

HATTIE QUINNIE SUBDIVISION

Engineering Comments: Need to provide a drainage easement for the existing open ditch that will include a width extending at least 5' north from the top of the north bank to at least 15' south from the top of the south bank of the ditch. Due to the history of localized flooding, this development will be required to detain for the 100 year storm event with a release for the 2 year storm event for the proposed development. Need to dedicate 10' of additional ROW along Bob St and dedicate 5' of additional ROW along Oriental Avenue and Will Casher Lane. Must comply with all storm water and flood control ordinances. 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 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.

MAWWS Comments: No comments.

The plat illustrates the proposed 3-lot, 2.5± acre subdivision, which is located on the South side of Will Casher Lane, 65'± East of Smith Street, and extending South to the North side of Bob Street, in Council District 4. The applicant states the site is served by city water and sewer services.

The purpose of this application is to subdivide two existing metes-and-bounds parcels into three legal lots of record. All lots would meet the minimum requirements of the Subdivision Regulations. The plat should be revised to label each lot with its size in acres and square feet after any required street dedication, or a table should be furnished on the Final Plat providing the same information. Lots 1 and 3 do not meet the standards of Section V.D.1. due to their unusual shapes; however, due to the shape of the over-all site, a waiver of Section V.D.1. would be in order.

The site is fronted by Will Casher Lane on the North with a 40' right-of-way; Smith Street on the West with a 40' right-of-way; and Bob Street on the South with a 30' right-of-way, all of which are of substandard width and without curb and gutter, and Bob Street is unpaved. Therefore, dedication should be required to provide 30' from the centerline of all three streets. Also, dedication should be required to provide a corner radius of 25' at the intersection of Smith Street and Bob Street. The plat should be revised to indicate the 25' minimum building setback line along all street frontages as measured from any required dedication. And since Bob Street is a

dead-end street and would normally require a 120' minimum diameter turn-around, the 25' minimum building setback for Lot 1 along Bob Street should be revised to be measured from a possible future 120' diameter turn-around right-of-way.

As a means of access management, a note should be required on the Final Plat stating that Lots 1 and 2 are each limited to one curb cut to Will Casher Lane, and Lot 3 is limited to one curb cut to Will Casher Lane and one curb cut to Smith Street, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. A note should also be required on the Final Plat stating that all lots are denied direct access to Bob Street until such time that it is developed to City standards after which Lots 1 and 3 are allowed two curb cuts each to Bob Street, and Lot 2 is allowed one curb cut to Bob Street, with the size, location and design of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards.

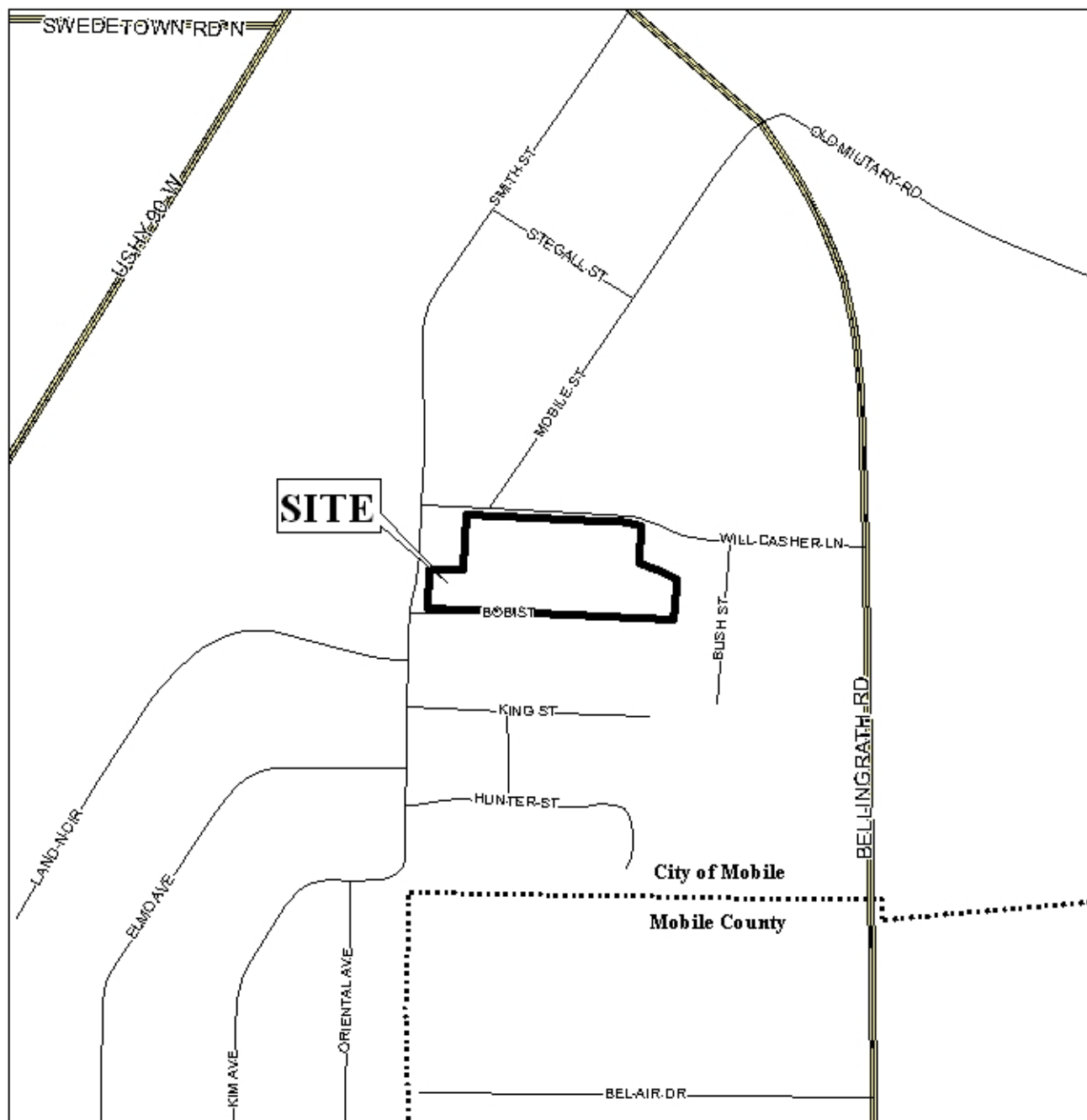
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of this site must be undertaken in compliance with all local, state and Federal regulations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

With a waiver of Section V.D.1., the plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval, subject to the following conditions:

- 1) revision of the plat to label each lot with its size in square feet and acres after any required street dedication, or the furnishing of a table on the Final Plat providing the same information;
- 2) dedication to provide 30' from the centerline of Will Casher Lane, Smith Street, and Bob Street;
- 3) dedication to provide a 25' corner radius at the intersection of Smith Street and Bob Street;
- 4) revision of the plat to illustrate the 25' minimum building setback line along all street frontages as measured from any required dedication;
- 5) revision of the plat to illustrate the 25' minimum building setback line for Lot 1 along Bob Street as measured from any future 120' diameter turn-around right-of-way;
- 6) placement of a note on the Final Plat stating that Lots 1 and 2 are each limited to one curb cut to Will Casher Lane, and Lot 3 is limited to one curb cut to Will Casher Lane and one curb cut to Smith Street, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 7) placement of a note on the Final Plat stating that all lots are denied direct access to Bob Street until such time that it is developed to City standards, after which Lots 1 and 3 are allowed two curb cuts each to Bob Street, and Lot 2 is allowed one curb cut to Bob Street, with the size, location and design of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 8) 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

- 9) subject to the Engineering Comments: *(Need to provide a drainage easement for the existing open ditch that will include a width extending at least 5' north from the top of the north bank to at least 15' south from the top of the south bank of the ditch. Due to the history of localized flooding, this development will be required to detain for the 100 year storm event with a release for the 2 year storm event for the proposed development. Need to dedicate 10' of additional ROW along Bob St and dedicate 5' of additional ROW along Oriental Avenue and Will Casher Lane. Must comply with all storm water and flood control ordinances. 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).*

LOCATOR MAP



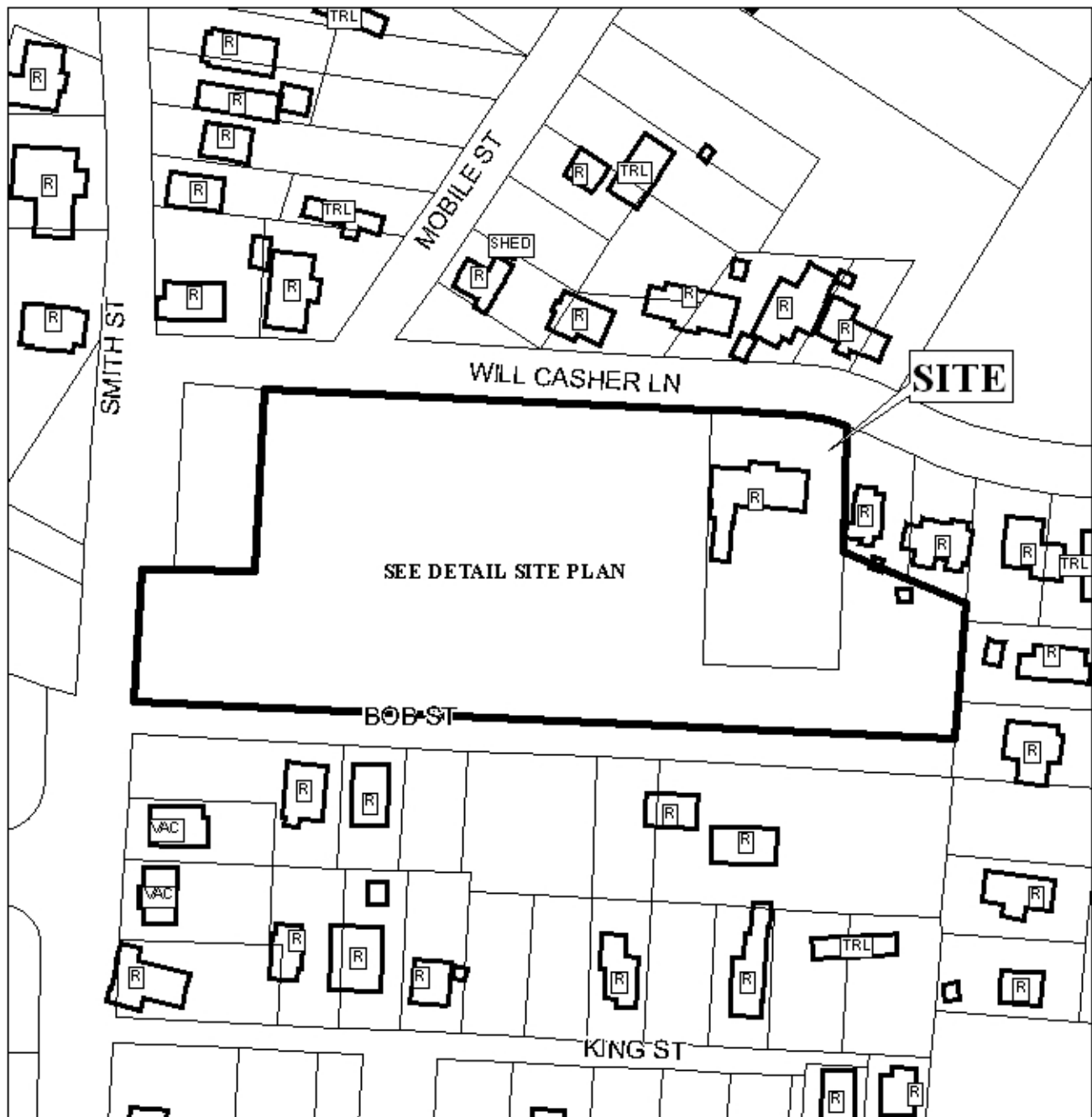
APPLICATION NUMBER 13 DATE September 1, 2011

APPLICANT Hattie Quinnie Subdivision

REQUEST Subdivision



HATTIE QUINNIE SUBDIVISION



APPLICATION NUMBER 13 DATE September 1, 2011

LEGEND

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

NTS

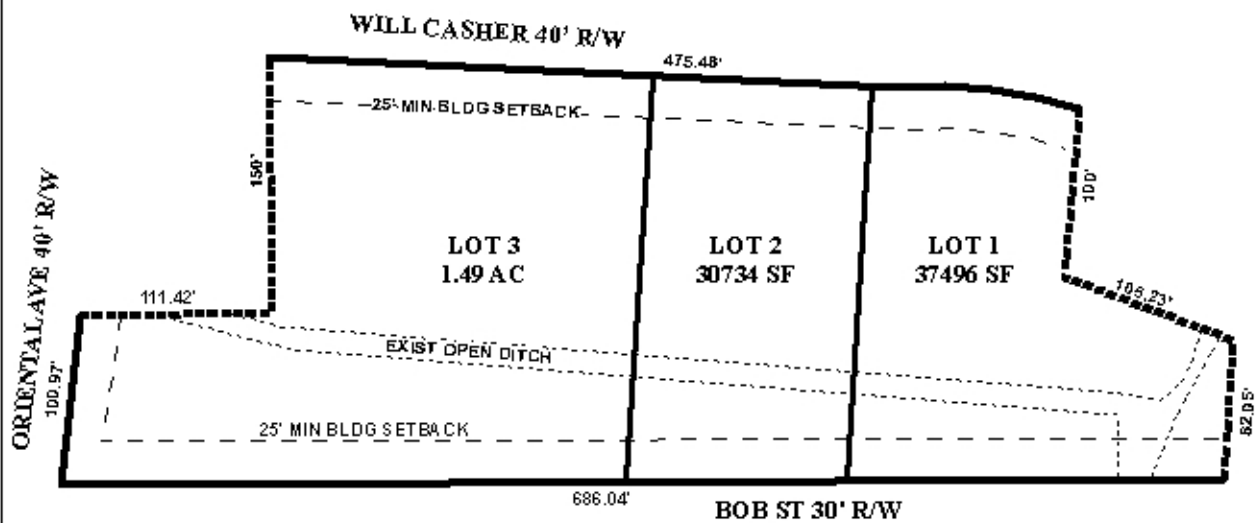
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DETAIL SITE PLAN



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 APPLICANT Hattie Quinnie Subdivision
 REQUEST Subdivision

