

GOVERNMENT STREET SUBDIVISION

Engineering Comments: Any proposed development on this site must comply with all storm water and flood control ordinances of The City of Mobile. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area, AE (el 12). You will need to show and label the all flood hazard area(s) and show a minimum FFE for all proposed structures on your plat. complete set of construction plans for any proposed site work (including any grading, drainage, paving, utility lines, or stormwater detention systems) will need to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work.

Traffic Engineering Comments: Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any curbs cuts should be limited to Conception Street.

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 lot, 0.3 acre \pm subdivision which is located at 61 South Conception Street (Northeast corner of Conception Street and Government 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 create a single legal lot of record from an existing metes and bounds parcel.

The proposed lot, as depicted, meets the minimum size and frontage requirements as regulated by the Subdivision Regulations. The lot area size is depicted on the plat in square feet, and this should be retained on the Final Plat, if approved. The 25-foot minimum building setback line is not depicted, however, the site is located within the Downtown Mobile Core Area and also within a B-4, General Business Zoning District. Section 64-3.E.4.e. of the Zoning Ordinance states that no yards are required in this District. As such, a waiver of Section V.D.9. of the Subdivision Regulations regarding the 25-foot minimum building setback would be appropriate.

The proposed lot fronts Government Street to the South and South Conception Street to the West. Government Street is a major street as shown on the Major Street Plan Component of the Comprehensive Plan. The Plan requires a right-of-way width of 100 feet for Government Street in this area, and an adequate 100-foot right-of-way is depicted. South Conception Street is a minor street, provided with curb and gutter, and is depicted with an adequate 50-foot right-of-way.

The site is located at the intersection of Government Street and South Conception Street. As such, compliance with Section V.B.16. of the Subdivision Regulations regarding curb radii will be required at the intersection.

Given that the Government Street frontage is only 53 feet in width, and the proximity of the intersection of South Conception Street as well as the Bankhead Tunnel, access to Government Street should be denied. One curb cut to South Conception Street would seem to be appropriate as it is the only existing curb cut. As such, a note should be placed on the Final Plat, if approved, denying the lot access to Government Street and limiting the lot to one curb cut to South Conception Street, with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards.

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. regarding the minimum building setback line, this application is recommended for tentative approval subject to the following conditions:

- 1) retention of lot area size in square feet, on the Final Plat;
- 2) compliance with Section V.B.16. of the Subdivision Regulations regarding curb radii at the corner of Government Street and South Conception Street;
- 3) placement of a note on the Final Plat stating that Lot 1 is denied access to Government Street and limited to one curb cut to South Conception Street with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) compliance with Engineering comments: *“any proposed development on this site must comply with all storm water and flood control ordinances of The City of Mobile. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area, AE (el 12). You will need to show and label the all flood hazard area(s) and show a minimum FFE for all proposed structures on your plat. complete set of construction plans for any proposed site work (including any grading, drainage, paving, utility lines, or stormwater detention systems) will need to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work;”*
- 5) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

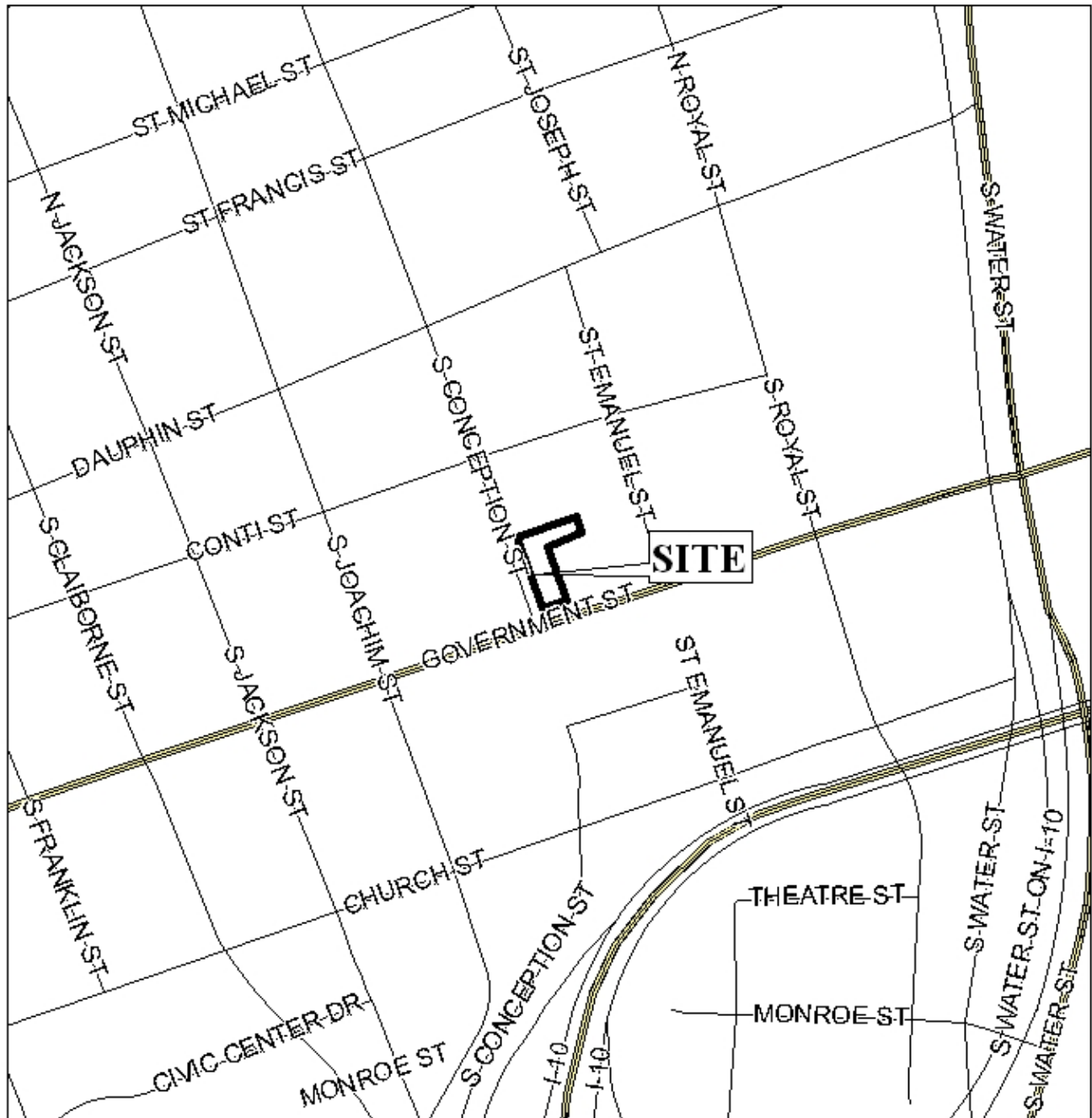
Revised for the January 19, 2012, meeting

This application was held over at the January 5, 2012, meeting at the applicant's request. No new information was received, and, as such, the original recommendation stands.

Based upon the preceding and with a waiver of Section V.D.9. regarding the minimum building setback line, this application is recommended for tentative approval subject to the following conditions:

- 1) retention of lot area size in square feet, on the Final Plat;*
- 2) compliance with Section V.B.16. of the Subdivision Regulations regarding curb radii at the corner of Government Street and South Conception Street;*
- 3) placement of a note on the Final Plat stating that Lot 1 is denied access to Government Street and limited to one curb cut to South Conception Street with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;*
- 4) compliance with Engineering comments: "any proposed development on this site must comply with all storm water and flood control ordinances of The City of Mobile. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area, AE (el 12). You will need to show and label the all flood hazard area(s) and show a minimum FFE for all proposed structures on your plat. complete set of construction plans for any proposed site work (including any grading, drainage, paving, utility lines, or stormwater detention systems) will need to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work;"*
- 5) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.*

LOCATOR MAP



APPLICATION NUMBER 6 DATE January 19, 2012

APPLICANT Government Street Subdivision

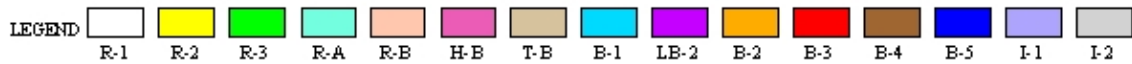
REQUEST Subdivision



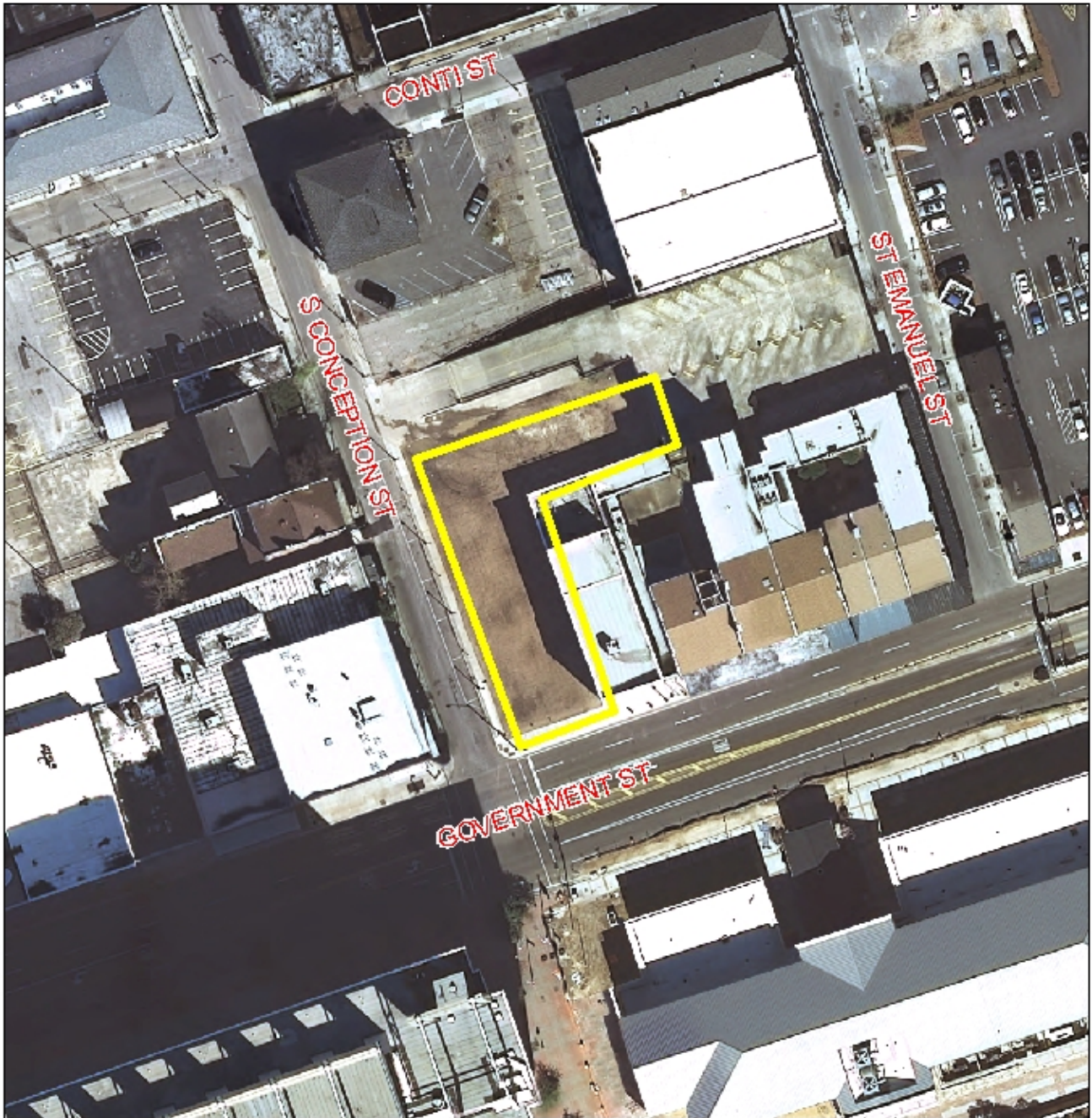
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