

DUVAL STREET SUBDIVISION

Engineering Comments: Need to provide a minimum radius of 25', or as otherwise approved by City Engineering, at the intersection of Duval St and Ghent St. Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way (including easements) will require a right of way permit, in addition to any required land disturbance permits.

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, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

MAWSS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 0.2 acre \pm , 1 lot subdivision which is located at the Northwest corner of Duval Street and Ghent Street, and is in Council District 3. 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 from a vacant parcel that appears to be composed of portions of four lots. No information was submitted regarding when the parcel was created, and property tax records do not clearly indicate if the parcel in question ever included adjacent properties. It should also be pointed out that the adjacent properties have changed hands over the last 30 years.

The site has frontage onto Duval Street, a proposed major street, and Ghent Street, a minor street. The right-of-way for Duval Street is depicted as 50-feet on the preliminary plat, however, the Major Street Plan component of the Comprehensive Plan states that a width of 80-feet is required. The right-of-way for Ghent Street is shown as 40-feet, however the minimum width required by the Subdivision Regulations is 50-feet. Therefore dedication along both streets will be required to provide 40-feet from centerline along Duval Street, and 25-feet from centerline along Ghent Street. Also, dedication to provide a radius at the corner of Duval and Ghent, in compliance with Section V.D. 6., should be required, in accordance with the Engineering comments.

It should be noted that the dedication required along each street frontage will reduce the size of the property, but staff believes that the remaining lot will still meet the minimum lot size requirements.

Access management is a concern due to the site abutting a proposed major street and being a corner lot. The preliminary plat indicates that the site has an existing residential curb-cut onto Ghent Street. It is recommended that the site be limited to one curb-cut onto Ghent Street, with the size, design and location of the curb-cut to be approved by Traffic Engineering and conform with AASHTO standards. This requirement should be placed as a note on the final plat, if approved.

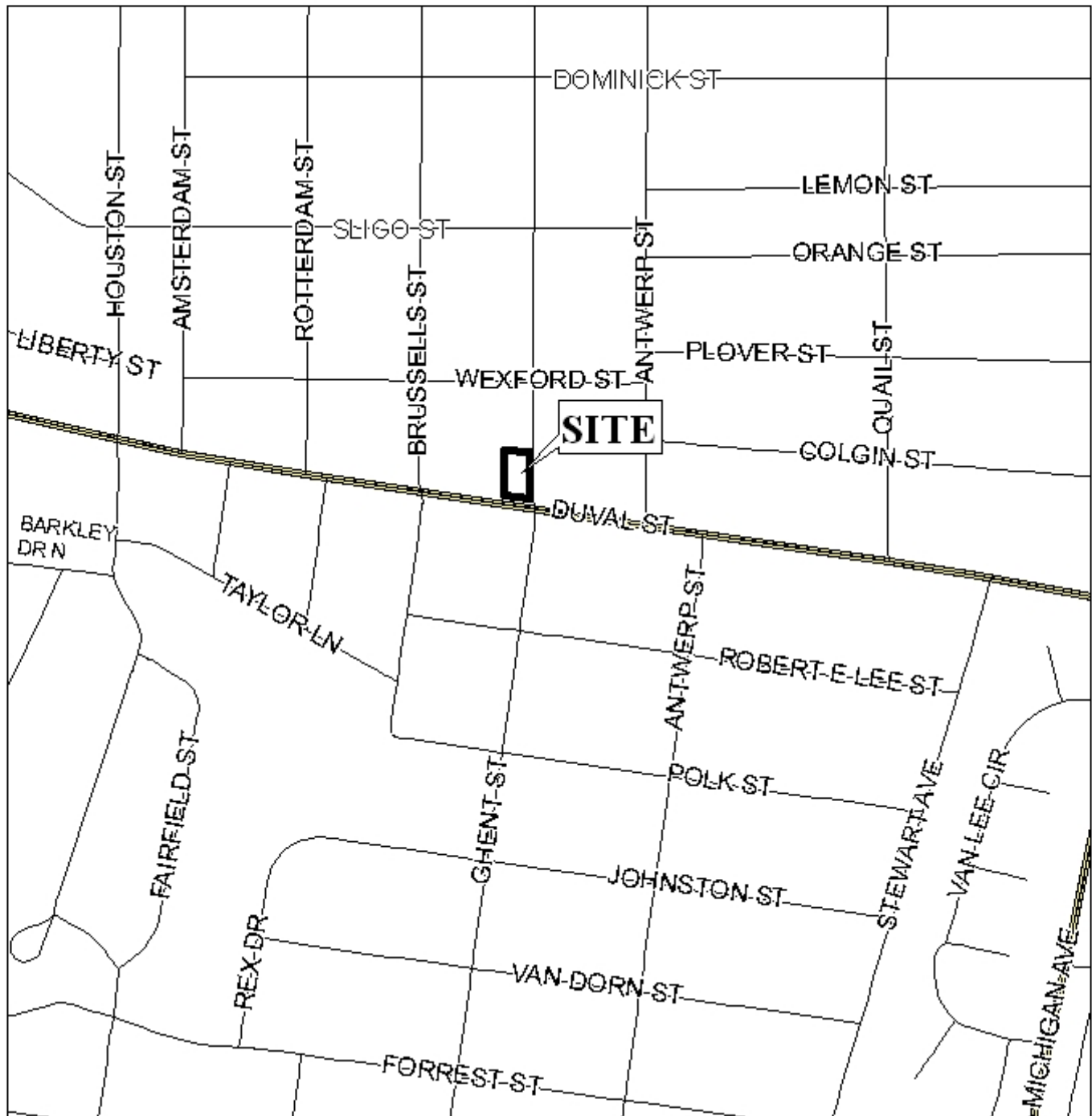
The 25-foot minimum building setback line from all street frontages, required in Section V.D.9. of the Subdivision Regulations, is not shown for the subdivision, but would be required on the final plat, if approved. The setback line should reflect any required dedications. It should also be pointed out that the Zoning Ordinance would allow a minimum street-side side yard of 20 feet, whereas the Subdivision Regulations do not have such a provision.

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. Approvals must be obtained prior to land disturbance or permitting activities.

Based upon the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) Revision of the plat to reflect dedication on Duval Street to provide 40-feet from centerline, and on Ghent Street to provide 25-feet from centerline;
- 2) Revision of the plat to reflect a corner radius dedication in compliance with Section V. D.6. of the Subdivision Regulations, to comply with Engineering requirements;
- 3) Placement of a note on the final plat stating that the lot is limited to one curb-cut to Ghent Street, with the size, design and location of the curb-cut to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) Depiction and labeling of the 25-foot minimum building setback line from all street frontages, as required by Section V.D.9. of the Subdivision Regulations, reflecting any required dedication;
- 5) Revision of the labeling of the lot size in square feet and acres, to reflect dedication;
- 6) Compliance with Engineering comments (*Need to provide a minimum radius of 25', or as otherwise approved by City Engineering, at the intersection of Duval St and Ghent St. Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way (including easements) will require a right of way permit, in addition to any required land disturbance permits.*); and
- 7) Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, prior to the issuance of any permits or land disturbance activities.

LOCATOR MAP



APPLICATION NUMBER 8 DATE August 19, 2010

APPLICANT Duval Street Subdivision

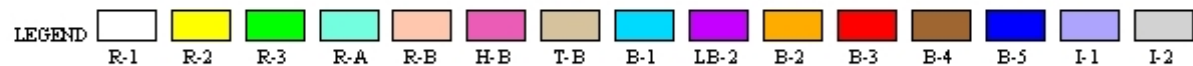
REQUEST Subdivision



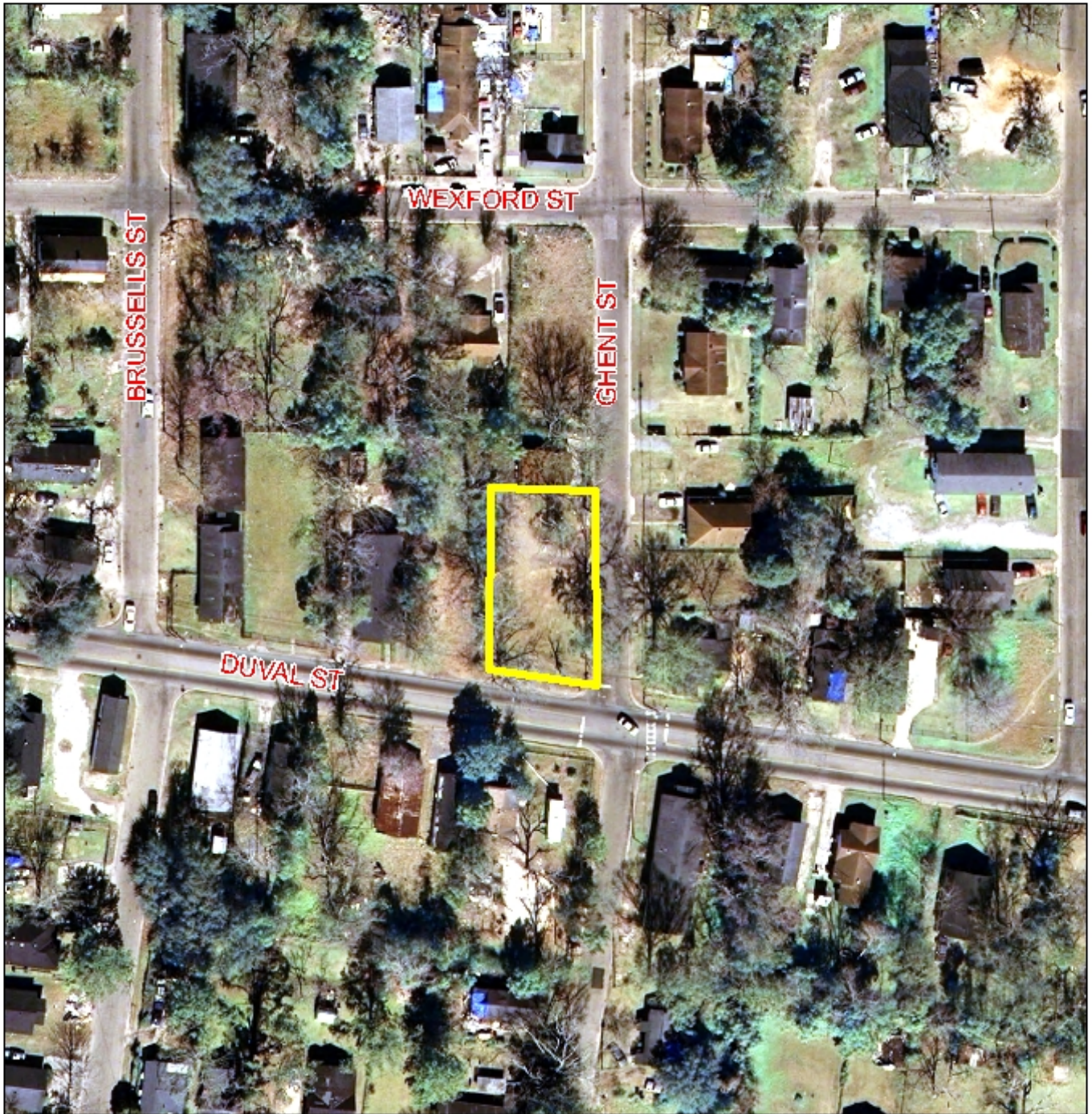
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