

## **BEDSOLE SUBDIVISION, RESUBDIVISION OF LOT 1**

Engineering Comments: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer):

- A. 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.
- B. Provide and label the monument set or found at each subdivision corner.
- C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- D. 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.
- E. 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.
- F. 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.
- G. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures.
- H. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.

Traffic Engineering Comments: The lots are limited to their existing shared curb cut with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new 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).

MAWWS 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 the Capacity application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 2-lot, 0.18± acre subdivision, which is located on the East side of St. Joseph Street, 100'± North of Dauphin Street, in Council District 2. The applicant states the site is served by city water and sewer services.

The site was the subject of Planning Commission approval at its November 18<sup>th</sup>, 2004 meeting for a 1-Lot Subdivision, which was recorded in Mobile County Probate Court in 2005. It appears that some time after the subdivision was recorded, the lot was divided into two tax parcels; and the applicant now wishes to make two legal lots of record.

The proposed lots are developed and are located in the Lower Dauphin Street Historic District, as well as in a T-6 Sub-District of the Downtown Development District. The lots have frontage along Saint Joseph Street, an "A" street with curb and gutter requiring a 50' right-of-way. The plat illustrates a 77' right-of-way along Saint Joseph Street and, as such, no additional dedication should be required.

Both proposed lots share a curb cut, the result of an Ingress/Egress Easement, to which each lot should be limited with any changes in its size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards.

The proposed lot, as depicted, meets the minimum width requirements (14 feet) for a T-6 Sub-District of the Downtown Development District, with lot sizes provided in both square feet and acres. This information should be retained on the Final Plat, or a table providing the same information should be furnished on the Final Plat, if approved.

The maximum building setback line of 10 feet along Saint Joseph Street, required by the Downtown Development District, is not shown on the preliminary plat and should be illustrated on the Final Plat, if approved. It should be noted that such a setback line varies from the Subdivision Regulations and would require a waiver of Section V.D.9.

Finally, any additional site improvements of the proposed lot are subject to the acquisition of the appropriate permits, and should comply with all applicable codes and ordinances.

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

- 1) a note on the Final Plat stating the lots are limited to their existing shared curb cut to Saint Joseph Street, with any changes in its size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) retention of the lot sizes in square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information, adjusted for dedication;
- 3) revision of the Final Plat to illustrate the 10-foot maximum building setback line along Saint Joseph Street;
- 4) compliance with Engineering comments: (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer): A) 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. B) Provide and label the monument set or found at each subdivision corner. C) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D) 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. E) 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. F) 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. G) Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. H) After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.);

- 5) compliance with Traffic Engineering comments: (The lots are limited to their existing shared curb cut with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
- 6) 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 2015-116 and City Code Chapters 57 and 64).);
- 7) compliance with 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).);
- 8) completion of the subdivision process prior to any requests for new construction; and
- 9) compliance with all applicable codes and ordinances.

# LOCATOR MAP



APPLICATION NUMBER 11 DATE August 4, 2016

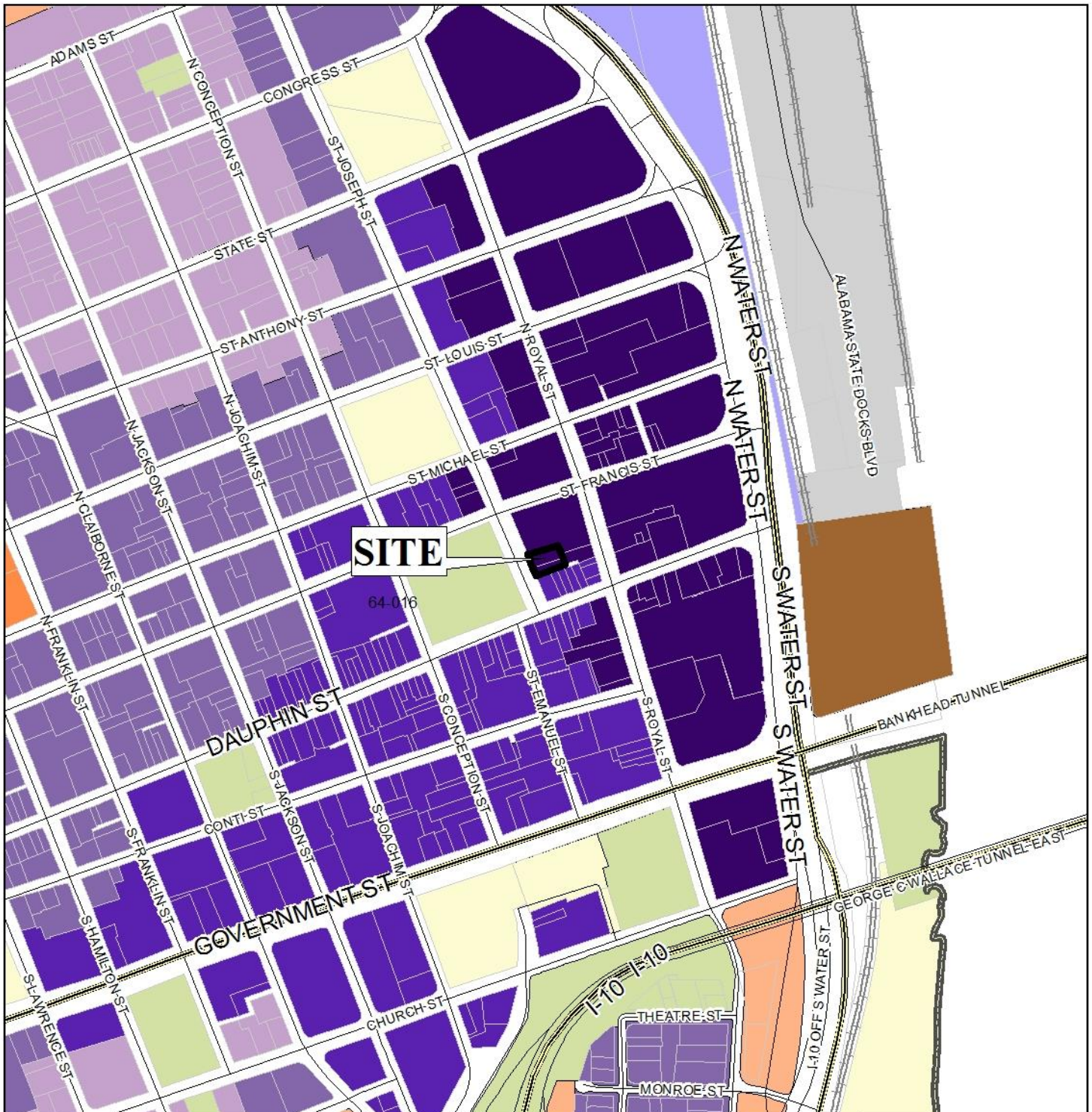
APPLICANT Bedsole Subdivision, Resubdivision of Lot 1

REQUEST Subdivision





# LOCATOR ZONING MAP



APPLICATION NUMBER 11 DATE August 4, 2016

APPLICANT Bedsole Subdivision, Resubdivision of Lot 1

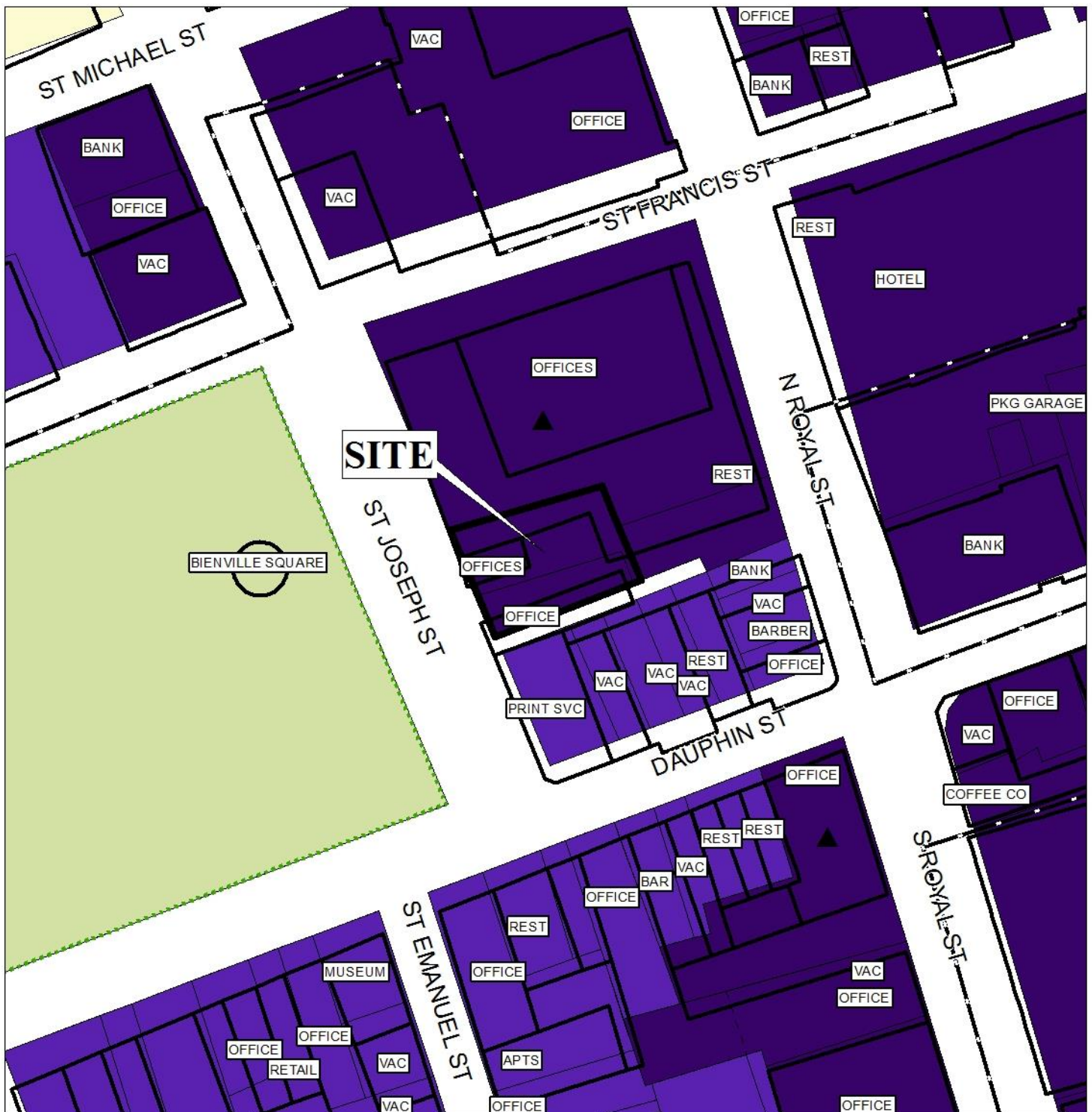
REQUEST Subdivision



NTS



# BEDSOLE SUBDIVISION RESUBDIVISION OF LOT 1



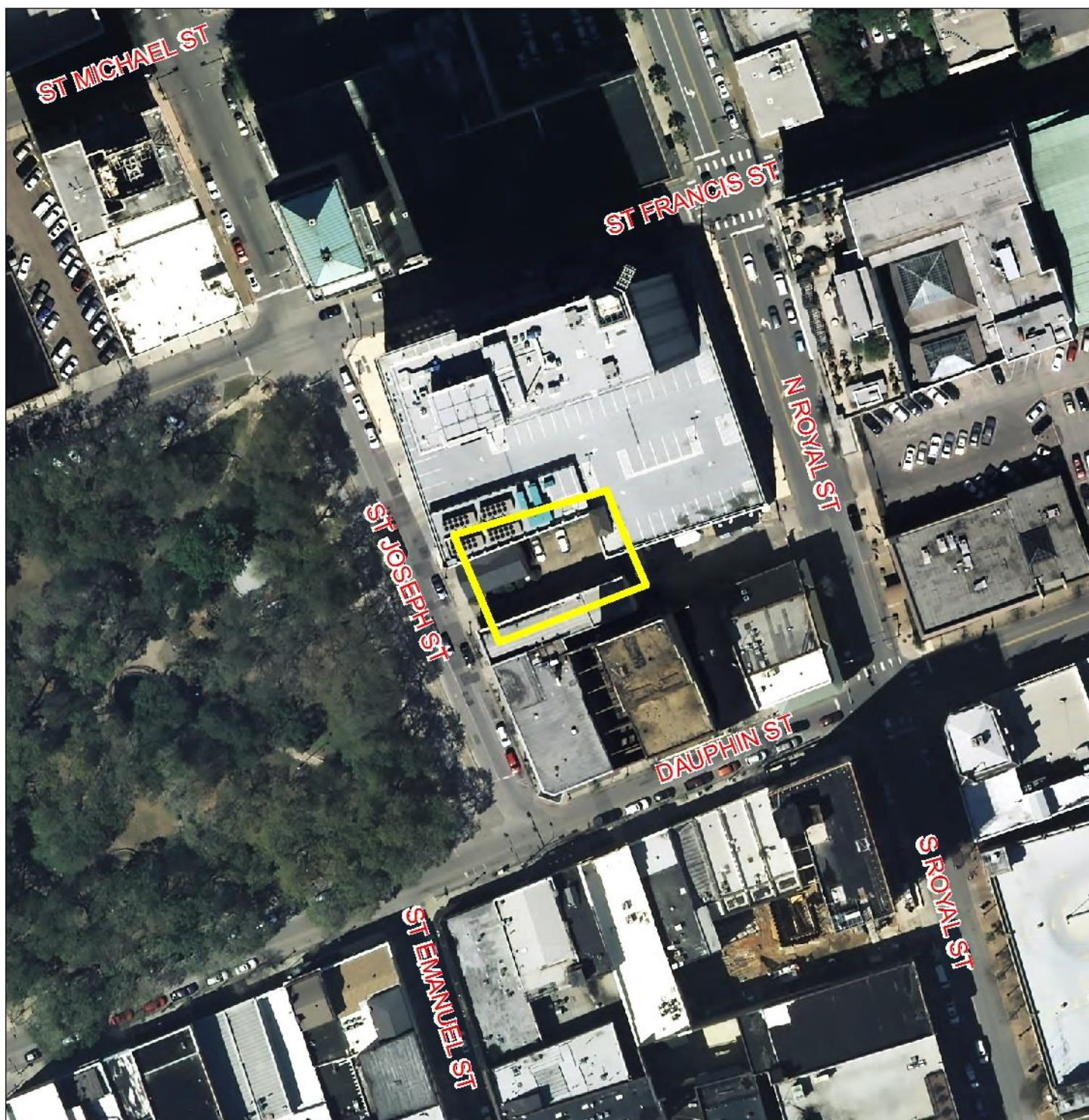
APPLICATION NUMBER 11 DATE August 4, 2016

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





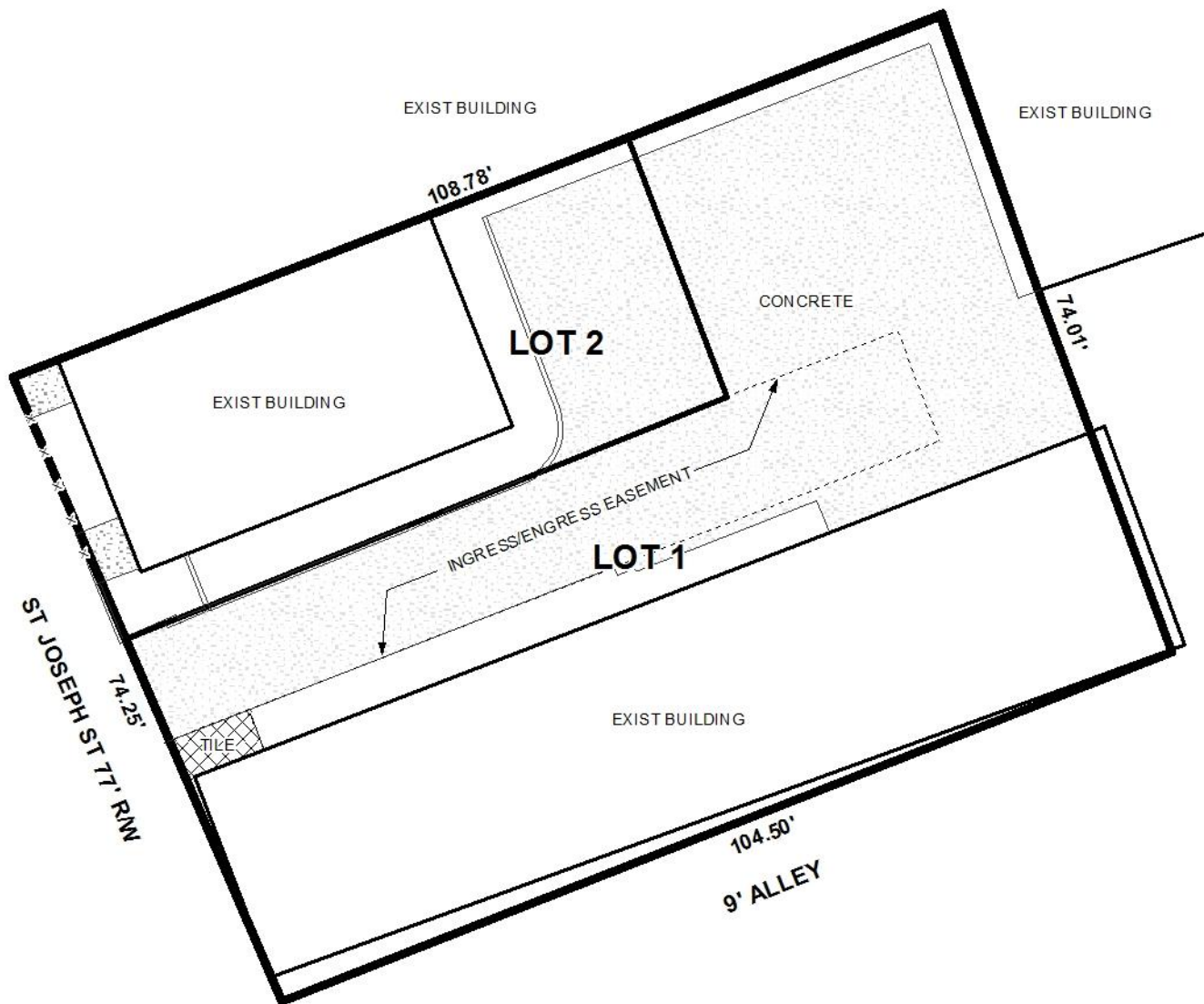
# BEDSOLE SUBDIVISION RESUBDIVISION OF LOT 1



APPLICATION NUMBER 11 DATE August 4, 2016



# DETAIL SITE PLAN



APPLICATION NUMBER 11 DATE August 4, 2016

APPLICANT Bedsole Subdivision, Resubdivision of Lot 1

REQUEST Subdivision

