

CONDOMINIUM SUBDIVISION

Engineering Comments: Show minimum Finished Floor Elevation on plat and plans. Need to analyze the receiving drainage system and maximize detention according to the ability of the receiving system to handle the flow. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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.

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: All projects 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. Fire hydrants shall be provided per Section 508.5.1 of the 2003 IFC. Access to building shall be provided per Section 503.1.1 & 503.2.1 of the 2003 IFC. FDC shall be within 100 feet of fire hydrant.

The plat illustrates the proposed 0.6 acre \pm , 1 lot subdivision which is located on the West side of North Joachim Street, extending from St. Francis Street to St. Michael 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 three parcels and a to-be-vacated alley into one legal lot of record. The applicant intends to construct a three-story condominium development. The site is currently a surface parking lot.

The site fronts onto North Joachim Street, St. Francis Street and St. Michael Street, all minor streets. The plat indicates that St. Michael Street only has 40-foot wide right-of-way, which does not meet the minimum requirements: mapping data available to staff indicates that the right-of-way may be 50-feet in width, thus the applicant should verify the actually right-of-way width. If the right-of-way for St. Michael Street is less than 50-feet, dedication sufficient to provide 25-feet, as measured from the centerline, may be required.

The site has frontage onto three streets, however, it appears to only have two and a half existing curb-cuts total onto St. Michael Street and St. Francis Street. The lot should be limited to one curb-cut onto each street, for a total of three (3), with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards.

The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the subdivision, however, the site is located in downtown Mobile in a B-4, General Business District, which has no minimum building setback requirements. The setback requirements of the Subdivision Regulations should be waived in favor of those required by the Zoning Ordinance. A note should be placed on the plat stating that there are no minimum building setbacks.

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

- 1) Completion of the alley vacation process prior to the signing of the final plat;
- 2) Verification of the right-of-way width along St. Michael Street, and dedication if necessary to provide 25-feet of right-of-way, as measured from the centerline;
- 3) Placement of a note on the plat stating that Lot 1 is limited to one (1) curb-cut onto each street, for a total of three (3), with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) Compliance with Engineering comments (*Show minimum Finished Floor Elevation on plat and plans. Need to analyze the receiving drainage system and maximize detention according to the ability of the receiving system to handle the flow. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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.*);
- 5) Waiver of the minimum building setback requirements of Section V.D.9. of the Subdivision Regulations in favor of those of the Zoning Ordinance, and placement of a note on the plat stating that there are no minimum building setbacks; and
- 6) The labeling of the lot with its size in square feet.

LOCATOR MAP



APPLICATION NUMBER 22 DATE March 6, 2008

APPLICANT Condominium Subdivision

REQUEST Subdivision



NTS

CONDOMINIUM SUBDIVISION



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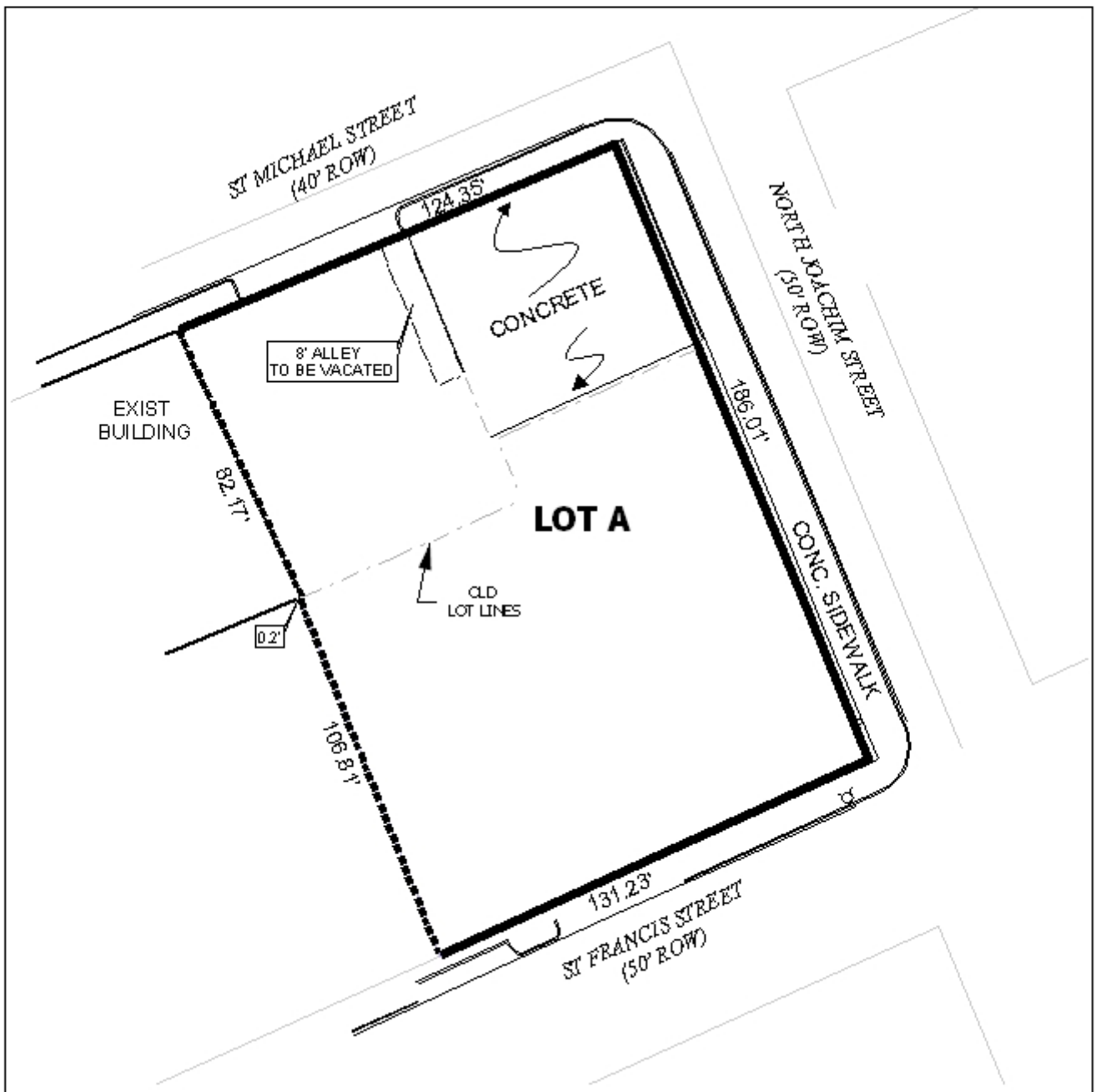
LEGEND

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
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DETAIL SITE PLAN



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REQUEST Subdivision



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