

WHITE SMITH SUBDIVISION, PHASE 1, **RESUBDIVISION OF LOT B**

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

- A. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity.
- B. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 30 - #71) the Lot will receive historical credit of impervious area towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application.
- C. 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.
- D. Dedication of the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer).
- E. Show and label the MFFE (Minimum Finished Floor Elevation) on each LOT that contains an AE, V, or X (shaded) flood zone designation.
- F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- G. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Traffic Engineering Comments: Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Lots 1-3 are limited to a total of two curb cuts to Conti Street, and Lot 1 is permitted one curb cut to Scott Street.

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: 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 preliminary plat illustrates the proposed 3-lot, 0.3 ± acre subdivision which is located on the Northeast corner of Conti Street and South Scott Street extending to the Northwest corner of

South Washington Street and Conti Street, and is in Council District 2. The applicant states that the subdivision is served by city water and sewer.

The purpose of this application is to create 3 legal lots of record from one existing lot, which is developed as a parking lot. The proposed lots range from 3,127 to 6,734 sf, and have a minimum right-of-way frontage of 52' and a maximum of 112' ±.

It should be pointed out that the site is located within the newly adopted Downtown Development District. As the proposed lots are within a T5.1 Zoning Sub-District, the Zoning Ordinance has no required front yard setback or minimum lot size requirement within this District and therefore, it would seem appropriate to waive Sections V.D.2. and V.D.9. of the Subdivision Regulations. In lieu of the minimum lot size requirement, subdivided properties are limited to a minimum of 14' and maximum of 180 linear feet along a designated primary frontage. Although the applicant did not specify a primary frontage for the proposed Lots 1 and 3, as they are corner lots, the proposed frontage of all three proposed lots would seem to comply with Section 64-3.I.8.(b). of the Zoning Ordinance.

The site has frontage along 3 minor, "B Streets," with curb and gutter and a compliant 50' right-of-way. As such, no dedication is required; however, the provision of a corner radius in compliance with Section V.D.6. of the Subdivision Regulations should be required at the intersections of South Washington and Conti Streets and South Washington and South Scott Streets. The lot size information should be revised on the Final Plat and setbacks depicted, in compliance with Section 64-3.I. of the Zoning Ordinance, if approved.

As a means of access management, the site should be limited to the curb-cuts defined by Traffic Engineering, with any changes to the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.

The applicant should be aware that as the site is within the newly adopted Downtown Development District, any proposed site development or improvements should comply with Section 64-3.I. of the Zoning Ordinance.

GIS data indicates the entire site to be within the X-Shaded Flood Zone associated with the Mobile River. The proximity of the site to water may mean that the site is environmentally sensitive, thus approvals from local, state and federal agencies for floodplain issues may be required prior to development.

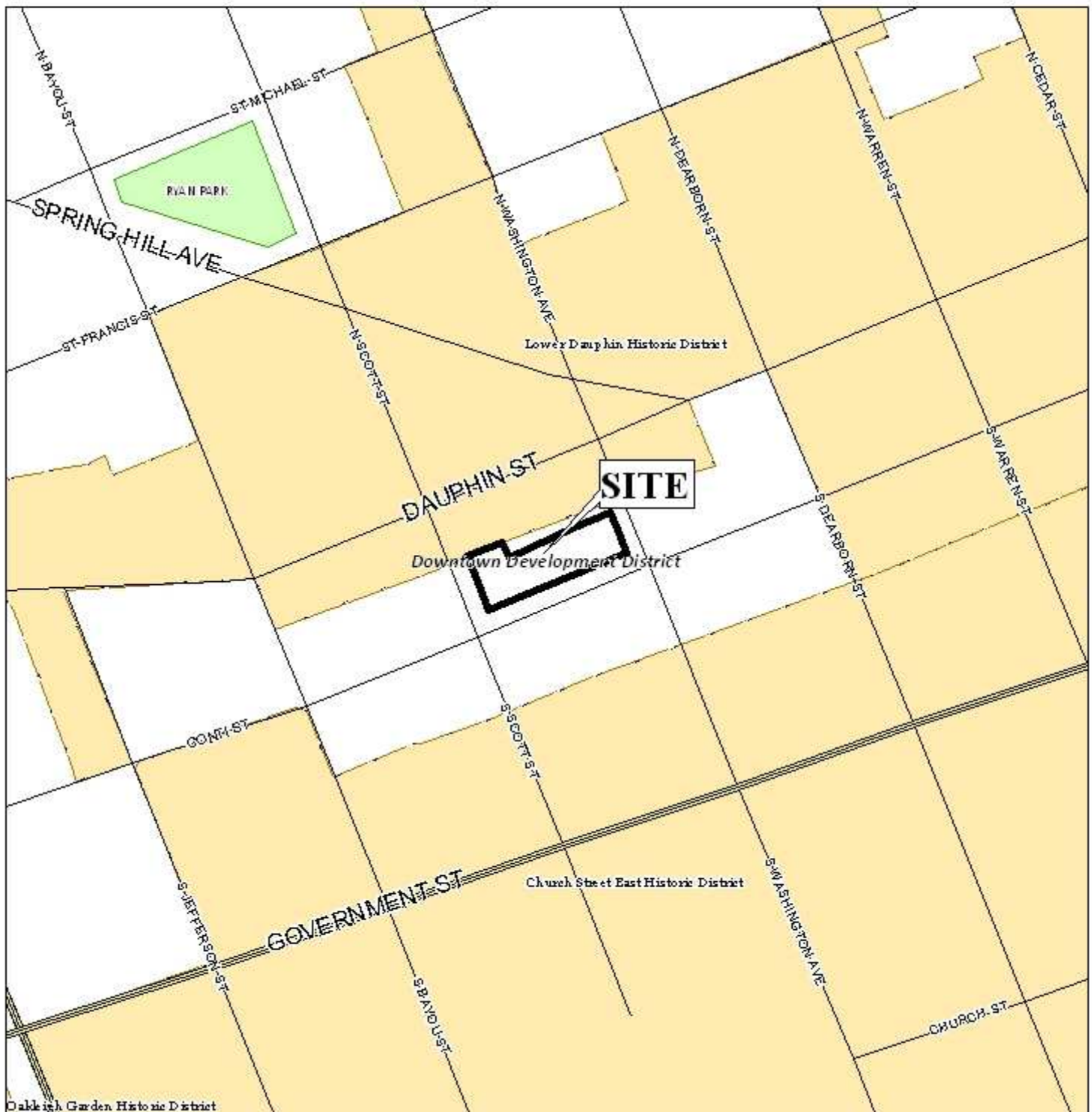
The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

With waivers of Sections V.D.2. and V.D.9. of the Subdivision Regulations, the application is recommended for tentative approval, subject to the following conditions:

- 1) Provision of a corner radius in compliance with Section V.D.6. of the Subdivision Regulations at the intersections of South Washington and Conti Streets and South Washington and South Scott Streets;

- 2) Revision of the lot size in square feet and acres on the Final Plat to reflect dedication;
- 3) Illustration of all setbacks on the Final Plat, in compliance with Section 64-3.I. of the Zoning Ordinance;
- 4) Placement of a note on the Final Plat stating: *(Development of the site must comply with local, state and federal regulations regarding flood zones.);*
- 5) Placement of a note on the Final Plat stating: *(Development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);*
- 6) Placement of a note on the Final Plat and compliance with Traffic Engineering Comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Lots 1-3 are limited to a total of two curb cuts to Conti Street, and Lot 1 is permitted one curb cut to Scott Street.);*
- 7) Compliance with Engineering Comments: *(The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:*
A. *Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity. B. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 30 - #71) the Lot will receive historical credit of impervious area towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. C. 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. D. Dedication of the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer). E. Show and label the MFFE (Minimum Finished Floor Elevation) on each LOT that contains an AE, V, or X (shaded) flood zone designation. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 8) Compliance with 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).); and*
- 9) 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.).*

LOCATOR MAP



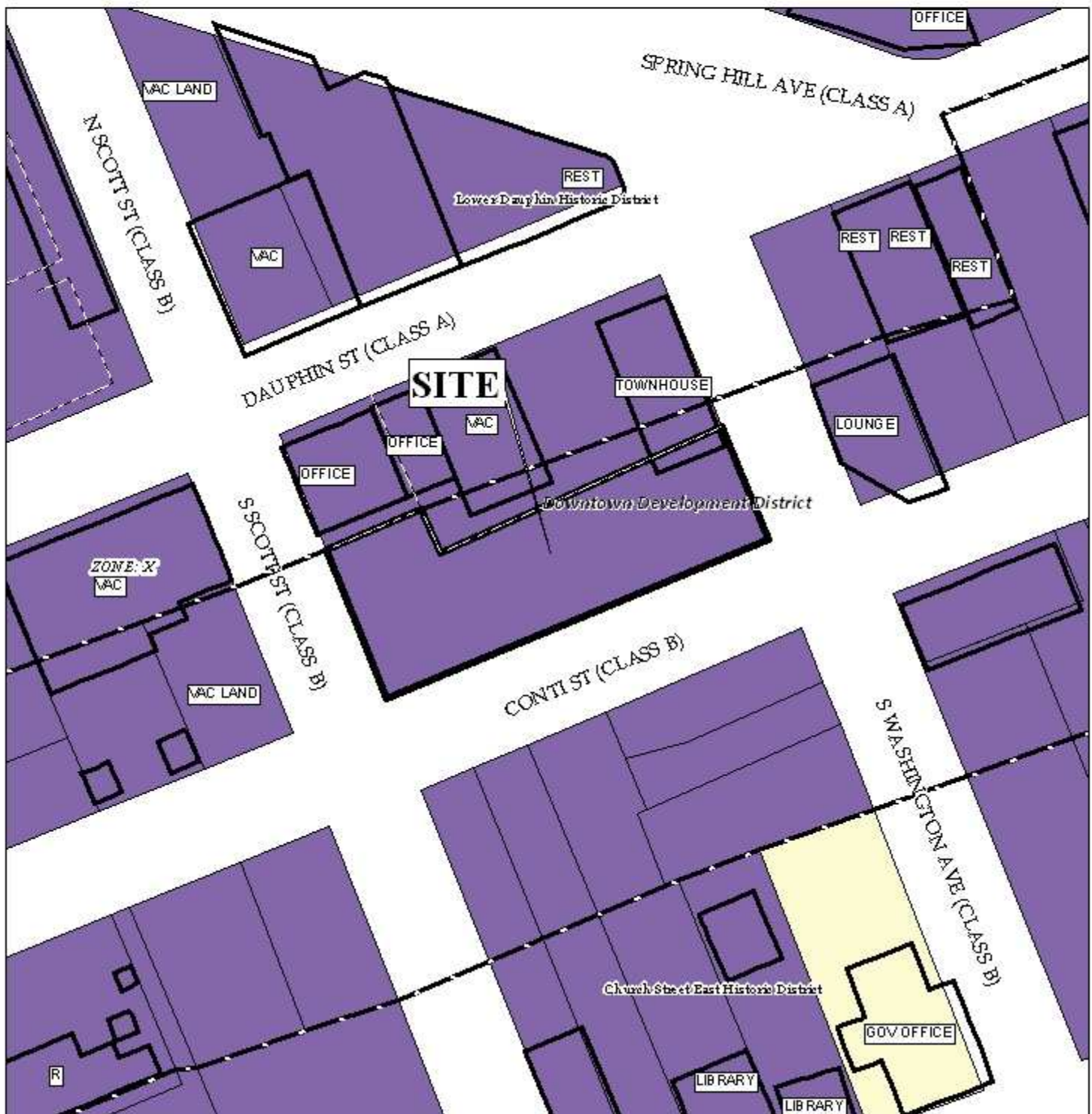
APPLICATION NUMBER 10 DATE July 17, 2014

APPLICANT White Smith Subdivision, Phase 1, Resubdivision of Lot B

REQUEST Subdivision



WHITE SMITH SUBDIVISION, PHASE 1, RESUBDIVISION OF LOT B



APPLICATION NUMBER 10 DATE July 17, 2014

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



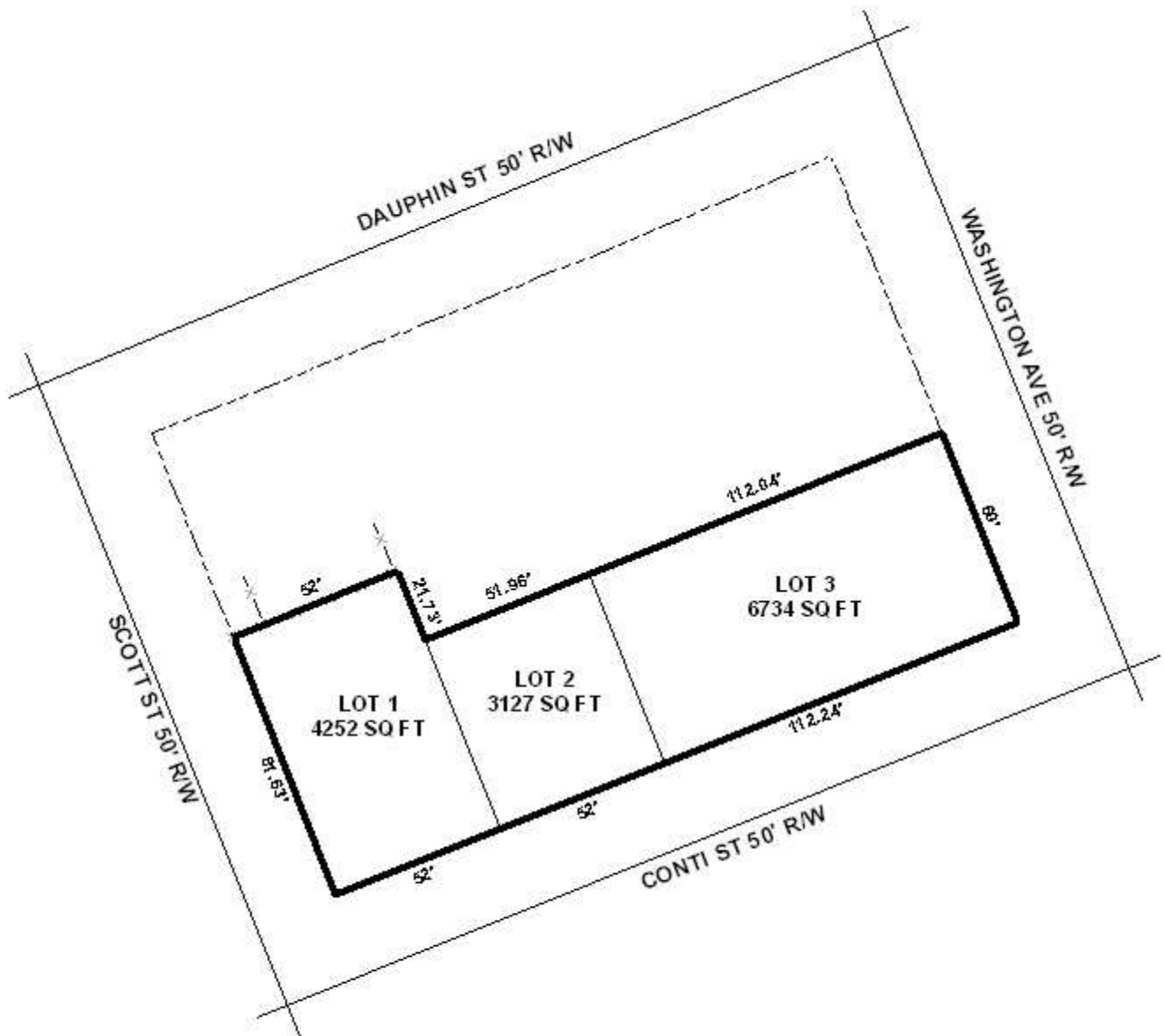
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DETAIL SITE PLAN



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