

**NORTHSIDE/ JOINT VENTURE SUBDIVISION AND**  
**AMERICAN RED CROSS SUBDIVISION, LOT 2,**  
**RESUBDIVISION OF LOT 1**

Engineering Comments: The following comments should be addressed prior to 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. b. 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. c. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. d. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.

Traffic Engineering: Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry: 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: 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 2 lot, 4.7  $\pm$  acre subdivision which is located on North side of Dauphin Street, 355'  $\pm$  West of North Sage Avenue, extending to the West side of North Sage Avenue, 180'  $\pm$  North of Dauphin Street, in Council District 1. The applicant states that the subdivision is served by city water and sanitary sewer.

The purpose of this application is to create 2 legal lots of record from 2 existing legal lots.

The applicant is proposing to resubdivide a portion of Lot 1A and combine it with the adjacent property to the north. The existing Lot 1A was previously a portion of a Subdivision and Planned Unit Development application for the Northside Ltd./ Joint Venture Subdivision, that was approved by the Planning Commission at its May 7, 2009 meeting. The applicant is now proposing to label the resubdivided lot as Lot B. The adjacent property to the north of the proposed Lot B is a part of a previous Subdivision and PUD application approved by the Planning Commission at its June 21, 2007 meeting for the American Red Cross Subdivision. The applicant is proposing to label the newly combined lot as Lot A.

The site fronts onto Dauphin Street, a major street, with a right-of-way illustrated as 122-feet and Dauphin Square Connector, a minor street, with a right-of-way of 50-feet. Both streets meet the minimum right-of-way widths as required by the Subdivision Regulations and the Major Street Component of the Comprehensive Plan. If approved, both the 122' and 50' right-of-way widths and labels should be retained on the Final Plat.

Access management is a concern thus; a note should be placed on the Final Plat stating the site should be limited to one curb-cut onto the Dauphin Street, and one curb-cut to Dauphin Square Connector, with the size, design and location to be approved by Traffic Engineering, and conform to AASHTO standards.

The 25' minimum building setback line is indicated on the preliminary plat; and should be retained on the Final Plat, if approved.

The plat illustrates the lots of adequate size and adequate public right-of-way access to meet the minimum requirements of the Subdivision Regulations. The lot sizes, in square feet, are shown on the preliminary plat and should be retained on the Final Plat, if approved.

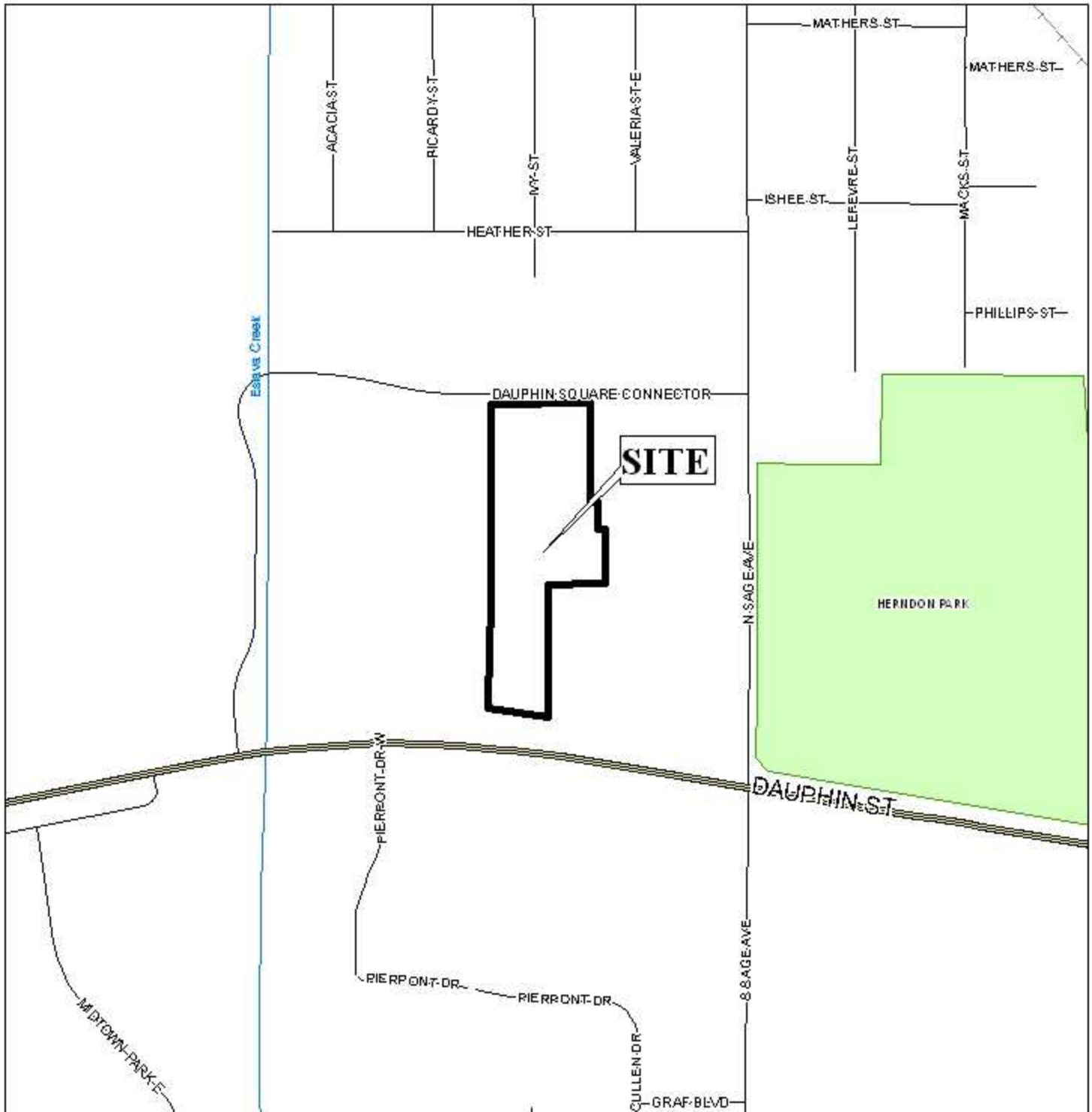
The proposed Lot A currently has drainage easements that run throughout property. There is a note located on the preliminary plat that states, "*this drawing does not reflect any title, easement or right-of-way research other than what is readily visible on the surface or provided by the client*". A note should be placed on the Final Plat stating no structures shall be constructed or placed in any easements.

It should be pointed out that a new Planned Unit Development application was recently submitted and will be heard at the February 6, 2014 Planning Commission meeting. As such, the subdivision application should be heldover to coincide with the PUD application.

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.

Based upon the preceding, this application is recommended for Holdover until February 6, 2014 to be heard in conjunction with the associated PUD application.

# LOCATOR MAP



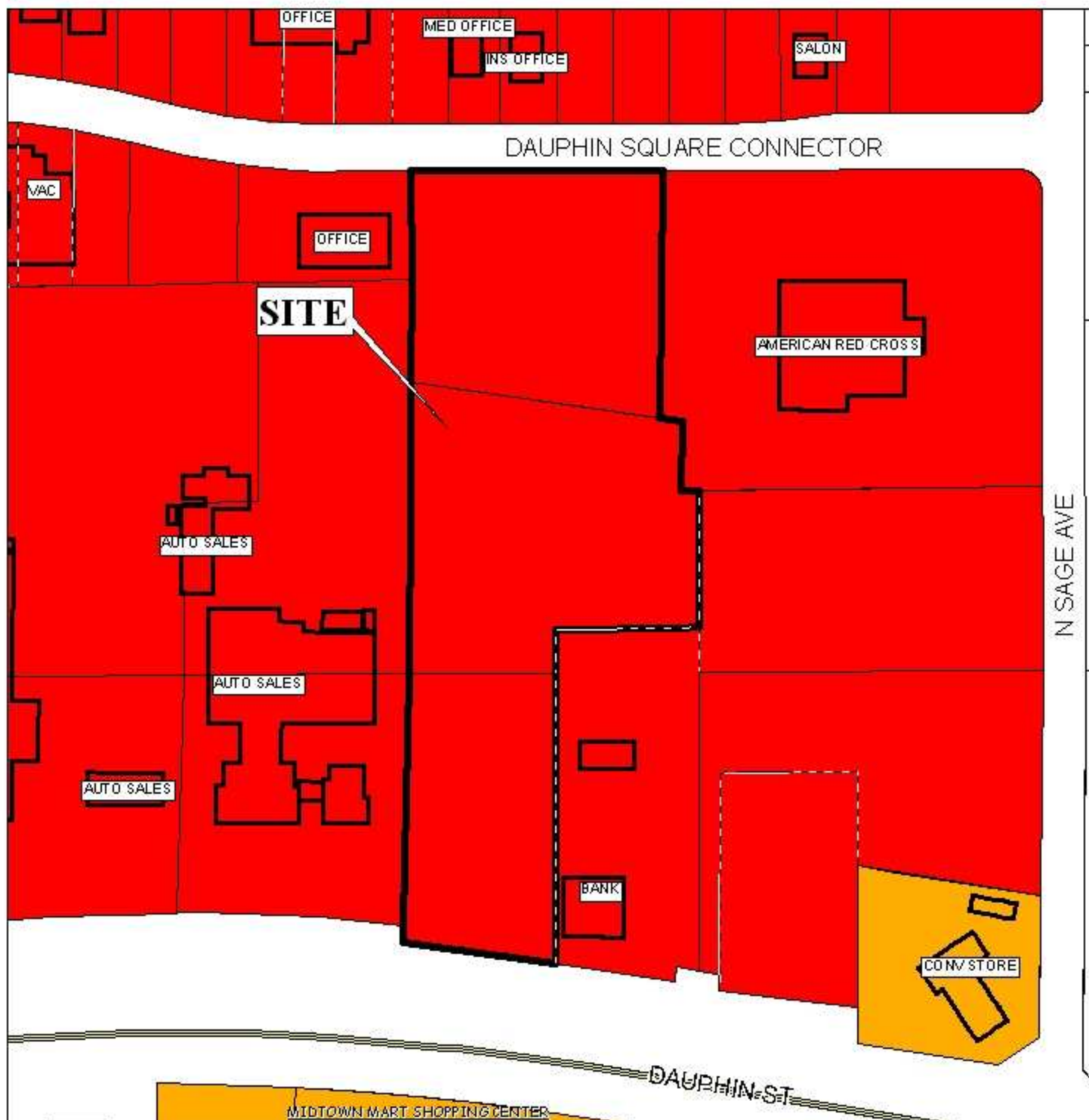
APPLICATION NUMBER 14 DATE January 16, 2014

APPLICANT Northside / Joint Venture Subdivision and American Red Cross Subdivision, Lot 2, Resubdivision of Lot 1

REQUEST Subdivision



# NORTHSIDE / JOINT VENTURE SUBDIVISION AND AMERICAN RED CROSS SUBDIVISION, LOT 2, RESUBDIVISION OF LOT 1



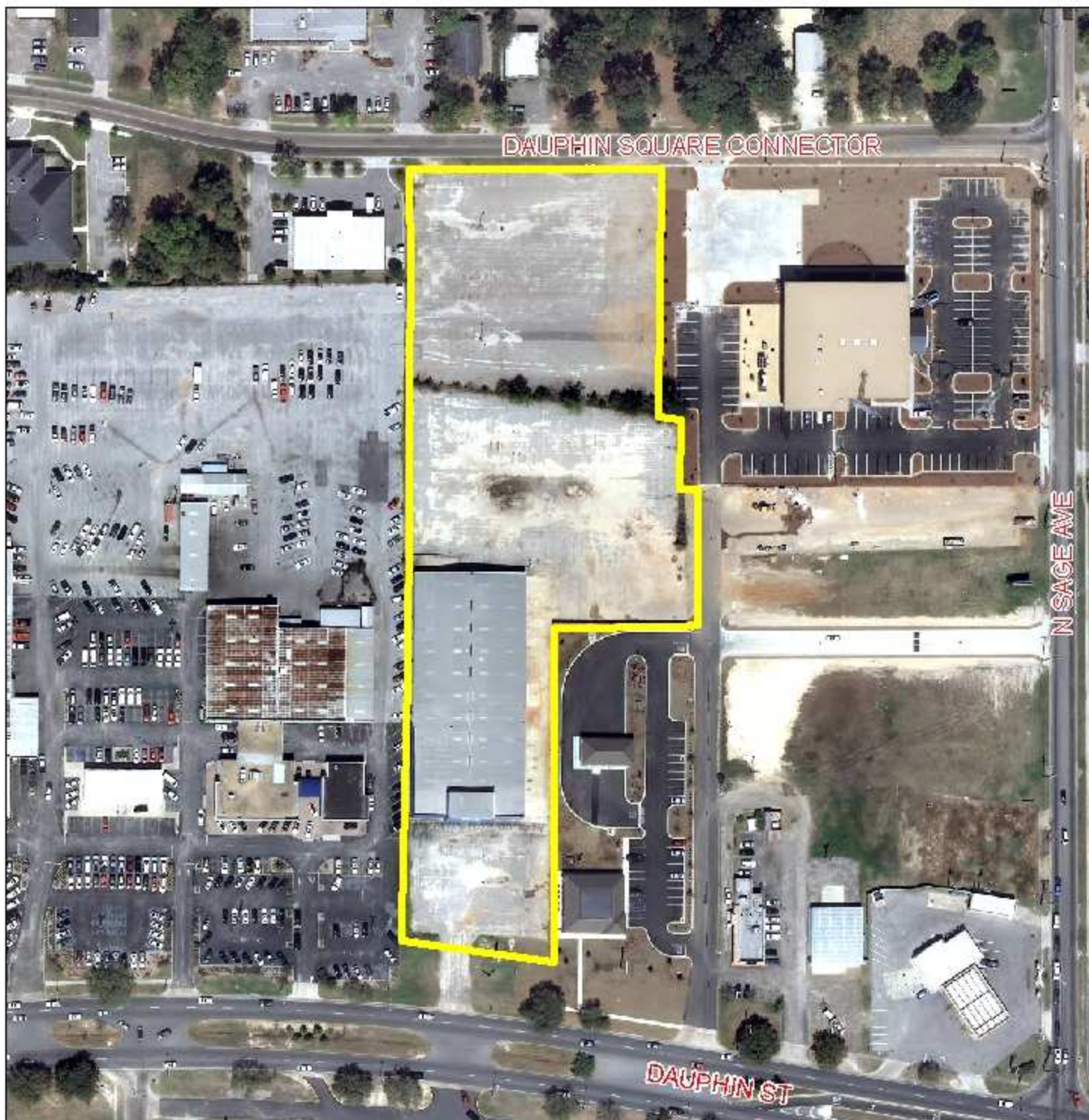
APPLICATION NUMBER 14 DATE January 16, 2014

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





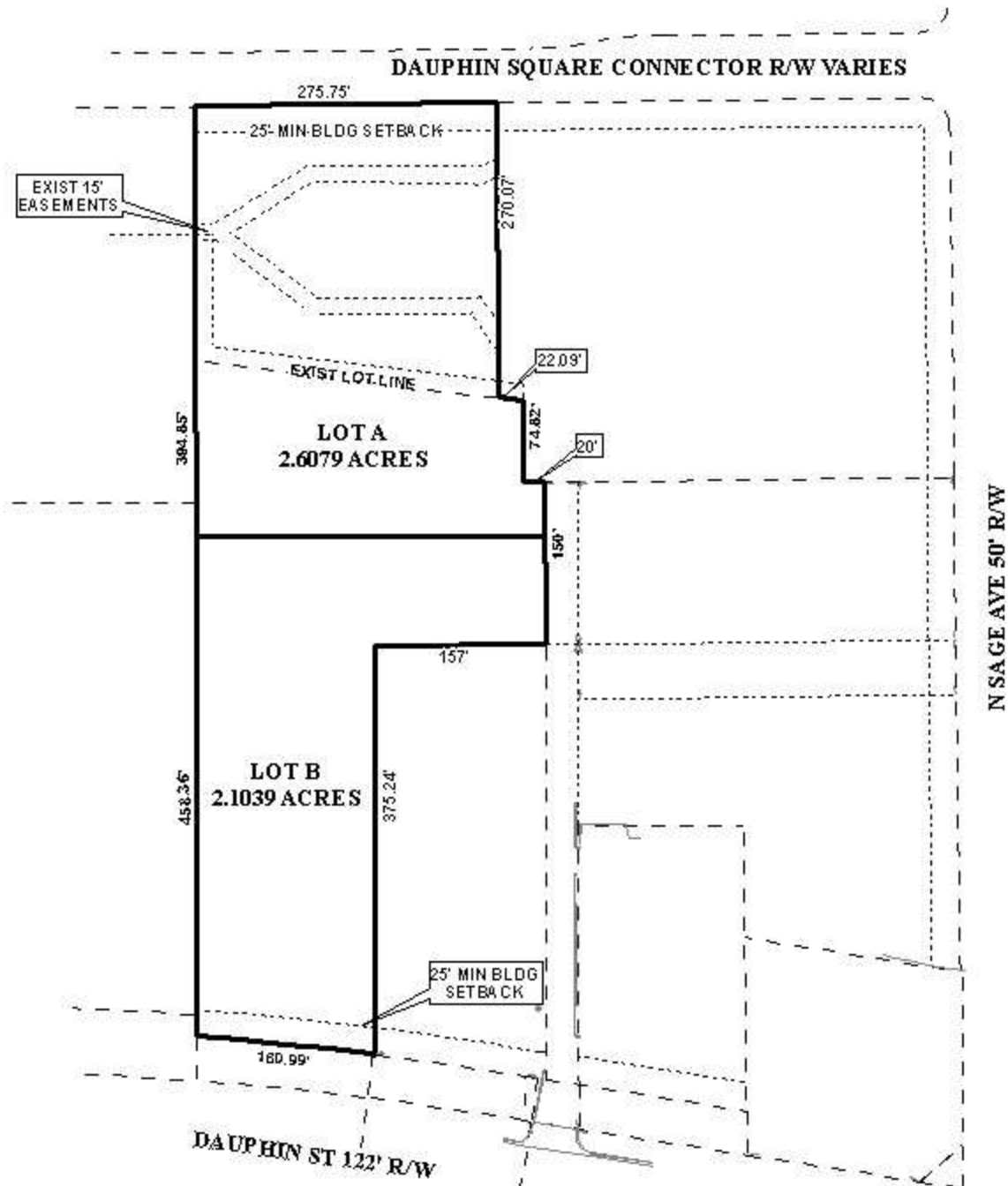
NORTHSIDE / JOINT VENTURE SUBDIVISION AND AMERICAN  
RED CROSS SUBDIVISION, LOT 2, RESUBDIVISION OF LOT 1



APPLICATION NUMBER 14 DATE January 16, 2014



# DETAIL SITE PLAN



APPLICATION NUMBER 14 DATE January 16, 2014

APPLICANT Northside / Joint Venture Subdivision and American Red  
Cross Subdivision, Lot 2, Resubdivision of Lot 1

REQUEST Subdivision

