

DETONTI SQUARE SUBDIVISION, MAP THREE,
BLOCK 553, RESUBDIVISION OF LOT 12

Engineering Comments: Show Minimum FFE on plans and plat. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system to accept drainage from this property.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans.

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-Rescue 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 2-lot, 0.2± acre subdivision which is located on the South side of Adams Street, 100'± West of North Joachim Street, in Council District 2. The subdivision is served by public water and sanitary services.

The purpose of this application is to subdivide an existing lot of record containing two dwellings into two lots containing one dwelling each. The proposed lots would be less than 60' wide at the building setback line and less than the minimum required 7,200 square feet; therefore, a waiver of Section V.D.2 of the Subdivision Regulations would be required. However, the current Lot 12 was platted in 1981 and appears to have been two separate lots or parcels prior to that, according to the Sanborn Fire Insurance Map of September 1954. The proposed interior lot line would approximate that shown on the Sanborn map. Lots of substandard width and size are common of the surrounding neighborhood and older historic parts of the City in general.

The proposed subdivision has frontage on Adams Street with a compliant 50' right-of-way; therefore, no dedication would be required. The plat does not illustrate the minimum front building setback line. Since the site is located within the De Tonti Square Historic District, the Historic District overlay setbacks would apply and a note should be required on the final plat stating such. As a means of access management, a note should be required on the final plat

limiting each lot to one curb cut to Adams Street, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

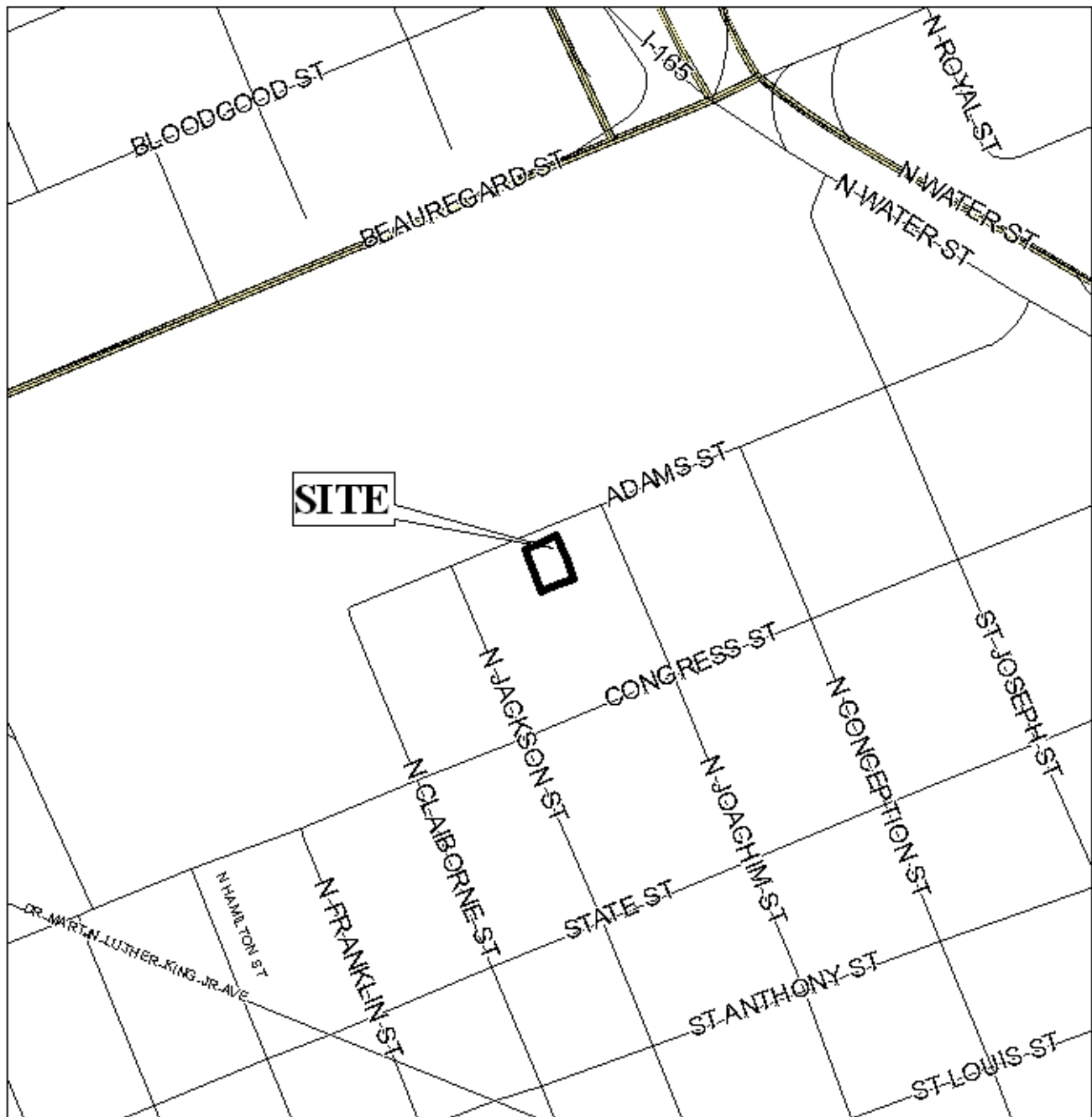
The lots are not labeled on the plat with their sizes; therefore, the plat should be revised to label each lot with its size in square feet, or a table should be provided furnishing the same information.

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 this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

With a waiver of Section V.D.2., the proposed plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval subject to the following conditions:

- 1) placement of a note on the Final Plat stating that the front minimum building setback line is governed by the Historic District overlay;
- 2) placement of a note on the Final Plat stating that each lot is limited to one curb cut to Adams Street, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) labeling of each lot with its size in square feet, or the provision of a table on the plat furnishing the same information;
- 4) placement of a note on the Final Plat stating that development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 5) subject to the Engineering Comments: *(Show Minimum FFE on plans and plat. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system to accept drainage from this property).*

LOCATOR MAP



APPLICATION NUMBER 10 DATE October 2, 2008

De Toni Square Community Development Program

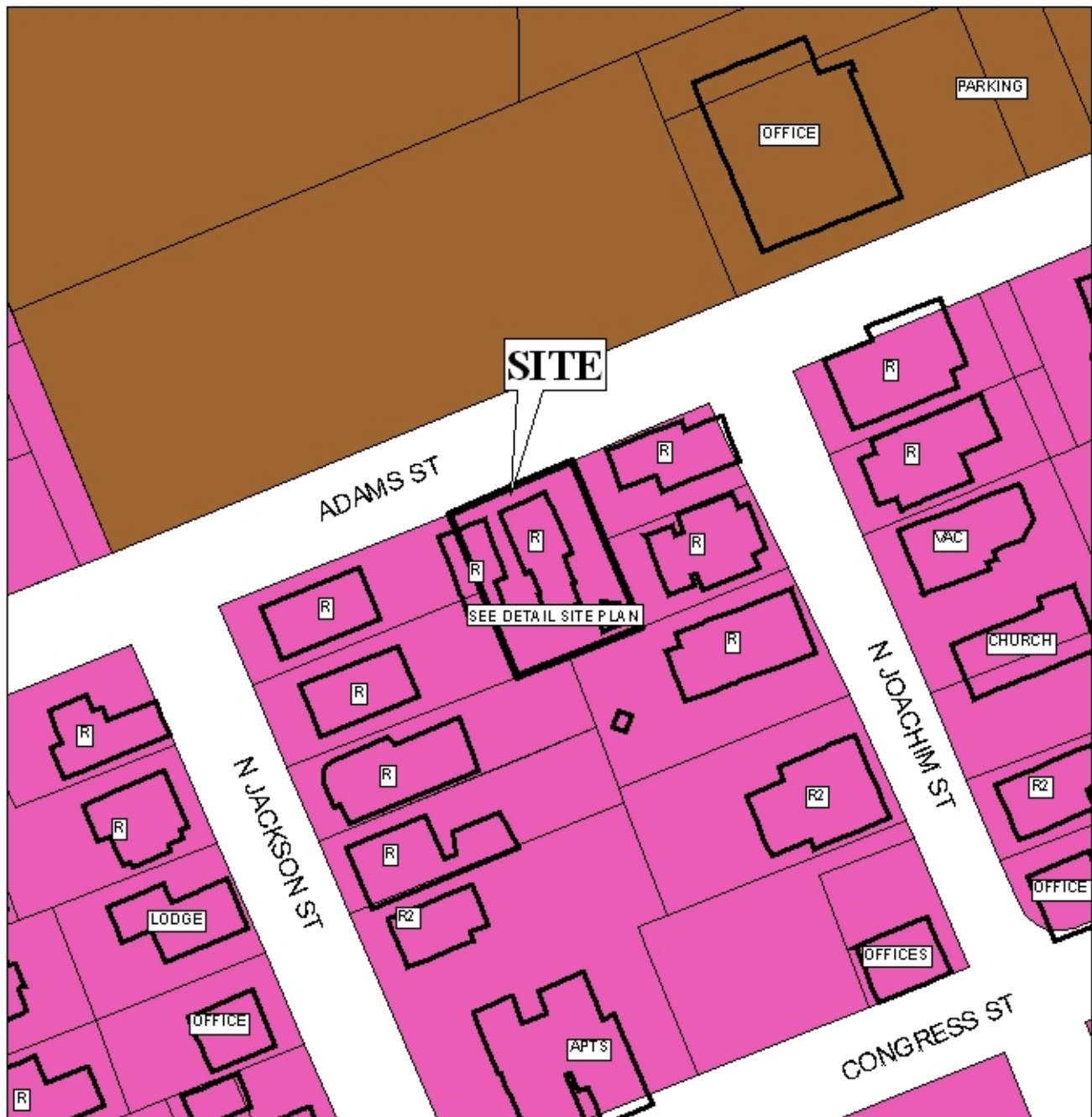
APPLICANT Subdivision, Block 533, Map Three, Resubdivision of Lot 12

REQUEST Subdivision
















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**DE TONTI SQUARE COMMUNITY DEVELOPMENT PROGRAM
SUBDIVISION, BLOCK 533, MAP THREE, RESUBDIVISION OF LOT 12**



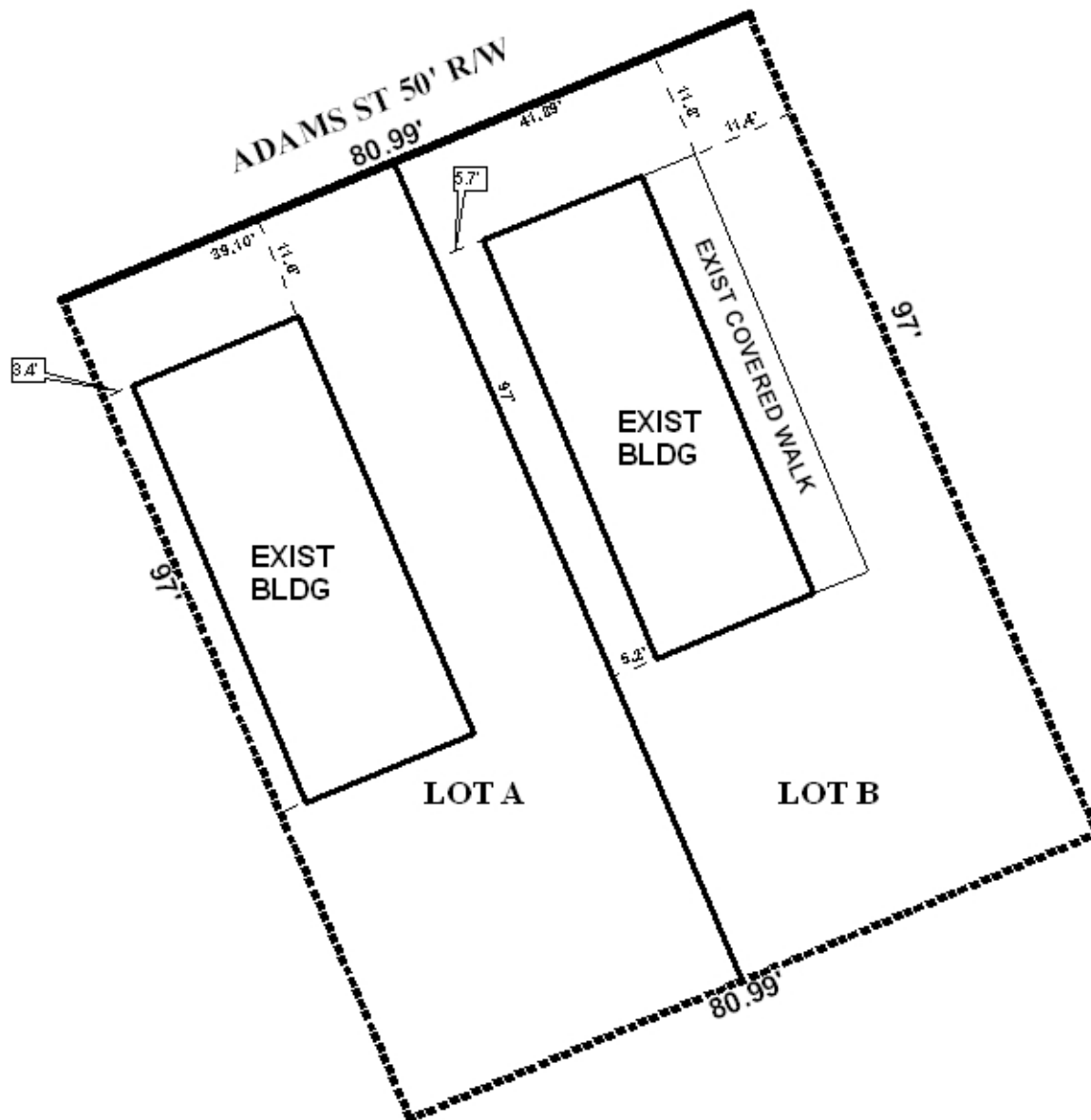
APPLICATION NUMBER 10 DATE October 2, 2008

LEGEND

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|---|---|---|---|---|---|---|---|--|---|--|---|---|---|---|
|  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 |
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DETAIL SITE PLAN



APPLICATION NUMBER 10 DATE October 2, 2008
De Toni Square Community Development Program
APPLICANT Subdivision, Block 533, Map Three, Resubdivision of Lot 12
REQUEST Subdivision



DE TONTI SQUARE COMMUNITY DEVELOPMENT PROGRAM
SUBDIVISION, BLOCK 533, MAP THREE, RESUBDIVISION OF LOT 12



APPLICATION NUMBER 10 DATE October 2, 2008

