

## **JACKSON AND CONGRESS SUBDIVISION**

Engineering Comments: Show Minimum FFE on plans and plat for all lots located within the X-Shaded and AE Flood Zones. 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 storm water and flood control ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system to accept drainage from this property.

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 0.4± acre, 2 lot subdivision, which is located at the Southeast corner of Jackson 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 three metes and bounds parcels. It appears the original parcel was subdivided to create 3 additional child parcels. While 2 of the child parcels have been included in the subdivision, the applicant should submit a revised plat to include all 3 of the illegally subdivided child parcels or proof that the parcel was subdivided prior to 1952.

Proposed Lots 1 and 2 have frontage onto Jackson Street, a minor street with adequate 50' of right-of-way. In addition, proposed Lot 1 also has frontage onto Congress Street, a minor street that also has adequate 50' of right of way.

As a means of access management, a note should be placed on the final plat stating Lots 1 and 2 should each be limited to one curb cut onto Jackson Street with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. A note should also be placed on the final plat stating that Lot 1 is limited to one curb cut onto Congress Street with the size, location and design 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.

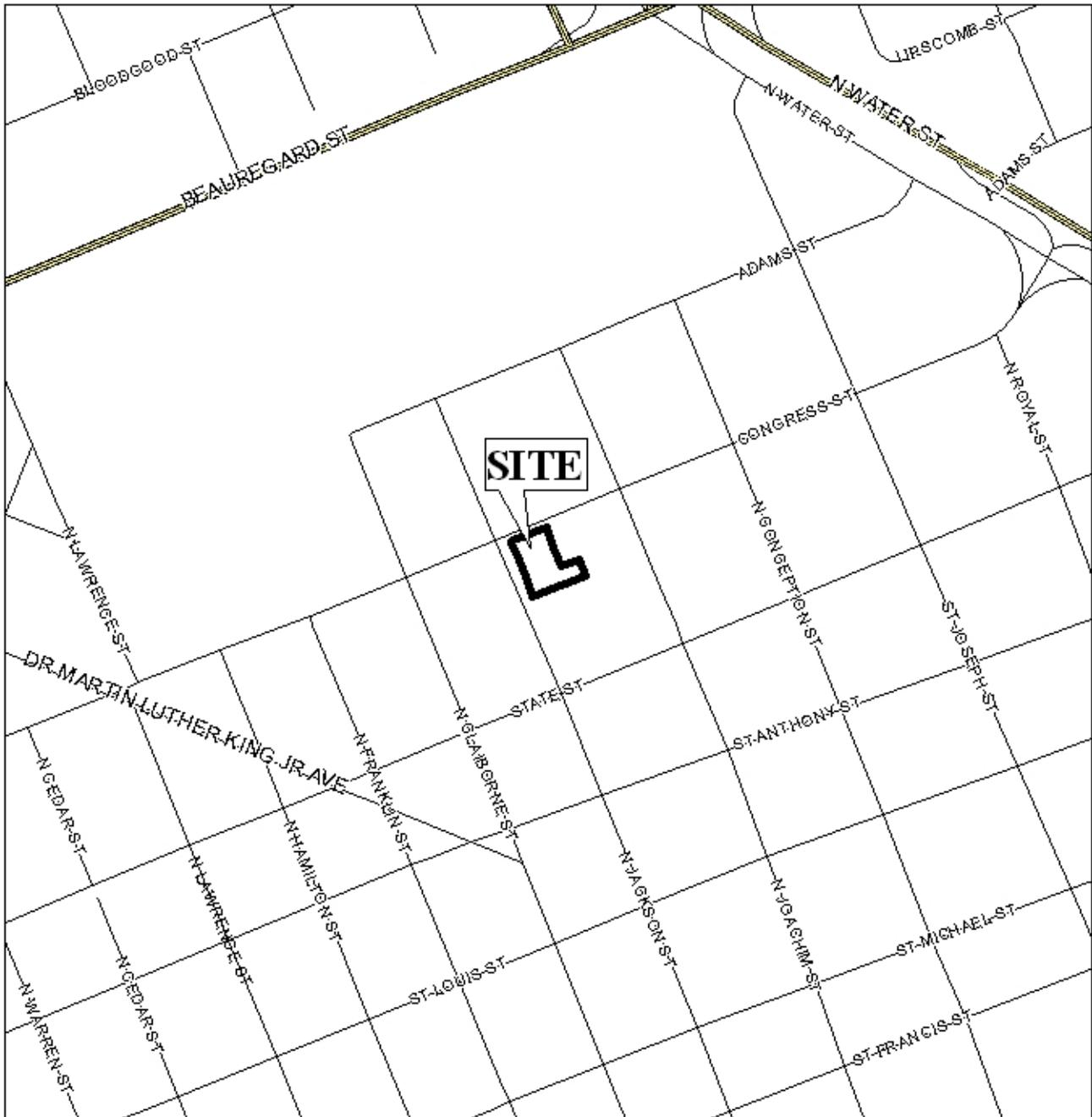
The lot sizes in square feet, at a minimum, should also be depicted on the final plat, or a table provided furnishing the same information, if approved. The site is located in the DeTonti Square Historic District, and is in the Residential-Business zoning district. The R-B district has a minimum building setback of 5 feet, thus the 25 foot minimum building setback line should be waived in favor of the R-B district requirements, and the plat should be revised to depict and label the setback along both Congress Street and Jackson Street.

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 August 21<sup>st</sup> meeting, with revisions due by August 8th, to allow the applicant to address the following:

- 1) revised plat to include the child parcel located to the North; and
- 2) submittal of new labels and postage required to re-advertise; or
- 3) evidence that the parcels were created prior to 1952.

# LOCATOR MAP



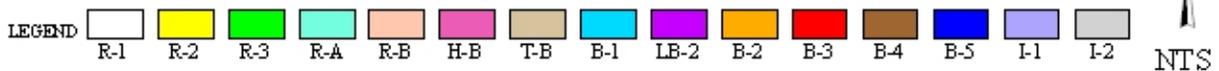
APPLICATION NUMBER 13 DATE July 24, 2008  
APPLICANT Jackson and Congress Subdivision  
REQUEST Subdivision



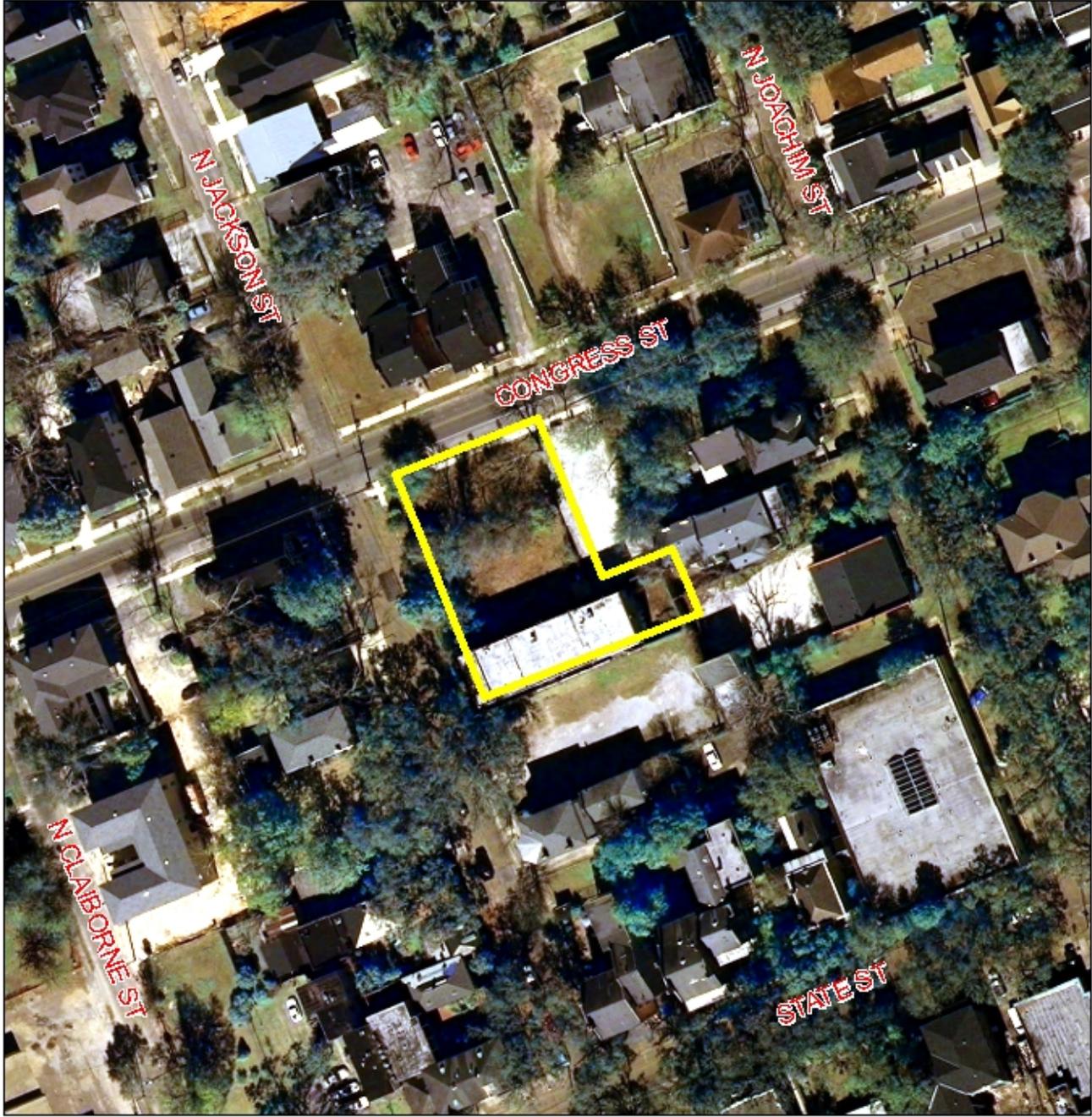
# JACKSON AND CONGRESS SUBDIVISION



APPLICATION NUMBER 13 DATE July 24, 2008



# JACKSON AND CONGRESS SUBDIVISION



APPLICATION NUMBER 13 DATE July 24, 2008

