

THE MOBILE COUNTY BOARD OF HEALTH **SUBDIVISION**

Engineering Comments: Show Minimum FFE on plans and plat. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. Must comply with all FEMA requirements for improvements made to existing structures located in the flood zone. 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. Must provide detention for any impervious area added in excess of 4,000 square feet.

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: Fire hydrants shall comply with Section 508.5.1 of the 2003 IFC.

Mobile Area Water & Sewer System Comments:

The plat illustrates the proposed 7.8± acre, 2 lot subdivision, which is located on the North side of Congress Street' 125'± East of North Washington Avenue, extending to the Southeast corner of North Broad Street and Lyons Street, and the Northeast corner of North Broad Street and Congress Street. The applicant states that the site is served by city water and sanitary facilities.

The purpose of this application is to create two legal lots from an existing legal lot of record. It appears that the property was originally Lot B of The Broad Street Beauregard Street Connection.

Proposed Lots 1 and 2 have frontage onto Congress Street, a minor street with adequate 80' of right-of-way and Lyons Street, also a minor street with adequate 70' of right-of-way. In addition, proposed Lot 1 will have frontage onto North Broad Street, a major street that has adequate 120' of right-of-way.

As a means of access management, a note should be placed on the final plat stating Lot 1 is limited to two curb cuts onto North Broad Street, two curb cuts onto Congress Street and one curb cut onto Lyons Street with the size, location and design of each curb cut to be approved by Traffic Engineering and conform to AASHTO standards. A note should also be placed on the final plat stating that Lot 2 is limited to one curb cut onto Lyons Street and two curb cuts onto Congress Street with the size, location and design of each curb cut to be approved by Traffic Engineering and conform to AASHTO standards. Any un-used existing curb cuts should be removed if any improvements are made to either lot.

The lot sizes in square feet, at a minimum, should also be depicted on the final plat, or a table provided furnishing the same information, if approved.

It should be noted that after review of aerial photographs of the property, there appears to be several structures located very close to the proposed new property line, however the site is located in the Henry Aaron Loop, and is in the B-4, General Business District. According to the Zoning Ordinance, the B-4, General Business District allows for a structure to be located either 0 or 5 feet from the side and rear property lines with no front setback line. A setback of less than 5 feet from the proposed common lot line for any existing building may trigger Building and Fire Code compliance concerns, therefore this application should be heldover to allow the applicant to submit a revised plat showing the existing buildings that may be 5 feet or less from the proposed lot line, with the labeling of the setback.

Finally, 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 on the preceding, this application is recommended for a holdover until the February 5th meeting, with revisions due by January 19th, to allow the applicant to address the following:

- 1) Revision of the plat to show any existing structures 5 feet or less from the proposed common lot line and the labeling of the setback; and
- 2) Revision of the plat to comply with Engineering Comments.

Revised for the January 22 meeting:

This application was heldover from the January 8th meeting to allow the applicant to revise the plat to show any existing structures 5 feet or less from the proposed common lot line and the labeling of the setback and revision of the plat to comply with Engineering comments. The applicant submitted a revised plat showing the structures will be located at least 5 feet from the proposed property line.

Based on the preceding, this application is recommended for tentative approval subject to the following conditions:

- 1) Placement of a note on the final plat stating that Lot 1 is limited to two curb cuts onto North Broad Street, two curb cuts onto Congress Street and one curb cut onto Lyons Street with the size, location and design of each curb cut to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) Placement of a note on the final plat stating that Lot 2 is limited to one curb cut onto Lyons Street and two curb cuts onto Congress Street with the size, location and design of

each curb cut to be approved by Traffic Engineering and conform to AASHTO standards;
and

- 3) Placement of a note on the site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

LOCATOR MAP



APPLICATION NUMBER 1 DATE January 22, 2009

APPLICANT The Mobile County Board of Health Subdivision

REQUEST _____ Subdivision _____


















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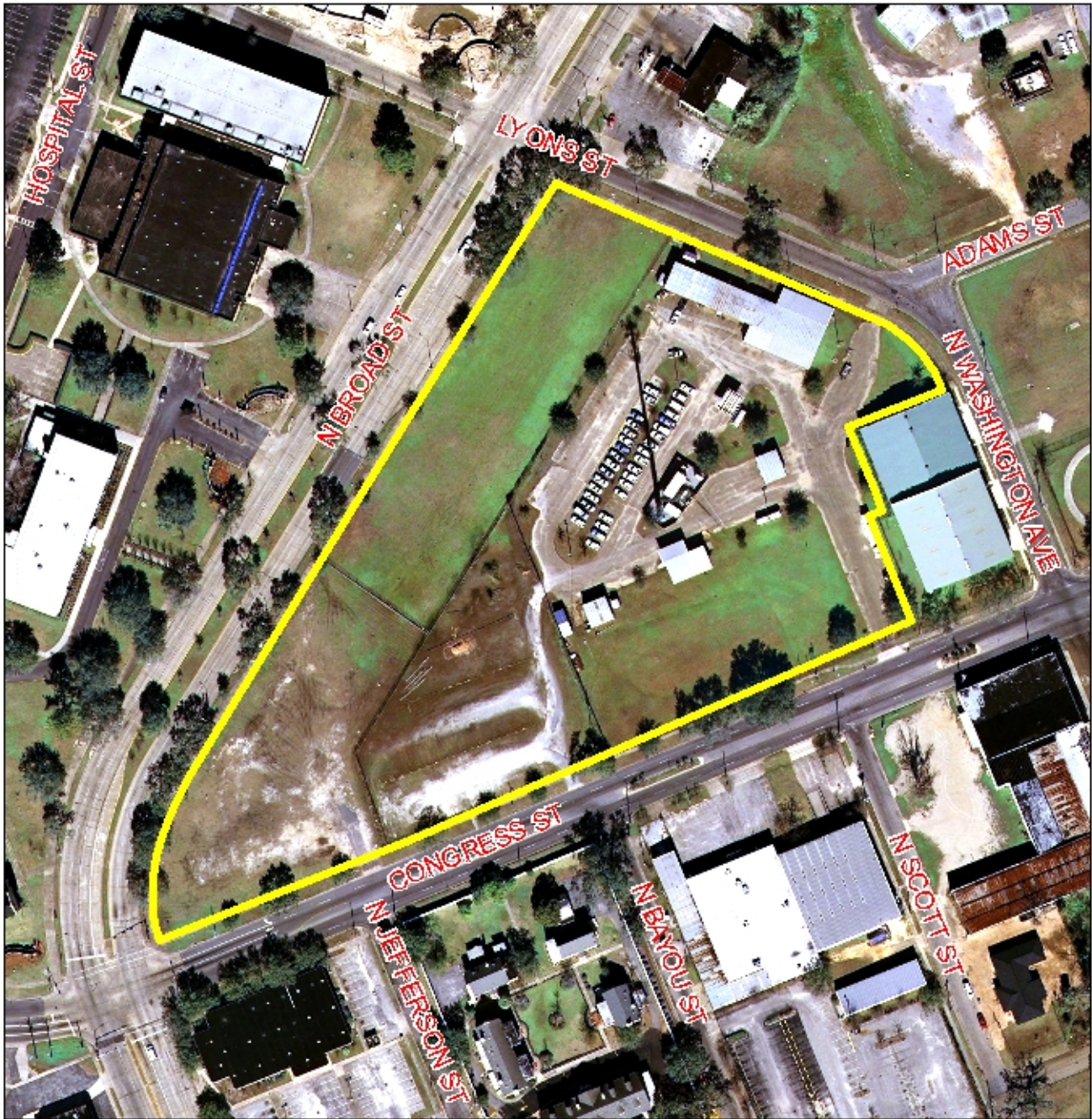


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LEGEND

 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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