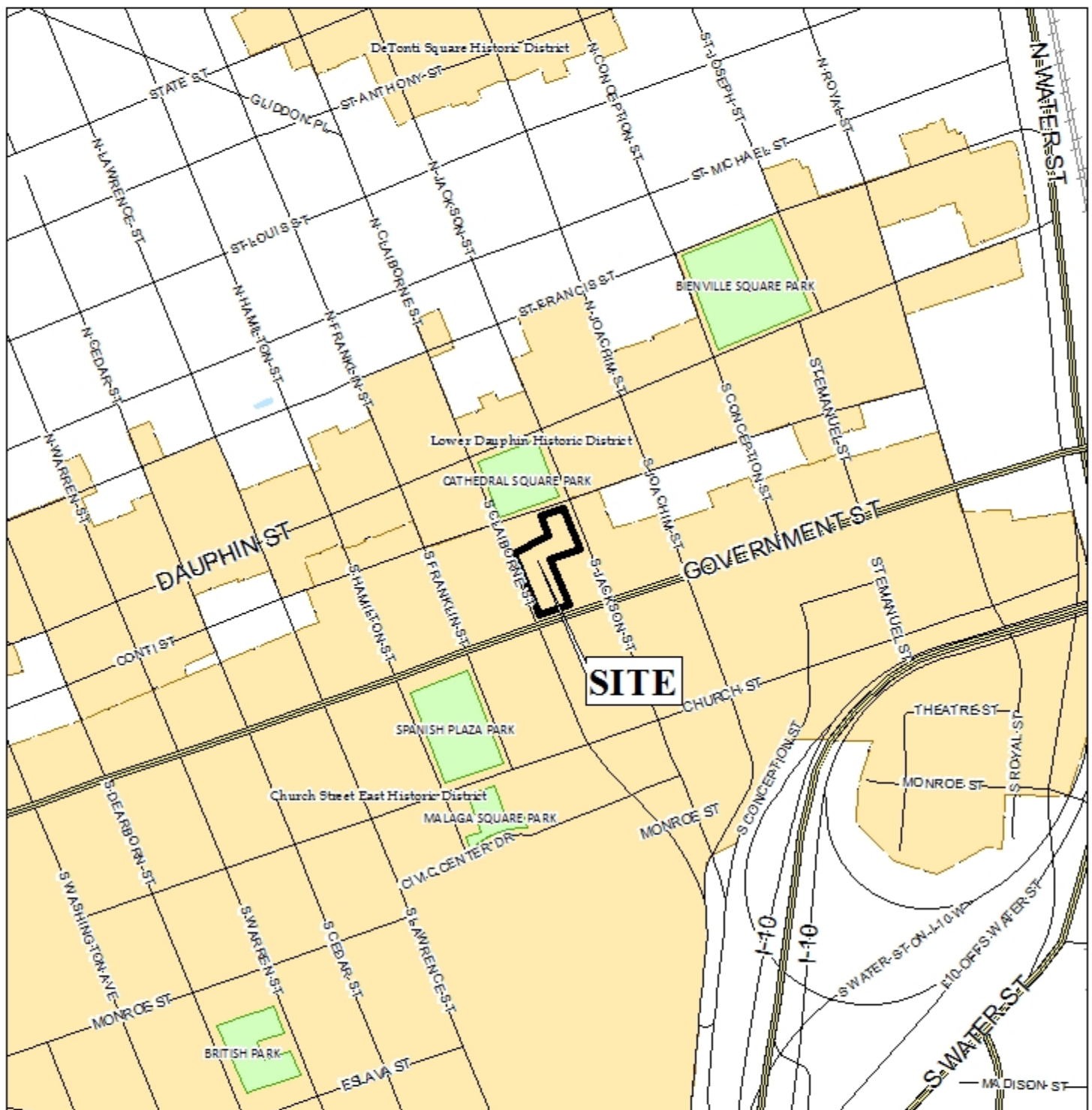
With waivers of Sections V.B.14. and V.D.9. of the Subdivision Regulations, the application is recommended for tentative approval, subject to the following conditions:

- 1) Waiver of the corner radius provisions of Section V.D.6. of the Subdivision Regulations, subject to Traffic Engineering and Engineering approvals;
- 2) Retention of the lot size in square feet and acres on the Final Plat;
- 3) Placement of a note on the Final Plat stating that both lots are limited to the existing curb-cuts with any changes to the size, design or location to be approved by Traffic Engineering, Engineering and ALDOT (as appropriate), and conform to AASHTO standards;
- 4) Placement of a note on the Final Plat stating: *(Development of the site must comply with local, state and federal regulations regarding flood zones.);*
- 5) Compliance with Engineering Comments: *(The following comments should be addressed prior to 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). 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 the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 30 - #71) each lot will receive historical credit of impervious area towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. 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. Dedication of the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the corner of Claiborne Street and Government Street. F. Show and label all flood zones. G. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. H. Provide and label the monument set or found at each subdivision corner. I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. J. Remove the County Engineer's signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile.);*
- 6) Compliance with Traffic Engineering Comments: *(Government Street is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by*

*ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards.);*

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- 8) 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.).*

## LOCATOR MAP



APPLICATION NUMBER 6 DATE April 17, 2014

APPLICANT 304 Government Street Subdivision

REQUEST \_\_\_\_\_ Subdivision \_\_\_\_\_



# 304 GOVERNMENT STREET SUBDIVISION



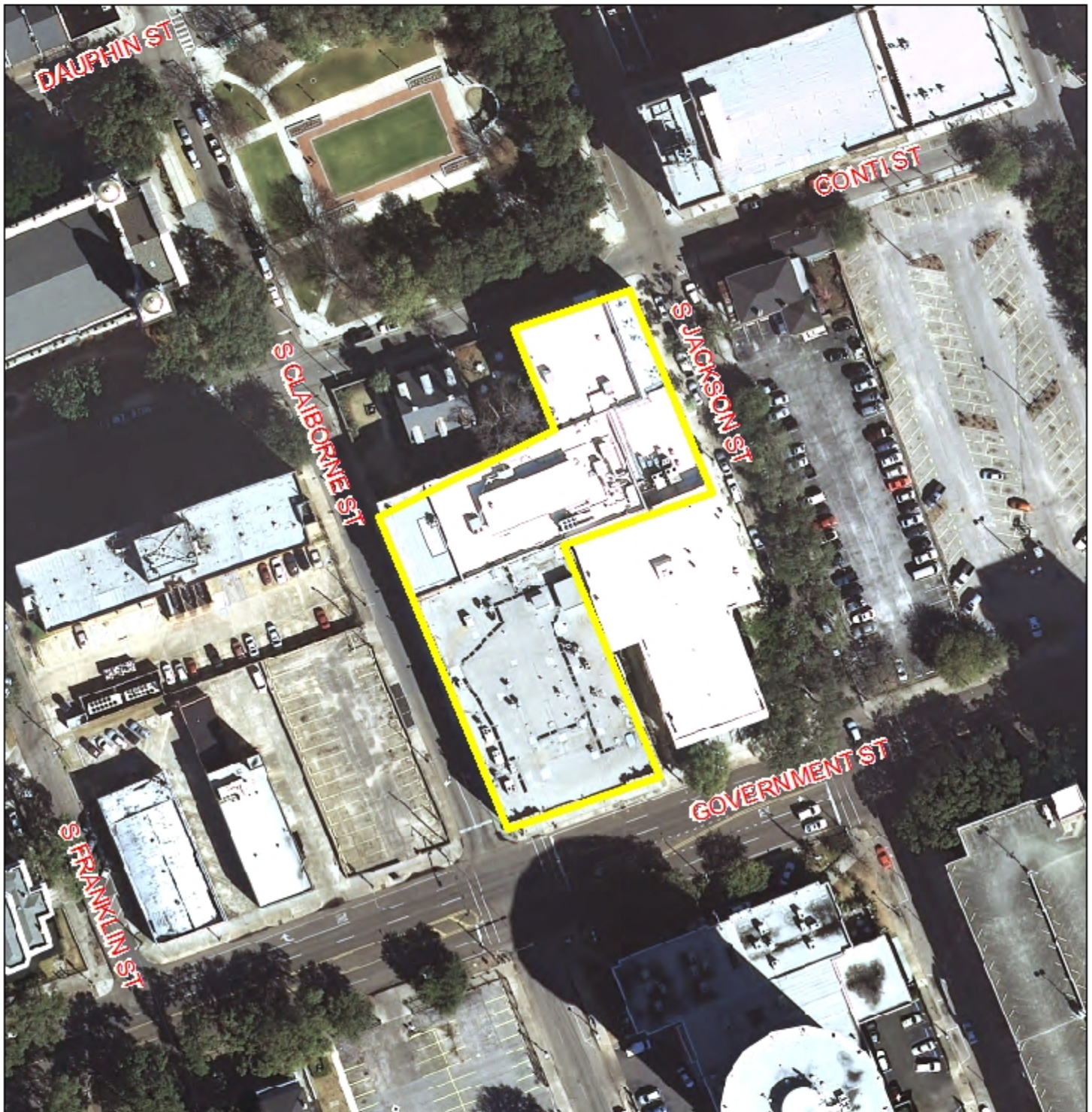
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LEGEND															
	R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2





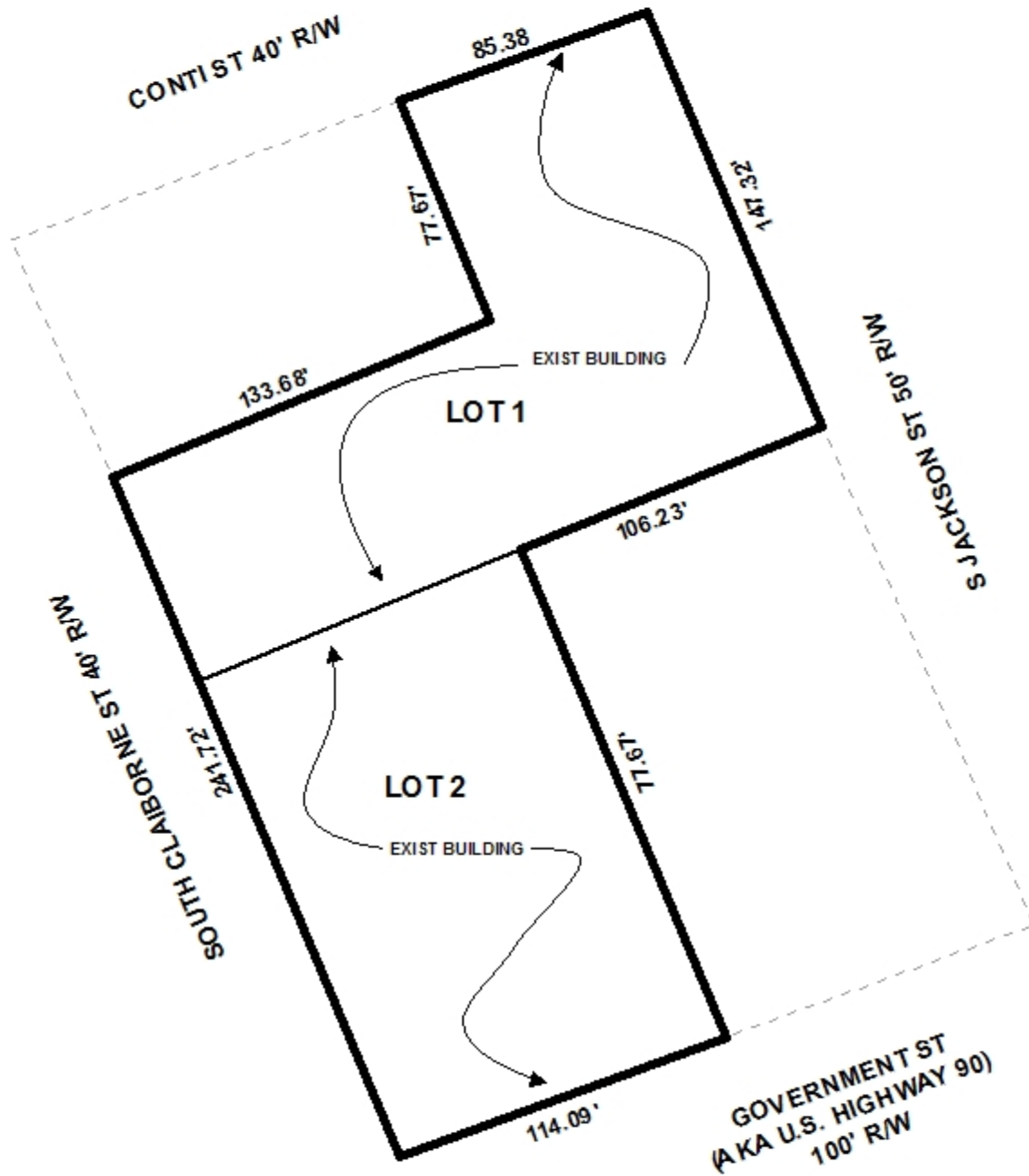
## 304 GOVERNMENT STREET SUBDIVISION



APPLICATION NUMBER 6 DATE April 17, 2014



# DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE April 17, 2014

APPLICANT 304 Government Street Subdivision

REQUEST Subdivision

