

HANNAH HOUSE SUBDIVISION

Engineering Comments: The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:

- A. Provide a legible Location Map.
- B. Provide a North Arrow and scale.
- C. Provide the date and type of survey.
- D. Provide a bearing reference.
- E. Provide a legend.
- F. Provide a written legal description for the proposed subdivision.
- G. Show and label existing and adjacent parcel boundaries.
- H. Show and label existing street names and ROW widths.
- I. Show and label the location, width, purpose of existing and proposed easements.
- J. 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) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- K. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information.
- L. Show and label all flood zones.
- M. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- N. Provide and label the monument set or found at each subdivision corner.
- O. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- P. Provide the Surveyor's Certificate and Signature.
- Q. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- R. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
- S. 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.
- T. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- U. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures.

Traffic Engineering Comments: The lot is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

On-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

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 2015-116 and City Code Chapters 57 and 64).

Fire Department Comments: All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)

The plat illustrates the proposed 0.3 acre \pm , 1 lot subdivision which is located at the Southwest corner of North Conception Street and St. Anthony Street, 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 one legal lot from a tax parcel, so that the lot may be sold.

The site is developed, and the proposed Lot 1 contains the "Hannah Houses," which are historic structures located within the boundaries of the federally-listed De Tonti Square Historic District. The applicant, the U. S. General Services Administration, owns the entire block, however, the intent is to sell Lot 1 and retain the remainder of the block for use as a staging area during the construction of a new federal courthouse on an adjacent block.

The site is bounded by two minor streets, all with adequate rights-of-way. Any modification to the number, size, design or location of any existing or proposed curb-cuts should be coordinated with the City of Mobile Traffic Engineering Department and conform with AASHTO standards.

The lot is located within an "AE" flood zone according to Federal Emergency Management Agency (FEMA) maps.

The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the subdivision. As the site is located within a T-4 sub-district of the Downtown Development District, and as setbacks are not required in this sub-district by the Zoning Ordinance, a waiver of Section V.D.9. would be appropriate.

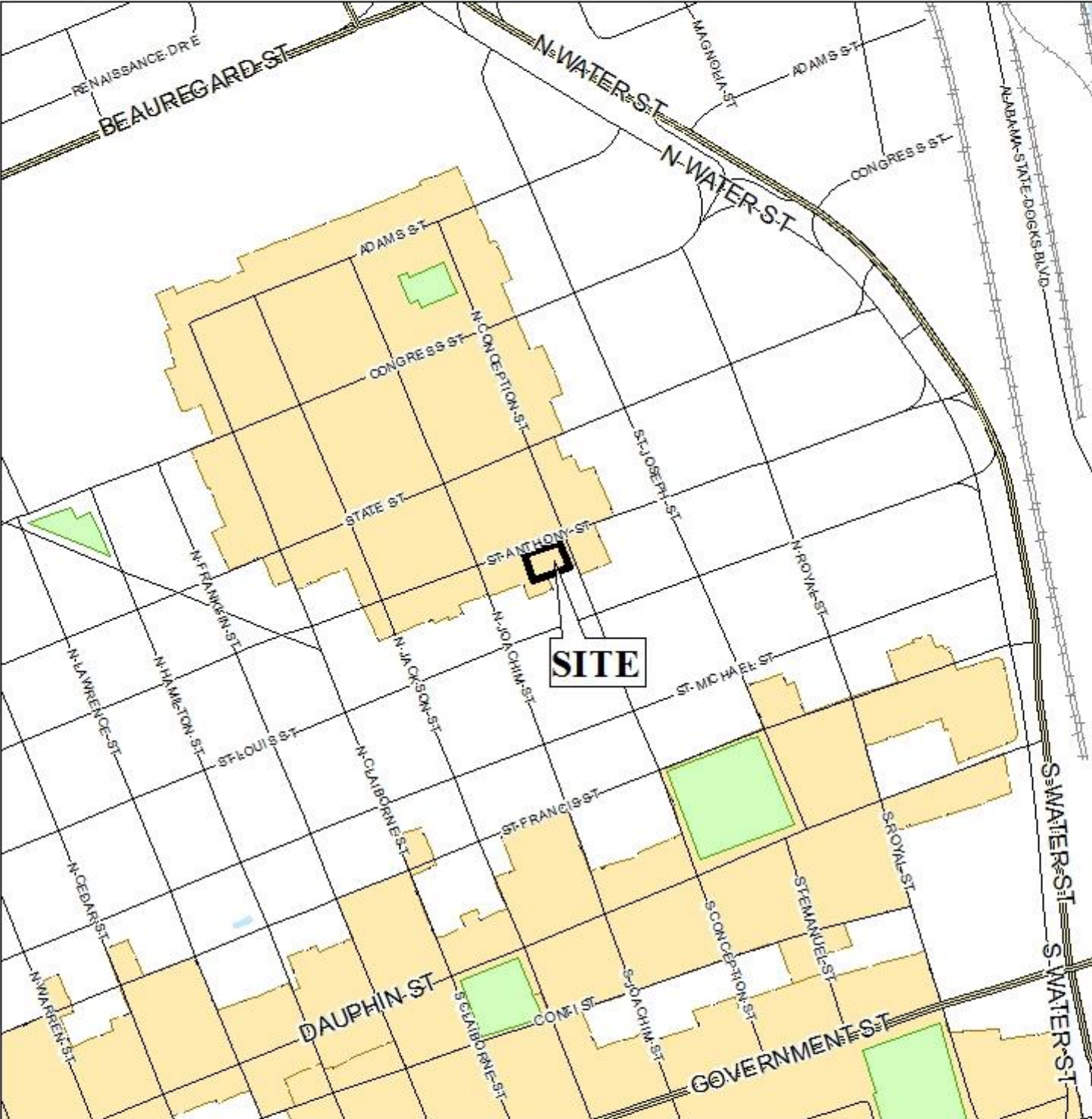
Finally, the size of the lot is not labeled on the preliminary plat. The final plat should include the lot size in square feet.

Based upon the preceding, and with a waiver of Section V.D.9. of the Subdivision Regulations, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that any modification to the number, size, design or location of any existing or proposed curb-cuts should be coordinated with the City of Mobile Traffic Engineering Department and conform with AASHTO standards;
- 2) the labeling of the lot size in square feet;

- 3) coordination with the City of Mobile Engineering Department regarding their comments (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide a legible Location Map. B. Provide a North Arrow and scale. C. Provide the date and type of survey. D. Provide a bearing reference. E. Provide a legend. F. Provide a written legal description for the proposed subdivision. G. Show and label existing and adjacent parcel boundaries. H. Show and label existing street names and ROW widths. I. Show and label the location, width, purpose of existing and proposed easements. J. 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) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. K. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. L. Show and label all flood zones. M. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. N. Provide and label the monument set or found at each subdivision corner. O. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. P. Provide the Surveyor's Certificate and Signature. Q. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. R. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. S. 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. T. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. U. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures.*)
- 4) coordination with the City of Mobile Traffic Engineering Department regarding their comments (*The lot is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. On-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
- 5) coordination with the City of Mobile Urban Forestry Division regarding their 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 2015-116 and City Code Chapters 57 and 64).*); and
- 6) coordination with the City of Mobile Bureau of Fire Prevention regarding their comments (*All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code).*).

LOCATOR MAP



APPLICATION NUMBER 8 DATE May 5, 2016

APPLICANT Hannah House Subdivision

REQUEST _____ Subdivision _____



NTS

HANNAH HOUSE SUBDIVISION



APPLICATION NUMBER 8 DATE May 5, 2016

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



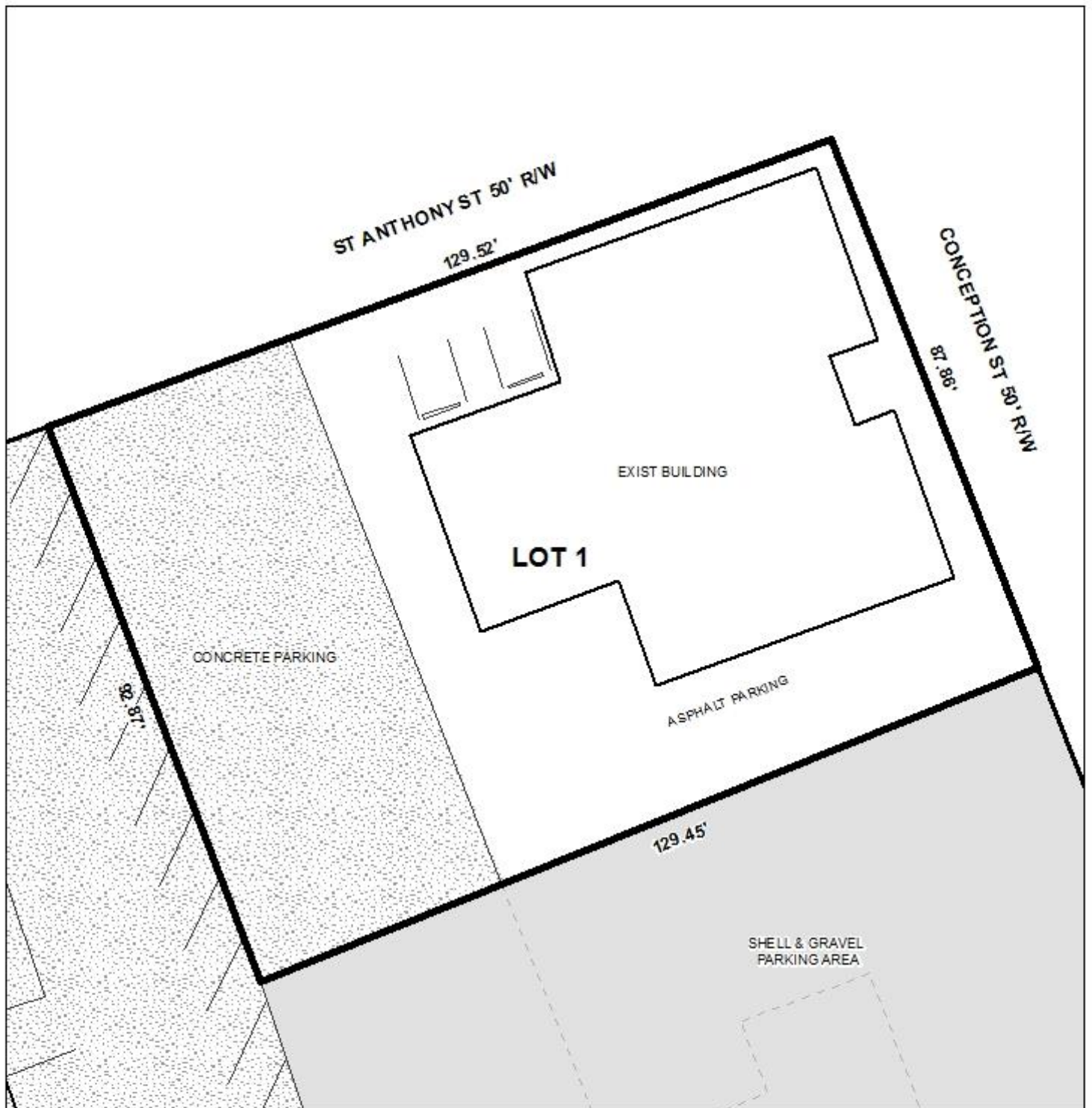
HANNAH HOUSE SUBDIVISION



APPLICATION NUMBER 8 DATE May 5, 2016



DETAIL SITE PLAN



APPLICATION NUMBER 8 DATE May 5, 2016

APPLICANT Hannah House Subdivision

REQUEST Subdivision

