

TOWNSITE OF SEMMES SUBDIVISION, BLOCK 1,
RESUBDIVISION OF AND ADDITION TO LOTS 20, 21,
22, AND A PORTION OF LOTS 23 AND 24

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits

Fire-Rescue Department Comments: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile. Commercial buildings and sites within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

MAWSS Comments: No comments.

The plat illustrates the proposed 2 lot, 1.0 \pm acre subdivision located at the Northwest corner of Illinois Street and Michigan Avenue (unopened public right-of-way), extending to the South side of Church Street, 200' \pm West of Illinois Street. The subdivision is served by public water and sanitary sewer services.

The purpose of this application is to resubdivide four existing lots of record, and portions of two other lots of record, into two legal lots of record.

The site fronts on Church Street and Illinois Street, both with adequate right of way; therefore, no dedication is required. The plat indicates the 25' minimum building setback line along Illinois Street and Church Street, and this should also be indicated on the final plat. As a means of access management, Lot 1 should be limited to one curb cut to Church Street, and Lot 2 should be limited to one curb cut to Illinois Street, with the size, design and location of all curb cuts to be approved by County Engineering and conform to AASHTO standards. Since both lots front along Michigan Avenue, an unopened public right-of-way, both lots should be denied access to Michigan Avenue until such time it is constructed to County standards. Upon the construction of Michigan Avenue to County standards, Lot 1 should be limited to one curb cut to Michigan Avenue, and Lot 2 should be limited to two curb cuts to Michigan Avenue, with the size, design and location of all curb cuts to be approved by County Engineering and conform to AASHTO standards.

Each lot is labeled on the plat with its size in square feet. This should also be depicted on the final plat, or a table should be furnished providing the same information.

The plat indicates a public alley between the current Lots 5 and 20, and at the North end of the current Lots 21 and 22. As this is proposed to be vacated and made part of the subdivision, the Vacation process should be completed prior to the signing and recording of the final plat. Also,

since the alley is of substandard width according to the Subdivision Regulations, Lots 1 and 2 should be denied access to the alley.

Lot 1 would exceed the maximum depth-to-width ratio of the Subdivision Regulations. However, since the current Lot 20 has no frontage on an open public right-of-way, combining it with the current Lot 5 to create the proposed Lot 1 would then afford access to Church Street. Also, deep, wide lots are not uncommon of the area. A waiver of Section V.D.3. of the Subdivision Regulations would be in order.

While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

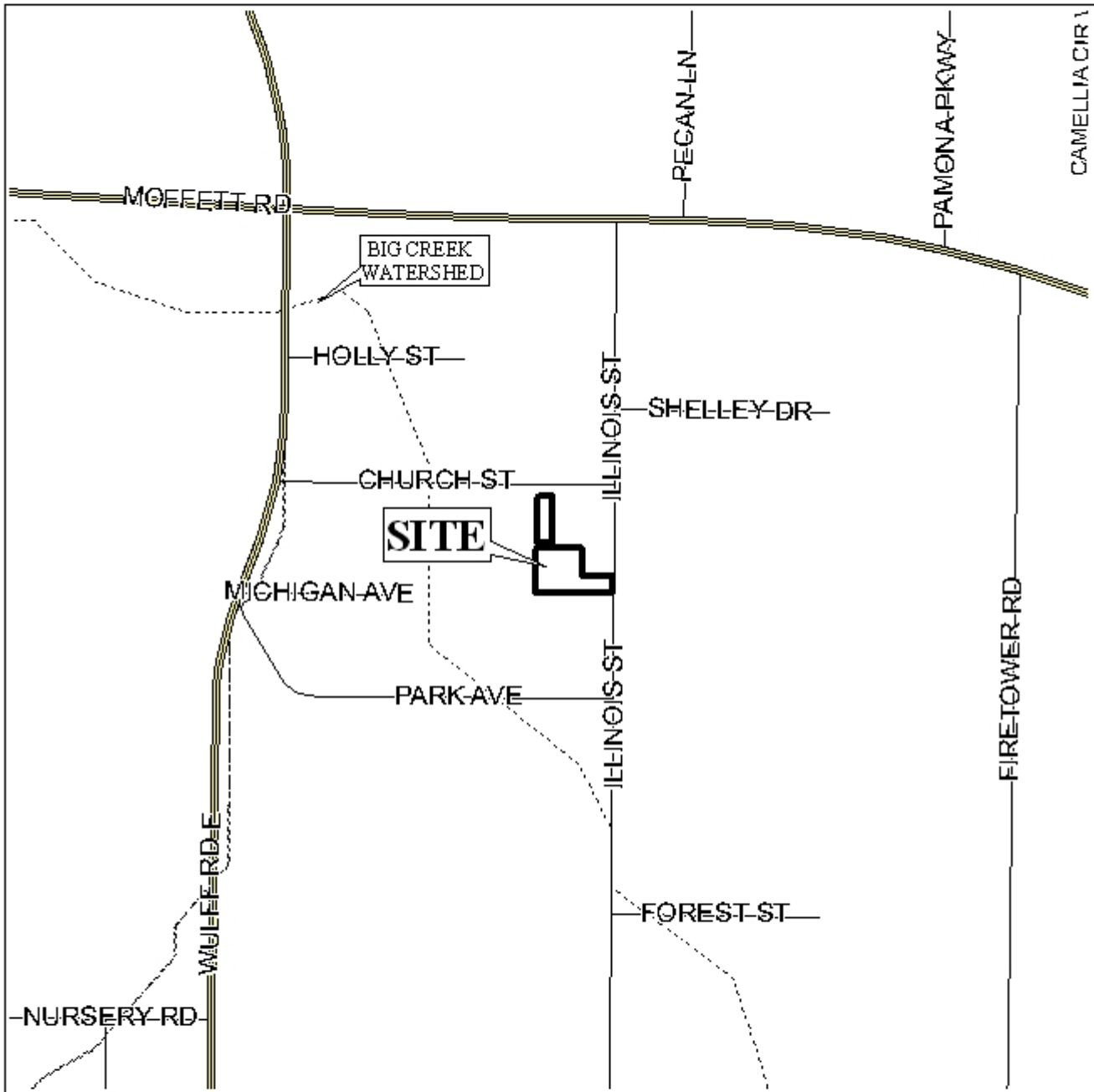
The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations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

A note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

It appears that the applicant sold the Northern portion of Lots 23 and 24 via a metes-and-bounds parceling in 2004; therefore, the Northern portion of Lots 23 and 24 should be included in this application as a third lot.

Based on the preceding, this application is recommended for holdover to the meeting of March 20th to allow the applicant to include the Northern portion of Lots 23 and 24 in this application, and revise the subdivision to three lots. Revisions, new mailing labels, and postage should be furnished by March 3rd.

LOCATOR MAP



APPLICATION NUMBER 20 DATE February 21, 2008

Townsite of Semmes, Block 1 Resubdivision of and Addition to

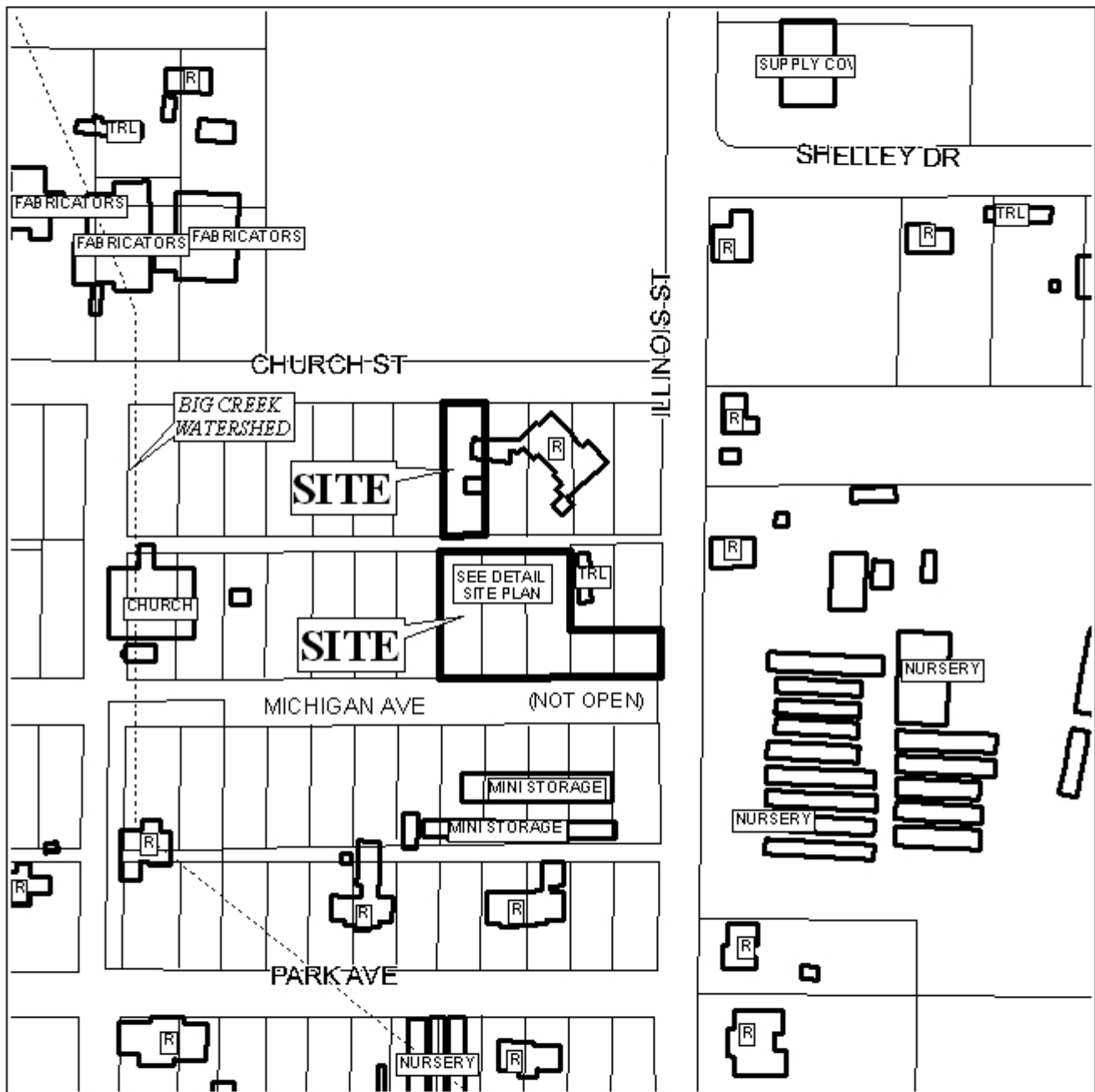
APPLICANT Lots 20,21,22, and a portion of 23 & 24

REQUEST Subdivision



NTS

TOWNSITE OF SEMMES, BLOCK 1 RESUBDIVISION OF AND ADDITION TO LOTS 20, 21, 22, AND A PORTION OF 23 & 24



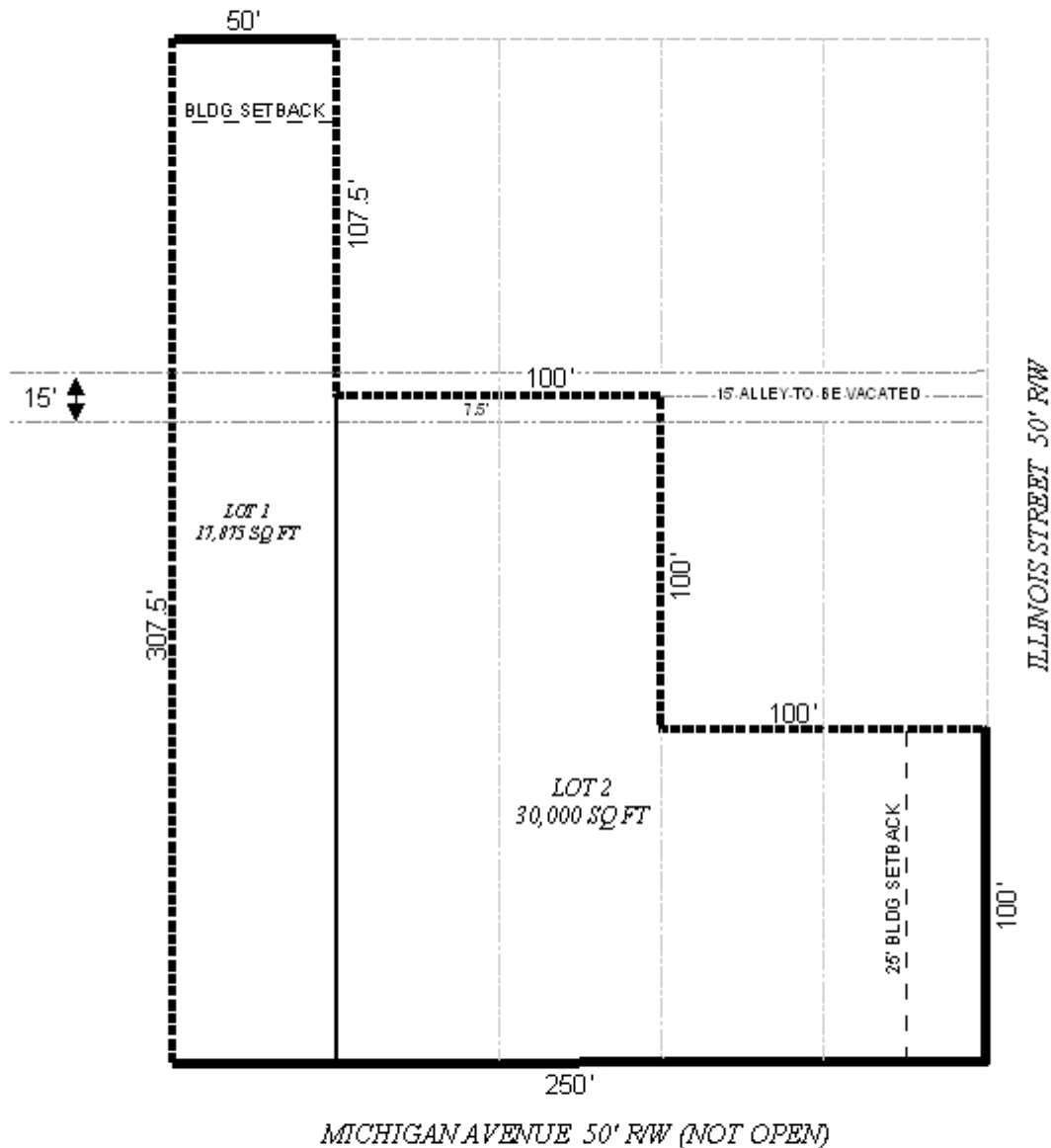
APPLICATION NUMBER 20 DATE February 21, 2008

LEGEND



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 20 DATE February 21, 2008

Townsite of Semmes Subdivision, Block 1, Resubdivision of and
 APPLICANT Addition to Lots 20, 21, 22, and a Portion of Lots 23 and 24

REQUEST Subdivision



NTS