

## **US COURTHOUSE SUBDIVISION**

Engineering Comments: The following 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. 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.
- C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo the Lot will receive historical credit of impervious area towards stormwater detention requirement. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application.
- D. 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.
- E. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information.
- F. Provide a written legal description for the proposed subdivision and matching bearing and distance labels.
- G. Show and label all flood zones.
- H. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- I. Show and label each and every Right-Of-Way and easement.
- J. Provide and label the monument set or found at each subdivision corner.
- K. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- L. Provide the Surveyor's Certificate and Signature.
- M. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- N. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Traffic Engineering Comments: Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any unused curb cuts should be closed and replaced with curb and gutter.

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 1.8 acre  $\pm$ , 1 lot subdivision which is located on Northwest corner of St. Louis Street and St Joseph Street, extending to the Southwest corner of St Joseph Street and St. Anthony Street, extending to the South East corner of St. Anthony Street and South Conception Street, extending to the Northeast corner of St Louis Street and North Conception 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 six metes-and-bounds parcels into one legal lot of record. The site will be redeveloped with a new facility for the US Federal Courthouse.

A portion of the site is located within the DeTonti Square Historic District, which is both a locally and federally recognized historic district. Development of the site must comply with all applicable local, state and federal regulations regarding development within National Register-listed historic districts.

The site has frontage onto four streets: St. Anthony, St. Louis, N. Conception and St. Joseph Streets. All streets are considered minor streets, and all meet the minimum right-of-way width of 50 feet for streets with curb-and-gutter.

The site has multiple existing curb-cuts: one onto St. Joseph, four onto St. Anthony, three onto N. Conception, and four onto St. Louis Street. A site plan depicting the redevelopment of the property was not provided with the application, thus staff cannot determine the number of curb-cuts that will be desired by the applicant. The size, design and location of all curb-cuts that will remain, be modified or added should be coordinated with Traffic Engineering, with all unused curb-cuts to be removed during site redevelopment. All new or modified curb-cuts should conform to AASHTO standards.

The 25-foot minimum building setback line, required in Section V.D.9., is not shown on the preliminary plat. As the site is located within the Downtown Development District, which has no minimum building setbacks, it is recommended that the Commission consider waiving Section V.D.9.

The lot size is not depicted on the preliminary plat. The final plat should depict the lot size in square feet and acres, if approved.

It appears that the entire site is within the AE flood zone for the Mobile River, according FEMA maps. The potential presence of floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

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-

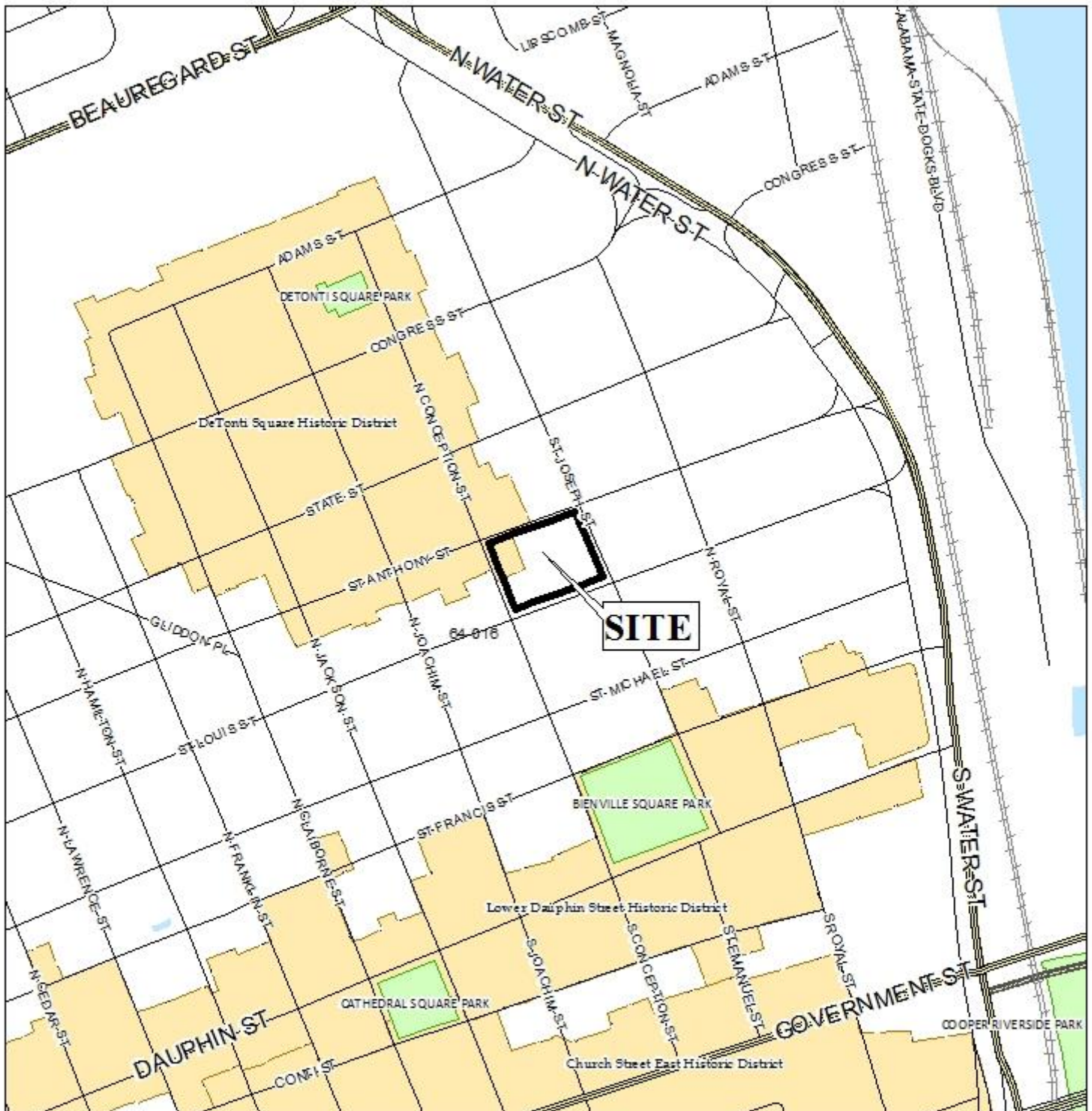
game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

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

- 1) placement of a note on the final plat stating that all development of the site must comply with all applicable local, state and federal regulations regarding development within National Register-listed historic districts;
- 2) placement of a note on the final plat stating that the size, design and location of all curb-cuts that will remain, be modified or added should be coordinated with Traffic Engineering, with all unused curb-cuts to be removed during site redevelopment.;
- 3) placement of a note on the final plat stating that all new or modified curb-cuts shall conform to AASHTO standards.;
- 4) the labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;
- 5) compliance with Engineering comments, as applicable (*The following 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. 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. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo the Lot will receive historical credit of impervious area towards stormwater detention requirement. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. D. 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. E. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. F. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. G. Show and label all flood zones. H. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. I. Show and label each and every Right-Of-Way and easement. J. Provide and label the monument set or found at each subdivision corner. K. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. L. Provide the Surveyor's Certificate and Signature. M. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. N. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 6) compliance with Traffic Engineering comments, as applicable (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any unused curb cuts should be closed and replaced with curb and gutter.*);
- 7) compliance with Urban Forestry comments, as applicable (*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).*);
- 8) compliance with Fire comments, as applicable (*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.*)
- 9) approval of all applicable federal, state and local agencies for development within the AE flood zone prior to the issuance of any permits or land disturbance activities; and
- 10) approval of all applicable federal, state and local agencies regarding endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

# LOCATOR MAP



APPLICATION NUMBER 11 DATE January 15, 2015

APPLICANT US Courthouse Subdivision

REQUEST Subdivision





# US COURTHOUSE SUBDIVISION



APPLICATION NUMBER 11 DATE January 15, 2015

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





# US COURTHOUSE SUBDIVISION

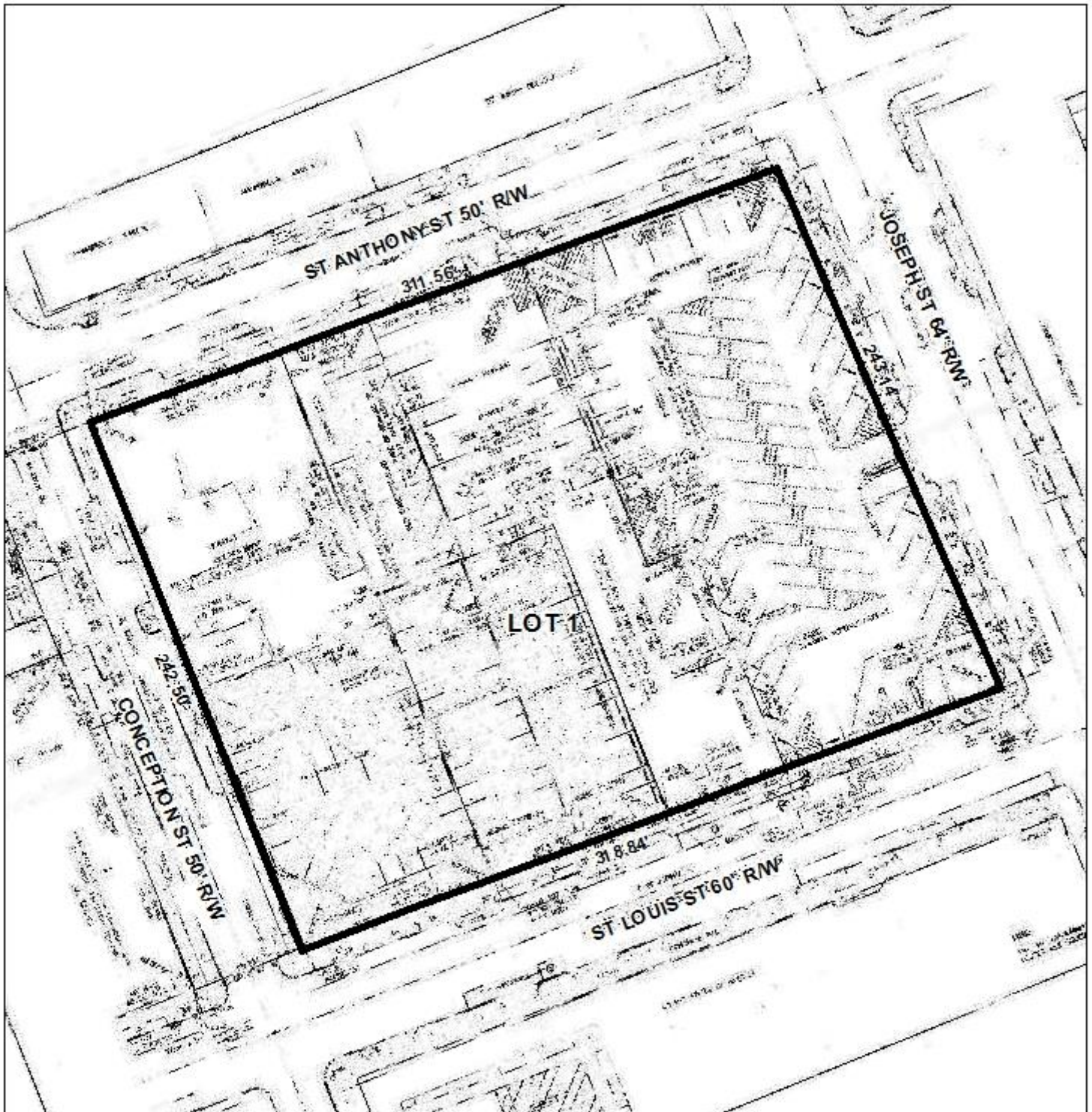


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# DETAIL SITE PLAN



APPLICATION NUMBER 11 DATE January 15, 2015

APPLICANT US Courthouse Subdivision

REQUEST Subdivision

