

WATERFRONT RESCUE MISSION **HOMELESS CAMPUS SUBDIVISION**

Engineering Comments: At all intersections, need to provide dedication of a minimum radius of 25', or as otherwise approved by the City Engineer. Drainage from the site shall tie subsurface to the existing culvert on Washington Avenue and drainage from the site is denied access to the Rights of Ways for Scott St, Congress St and State St. Must comply with all storm water and flood control ordinances. In addition to any required land disturbance permit, any increase in impervious area in excess of 4,000 square feet since 1984 will require detention. Any work performed in the right of way will require a right of way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.

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 **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 1.5± acre, 1-lot subdivision which is located on the Southwest corner of North Washington Avenue and Congress Street and extending to the Southwest corner on North Scott Street and Congress Street and extending to the Northwest corner of North Washington Avenue and State 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 of record from six metes-and-bounds parcels.

It should be noted that the lot size is not labeled on the preliminary plat; however, it will meet the minimum size requirements of Section V.D.2. of the Subdivision Regulations. If approved, the lot size should be labeled in square feet and acres on the Final Plat.

The site has frontage on Congress Street, Scott Street, North Washington Avenue, and State Street, none of which are proposed major streets, and all of which have adequate rights-of-way. However, per Engineering comments at all intersections, dedication should be made to provide a minimum radius of 25', or as otherwise approved by the City Engineer.

It should be noted that in a B-4, General Business District, there are no required minimum setbacks; therefore, if a side yard is proposed to exist, it should have a width of at least 5 feet.

It should also be noted that the proposed subdivision is located in a flood zone as depicted on FEMA Flood Insurance Rate Maps. The presence of this flood zone would indicate that the area may be environmentally sensitive; therefore, if approved, the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities.

The applicant has submitted an application to the Board of Zoning Adjustment to request a parking ratio variance, scheduled to be heard at the Board's October 3, 2011 meeting. As part of that application, a site plan was submitted showing two proposed curb cuts for the site, one on Scott Street and one on North Washington Avenue. Due to the amount of frontage the site is proposed to have, limiting the site to two curb cuts would be ideal. Any additional existing curb-cuts should be removed.

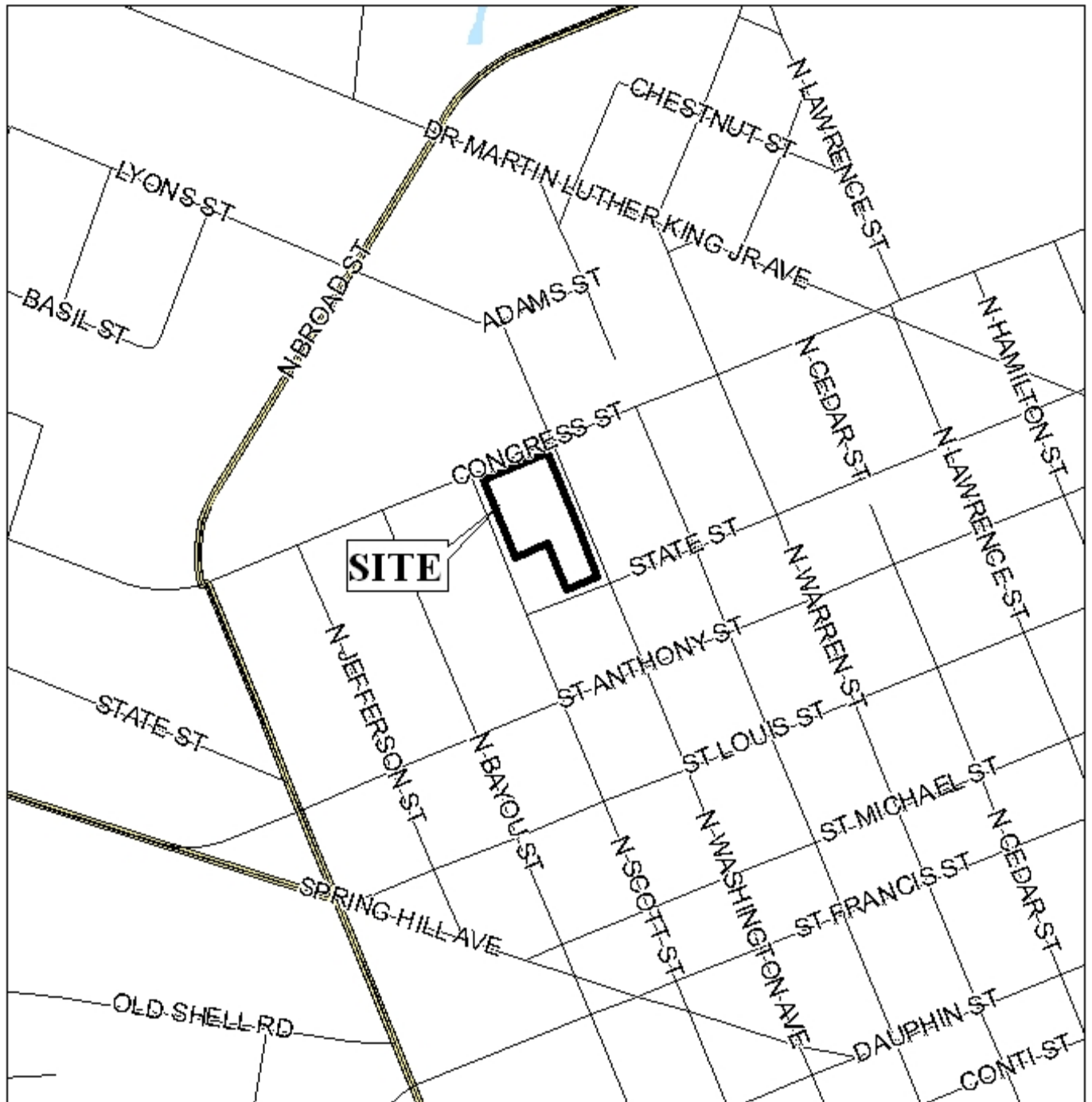
It should also be noted that on the site plan submitted for the Board of Zoning Adjustment application that the applicant illustrates multiple buildings on a single building site, which will require Planned Unit Development (PUD) approval. In addition, the applicant is proposing to operate an emergency shelter facility, which requires Planning Approval in a B-4, General Business District. If approved, successful applications should be completed for both the PUD and Planning Approval, before the Final Plat is signed.

Based upon the preceding, the application is recommended for tentative approval subject to the following conditions:

- 1) placement of a label of the size of the proposed lot in square feet and acres on the Final Plat;
- 2) placement of a note on the Final Plat stating that if any side yards are to exist, they must be a minimum of 5' wide;
- 3) successful application for Planning Approval to operate an emergency shelter facility in a B-4, General Business District;
- 4) development limited to an approved Planned Unit Development (PUD);
- 5) placement of a note on the Final Plat limiting the lot to one curb cut each to Scott Street and North Washington Avenue, with the size, design, and location of all curb cuts to be approved by City of Mobile Engineering and conform to AASHTO standards;
- 6) compliance with Engineering comments (*At all intersections, need to provide dedication of a minimum radius of 25', or as otherwise approved by the City Engineer. Drainage from the site shall tie subsurface to the existing culvert on Washington Avenue and drainage from the site is denied access to the Rights of Ways for Scott St, Congress St and State St. Must comply with all storm water and flood control ordinances. In addition to any required land disturbance permit, any increase in impervious area in excess of 4,000 square feet since 1984 will require detention. Any work performed in the right of way will require a right of way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.*)

- 7) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 8) approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities.

LOCATOR MAP



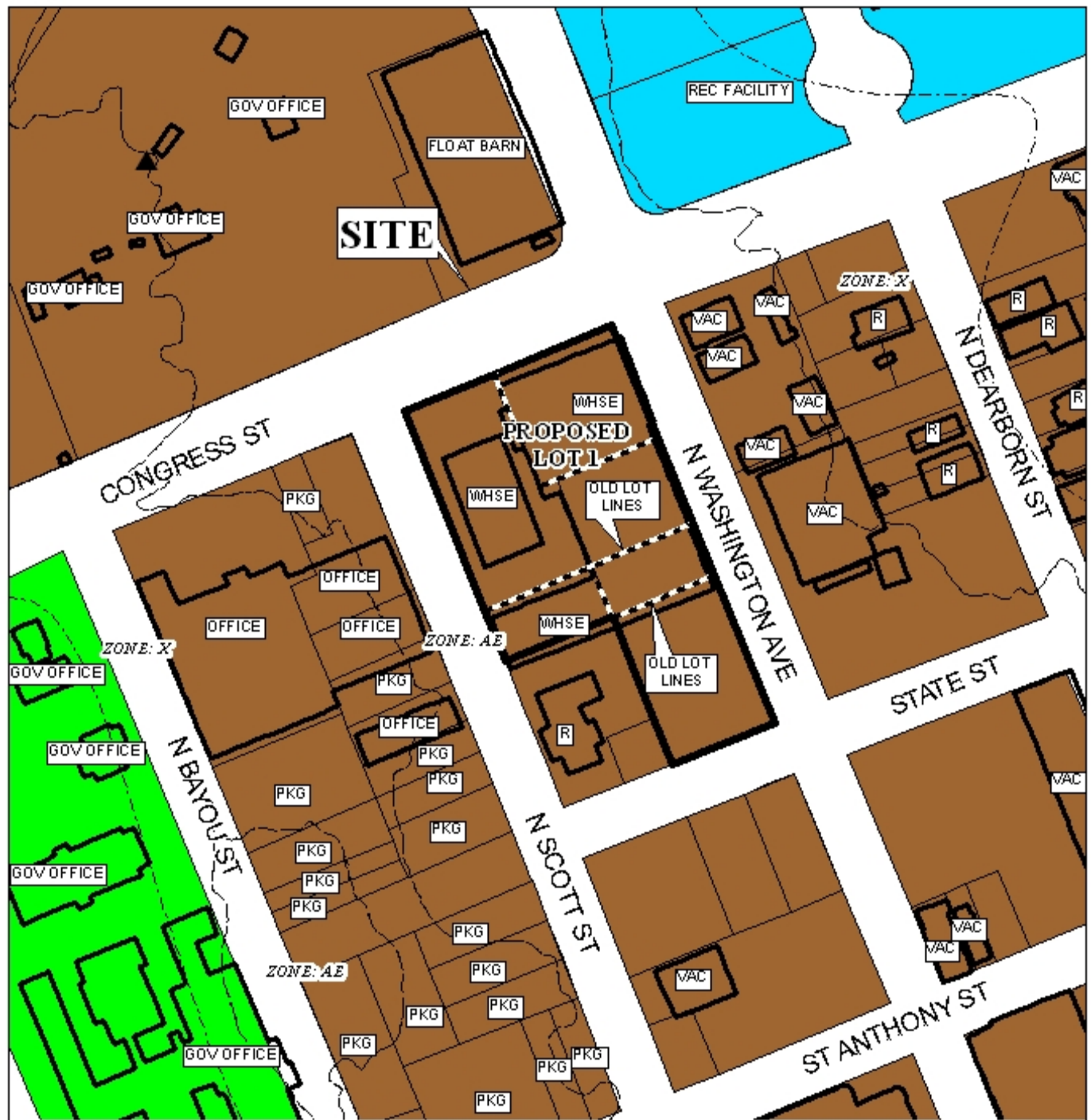
APPLICATION NUMBER 8 DATE October 6, 2011

APPLICANT Waterfront Rescue Mission Homeless Campus Subdivision

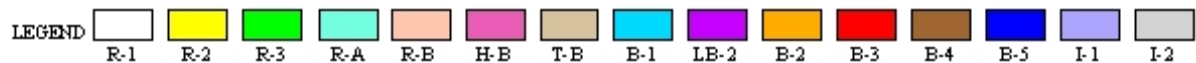
REQUEST Subdivision



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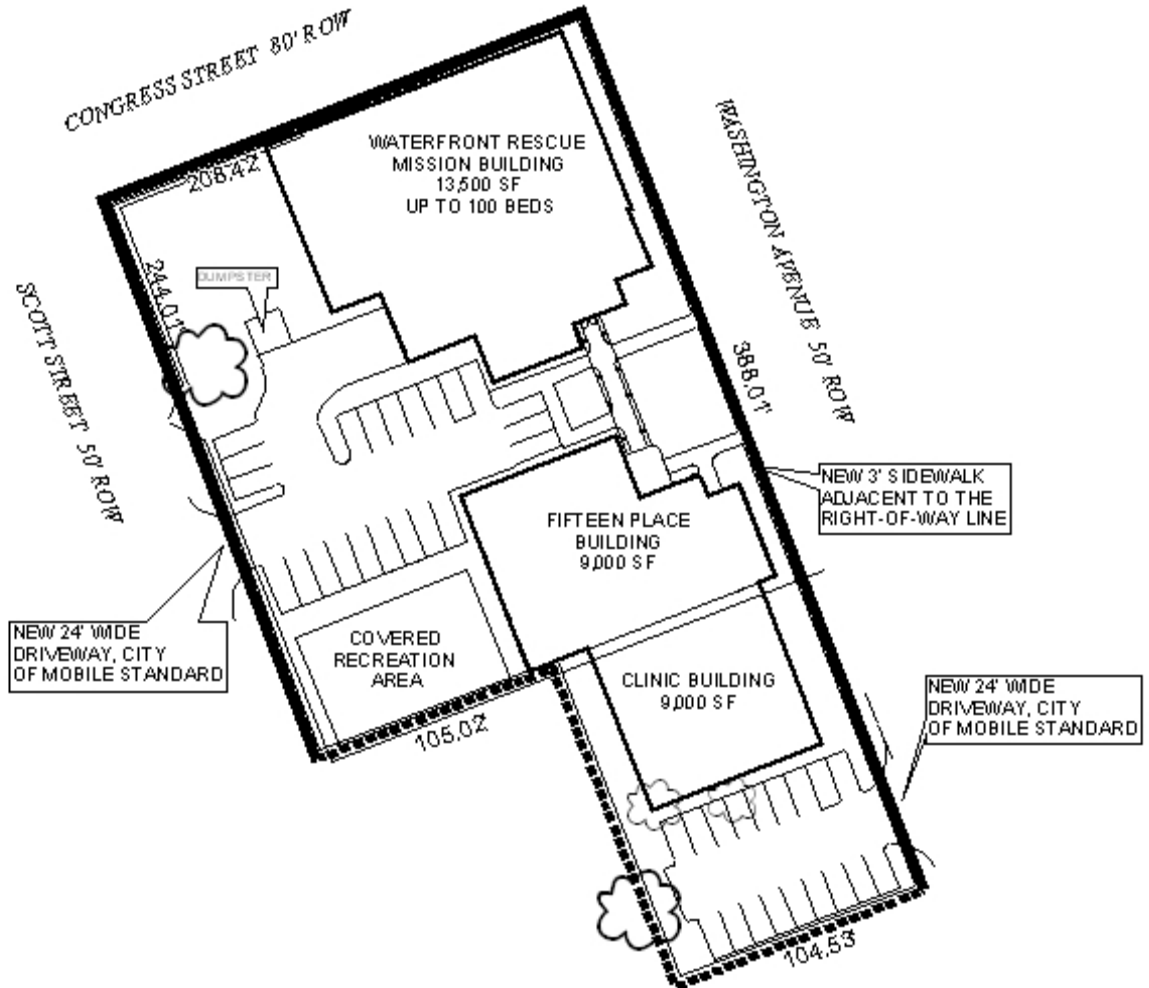
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SITE PLAN



The proposed buildings and parking are illustrated in the site plan.

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 REQUEST Subdivision

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