

JOSEPH C. DOTCHVILLE SUBDIVISION

Engineering Comments: A 4' wide sidewalk shall be installed along Donald Street and Clement Street along the entire property frontage. A handicapped ramp shall be installed at the corner. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile ROW code and ordinances. If the proposed improvements increase the total impervious area of the site to over 4,000 square feet the owner will be required to provide on-site detention, which must comply with all storm water and flood control ordinances of the City of Mobile.

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.

MAWSS Comments: No comments.

The plat illustrates the proposed 0.8± acre, 1-lot subdivision which is located on the Northwest corner of Donald Street and Clement Street, and is in Council District 1. 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 a single metes-and-bounds parcel. The lot size is labeled in square feet and acres, and the proposed lot would exceed the minimum size requirements of Section V.D.2. of the Subdivision Regulations. The lot size should be retained on the Final Plat, if approved.

The 25-foot minimum building setback line, required in Section V.D.9., is illustrated and labeled on the preliminary plat, and should be retained on the Final Plat, if approved.

The site fronts Donald Street and Clement Street, both minor streets that have curb and gutter. Donald Street is illustrated as having a varying right-of-way, whereas Clement Street is illustrated as having a 40' right-of-way. As minor streets provided with curb and gutter, both streets should have a right-of-way of 50'. Therefore, dedications should be made to provide 25' from the centerline of both Donald Street and Clement Street. Furthermore, dedication of the corner radii at Donald Street and Clement Street per Section V.D.6. of the Subdivision Regulations should be required.

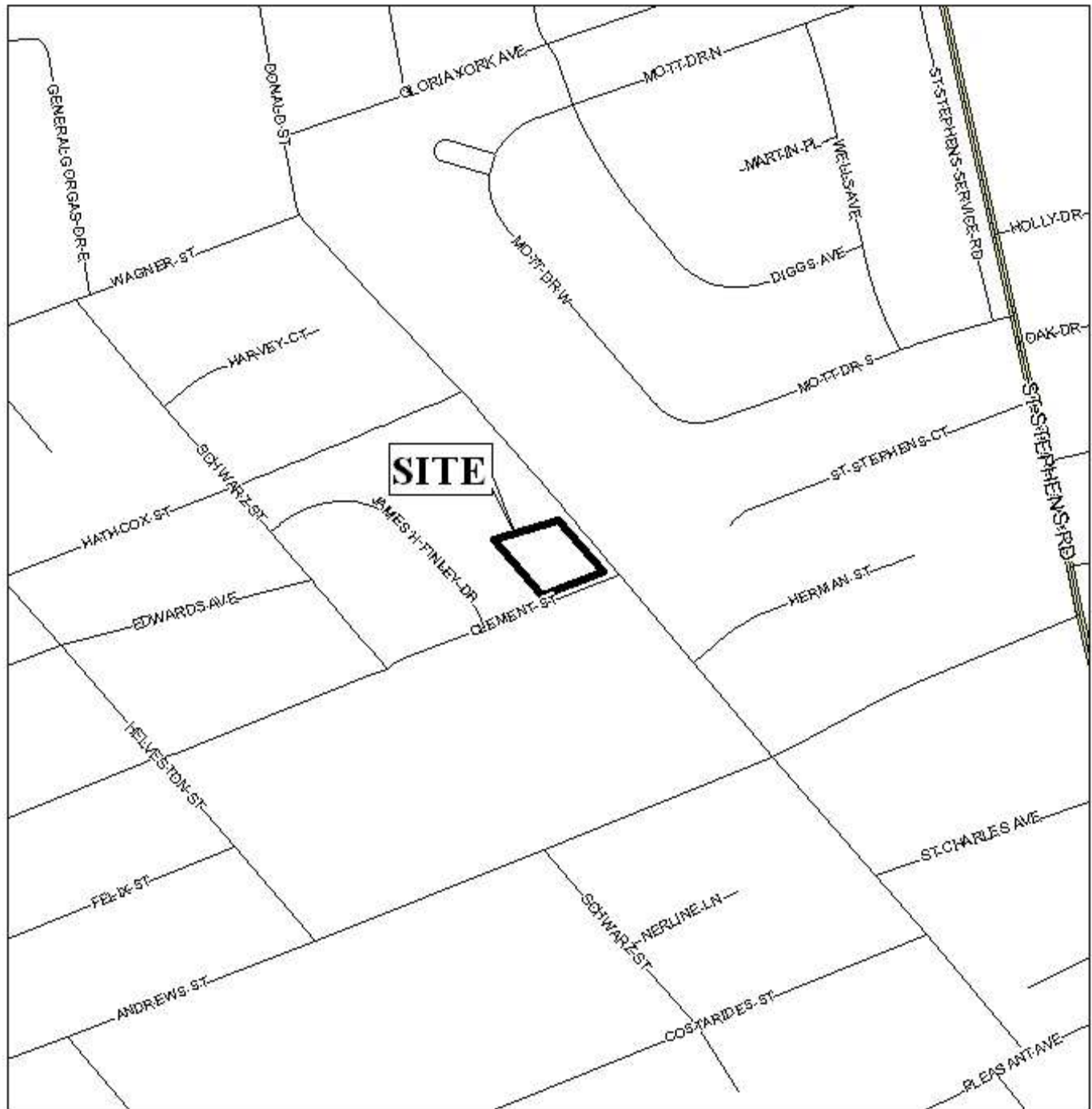
As a means of access management, a note should be placed on the Final Plat, if approved, stating that the development is limited to the existing curb cut to Clement Street, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

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) dedication to provide 25' from the centerline of Donald Street to the City of Mobile;
- 2) dedication to provide 25' from the centerline of Clement Street to the City of Mobile;
- 3) dedication of the corner radii at Donald Street and Clement Street per Section V.D.6. of the Subdivision Regulations should be required;
- 4) retention of the 25-foot minimum building setback line along all right-of-way frontages;
- 5) retention of the labeling of the lot with its size in square feet and acres, or placement of a table on the plat with the same information;
- 6) compliance with Engineering comments (*A 4' wide sidewalk shall be installed along Donald Street and Clement Street along the entire property frontage. A handicapped ramp shall be installed at the corner. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile ROW code and ordinances. If the proposed improvements increase the total impervious area of the site to over 4,000 square feet the owner will be required to provide on-site detention, which must comply with all storm water and flood control ordinances of the City of Mobile.*);
- 7) 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.*);
- 8) placement of a note on the Final Plat limiting the development to the existing curb cut to Clement Street, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards; and
- 9) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

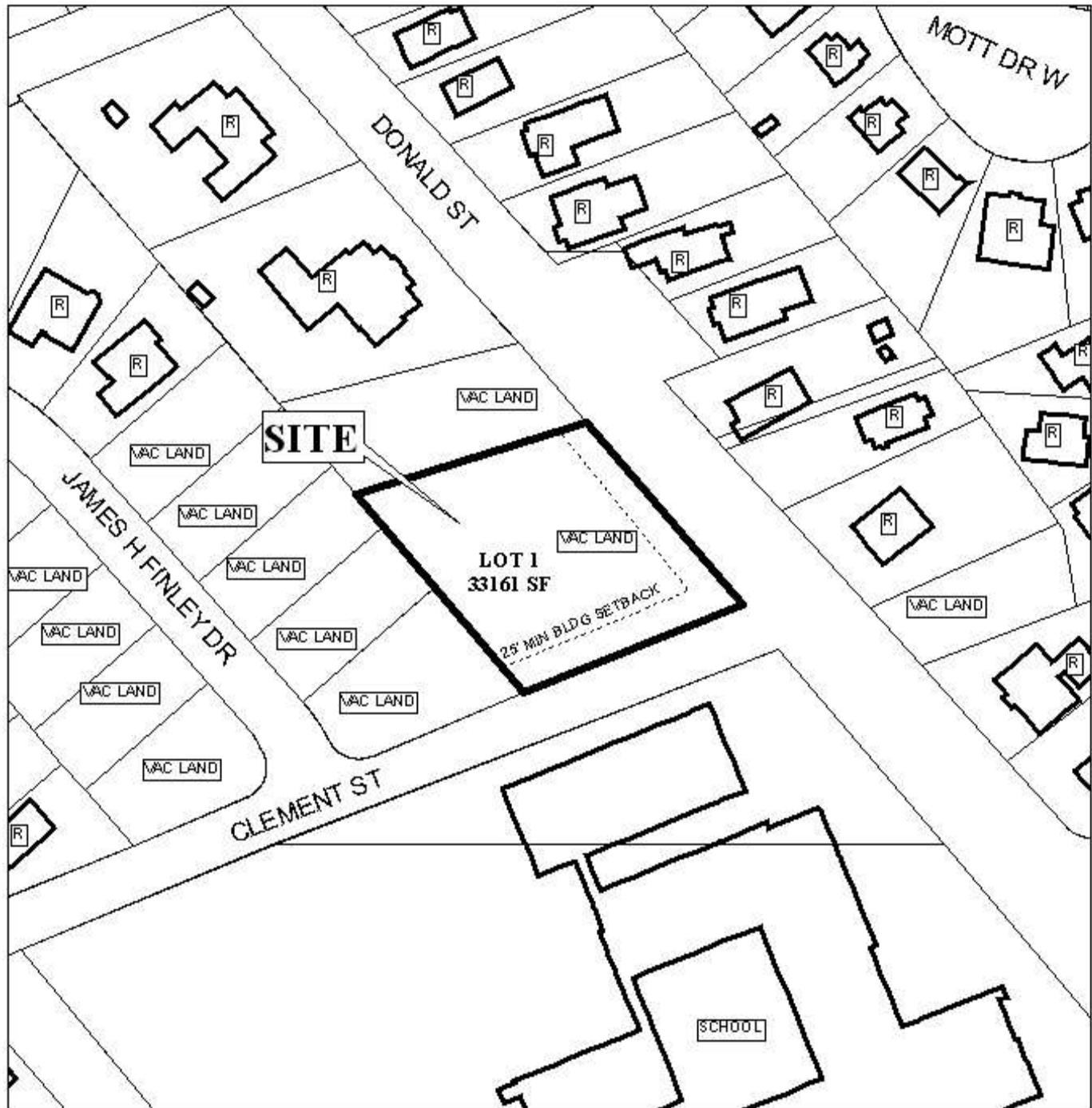
LOCATOR MAP



APPLICATION NUMBER 7 DATE March 15, 2012
APPLICANT Joseph C. Dortchville Subdivision
REQUEST Subdivision



JOSEPH C. DORTCHVILLE SUBDIVISION



APPLICATION NUMBER 7 DATE March 15, 2012

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

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