

## **951 GOVERNMENT STREET SUBDIVISION**

Engineering Comments: The following comments should be addressed prior to review, acceptance and signature by the City Engineer:

- 1) Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes).
- 2) Provide a signature block and signature from the Traffic Engineering Department.
- 3) Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).

Traffic Engineering Comments: Driveways to be limited to existing curb-cuts on Government Street, and one curb-cut on Marine Street, with design, size and location to be approved by Traffic Engineering (and ALDOT on Government Street if changes are proposed) 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.

The plat illustrates the proposed 1.4 acre  $\pm$ , 1 lot subdivision which is located on West side of Marine Street, extending from Government Street to Church Street, and is in Council District 2. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to combine two parcels, composed of multiple lots or portions thereof, into one legal lot to accommodate an existing commercial building.

The site has frontage onto three streets: Government Street, a proposed major street with adequate right-of-way, Marine Street, a minor street with adequate right-of-way, and Church Street, a minor street with a right-of-way which may or may not meet the minimum 50-foot width requirement. The applicant should verify that the right-of-way of Church Street is 50-feet, or provide dedication adequate to provide 25-feet from centerline if the right-of-way is not compliant.

Access management is a concern due to the site abutting Government Street, an ALDOT controlled facility due to the presence of US Highway 90. The preliminary plat depicts two curb-cuts onto Government Street and one onto Marine Street. No curb-cuts are depicted onto Church Street. The curb-cuts depicted along Government Street are depicted as one-way in and one-way out, while the curb-cut onto Marine Street is depicted as a two-way curb-cut. The site has existing curb-cuts onto Government and Marine Streets, however, the plat indicates that all but one curb-cut on Marine Street will be closed. Existing large live oak trees along Government Street will require Urban Forestry review should any changes be proposed to the curb-cuts along

Government Street. The site should be limited to the two one-way in and one-way out curb-cuts onto Government Street and one two-way curb-cut onto Marine Street, with access to Church Street denied, with the size, design and location subject to Traffic Engineering, Urban Forestry, and ALDOT approval, as appropriate, and with modified or new curb-cuts complying with AASHTO standards. Any unused curb-cuts should be removed and landscaped with sod, with appropriate right-of-way permits.

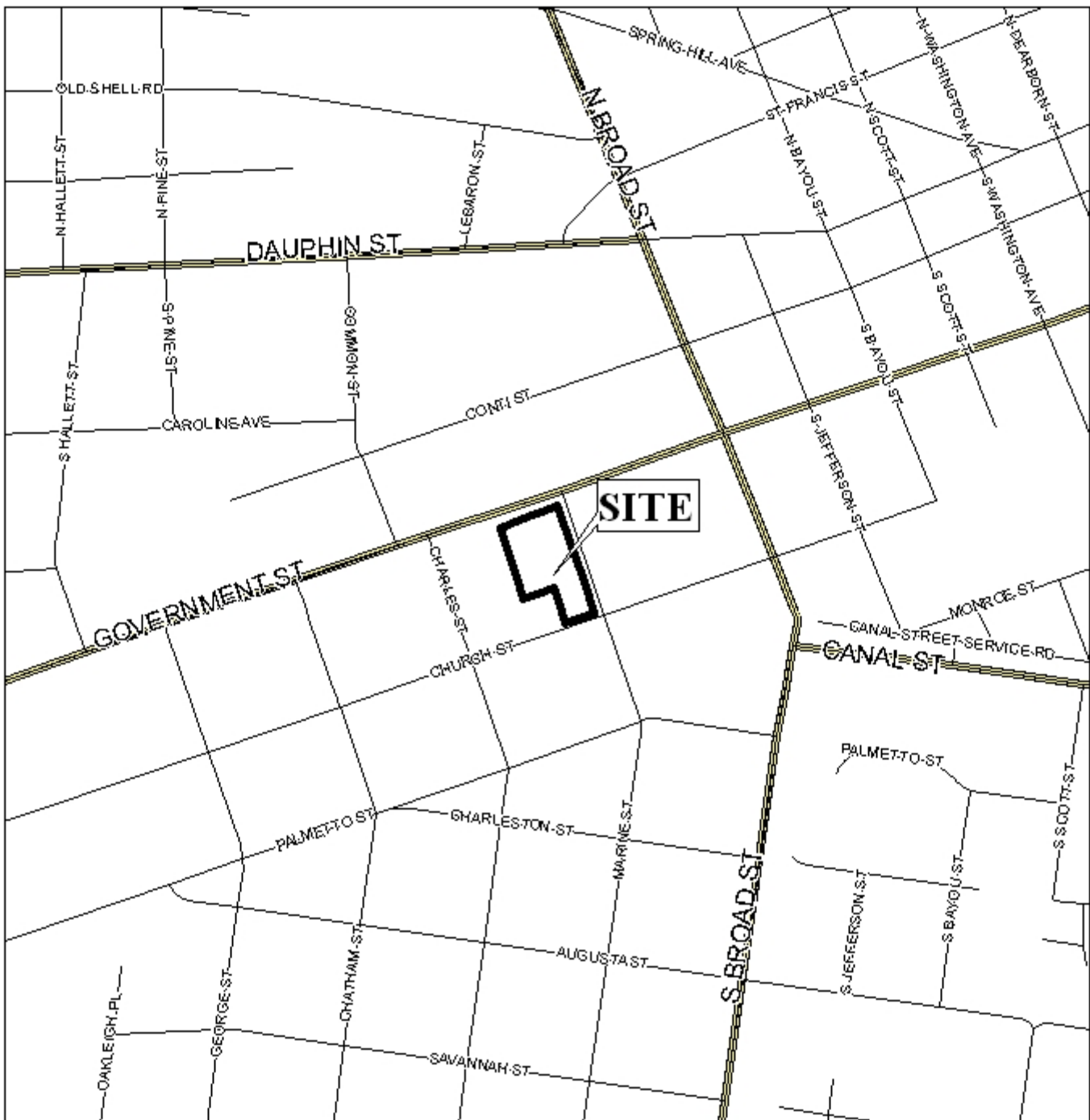
The preliminary plat depicts the 25-foot minimum building setback line, required by Section V.D.9. of the Subdivision Regulations. The setback line should be depicted on the final plat, if approved.

The preliminary plat depicts a corner radius where Marine Street intersects both Government Street and Church Street. Any corner radius must comply with Section V.D.6. of the Subdivision Regulations.


Based upon the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

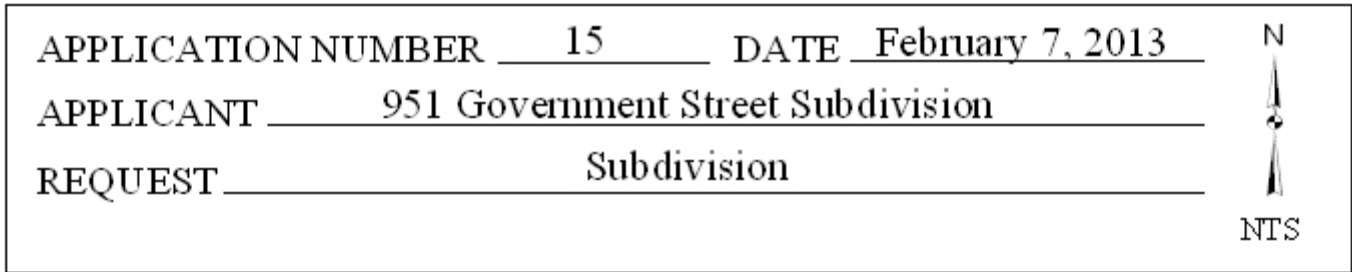
- 1) Placement of a note on the plat stating that the site is limited to one in and one out curb-cut onto Government Street, and one two-way curb-cut to Marine Street, with the size, design and location to be approved by Urban Forestry, Traffic Engineering and ALDOT, and to comply with AASHTO standards;
- 2) Placement of a note on the plat stating that the site is denied access to Church Street;
- 3) Removal and sodding of unused curb-cuts along Marine Street, with the appropriate right-of-way permits;
- 4) Depiction of the 25-minimum building setback;
- 5) Dedication of a corner radius at each street intersection, in compliance with Section V.D.6. of the Subdivision Regulations;
- 6) Compliance with Engineering comments (*The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1) Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2) Provide a signature block and signature from the Traffic Engineering Department. 3) Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045);*);
- 7) Compliance with Traffic Engineering comments (*Driveways to be limited to existing curb-cuts on Government Street, and one curb-cut on Marine Street, with design, size and location to be approved by Traffic Engineering (and ALDOT on Government Street if changes are proposed) and conform to AASHTO standards.);*);
- 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).);*);
- 9) Compliance with Fire 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.);*); and
- 10) Completion of the Subdivision process prior to any application for permits.

## LOCATOR MAP



APPLICATION NUMBER 15 DATE February 7, 2013  
 APPLICANT 951 Government Street Subdivision  
 REQUEST Subdivision

N  
  
 NTS

















## 951 GOVERNMENT STREET SUBDIVISION



APPLICATION NUMBER 15 DATE February 7, 2013

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

N  
NTS



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