

## **BETTA STOR-IT SUBDIVISION**

Engineering Comments: Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.

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.

MAWSS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for **additional** sewer service has not been applied for. MAWSS cannot guarantee **additional** sewer service until the Capacity application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 4.3± acre, 2-lot subdivision which is located on the Northeast corner of Halls Mill Road and Interstate 65, and is in Council District 4. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create two legal lots of record from two legal lots of record and one metes-and-bounds parcel.

The lot sizes are labeled in square feet and acres on the preliminary plat. This information should be retained on the Final Plat, if approved.

The site fronts Halls Mill Road, a collector street; and Interstate 65, a major street as per the Major Street Plan. The preliminary plat indicates that the rights-of-way vary along both streets. As a collector street, Halls Mill Road should have a minimum right-of way of 70 feet. As a major street, Interstate 65 should have a minimum 300 foot wide right-of-way. Therefore, if approved, dedication of sufficient right-of-way to provide 35-feet from the centerline of Halls Mill Road, and 150-feet from the centerline of Interstate 65 is required.

As a means of access management, a note should be placed on the Final Plat, if approved, stating that Lot 1 is limited to the two existing curb cuts to Halls Mill Road, Lot 2 is limited to the existing curb cut to Halls Mill Road, with the size, location and design of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards.

The 25-foot minimum building setback is not shown for any public rights-of-way on the preliminary plat. If approved, the setback should be illustrated and labeled along all public rights-of-way on the Final Plat.

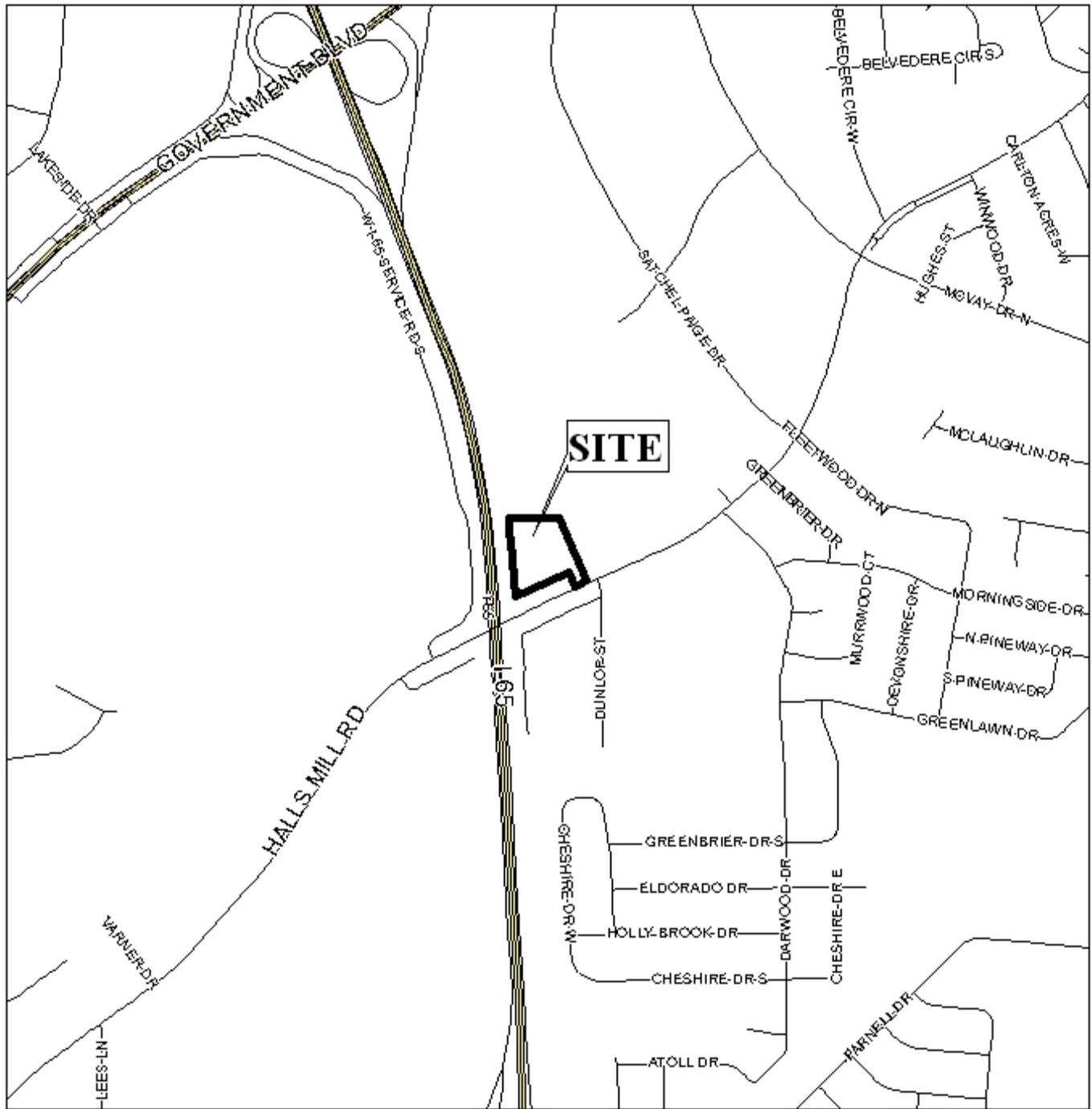
It should be noted that Lot 1 is zoned B-3, Community Business District, and is adjacent to a lot that is zoned R-1, Single-Family Residential. As per Section V.A.8. of the Subdivision Regulations, a 6-foot high privacy fence or 10-foot wide, 6-foot high vegetative buffer should be provided to reduce the impacts of the commercial land use on the adjacent residential land use.

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, the application is recommended for tentative approval, subject to the following conditions:

- 1) depiction of the 25-foot minimum building setback line along all public right-of-way frontages;
- 2) the labeling of the lots size in square feet and acres, or placement of a table on the plat with the same information;
- 3) dedication to provide 35 feet from the centerline of Halls Mill Road;
- 4) dedication to provide 150 feet from the centerline of Interstate 65;
- 5) provision of a 6-foot high privacy fence or 10-foot wide, 6-foot high vegetative buffer along the Eastern property boundary of Lot 1;
- 6) compliance with Engineering comments (*Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.*);
- 7) placement of a note on the Final Plat limiting Lot 1 to the two existing curb cuts to Halls Mill Road and Lot 2 to the existing curb cut to Halls Mill Road, with the size, design, and location of the curb cuts to be approved by Traffic Engineering and conform to AASHTO standards; and
- 8) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

# LOCATOR MAP



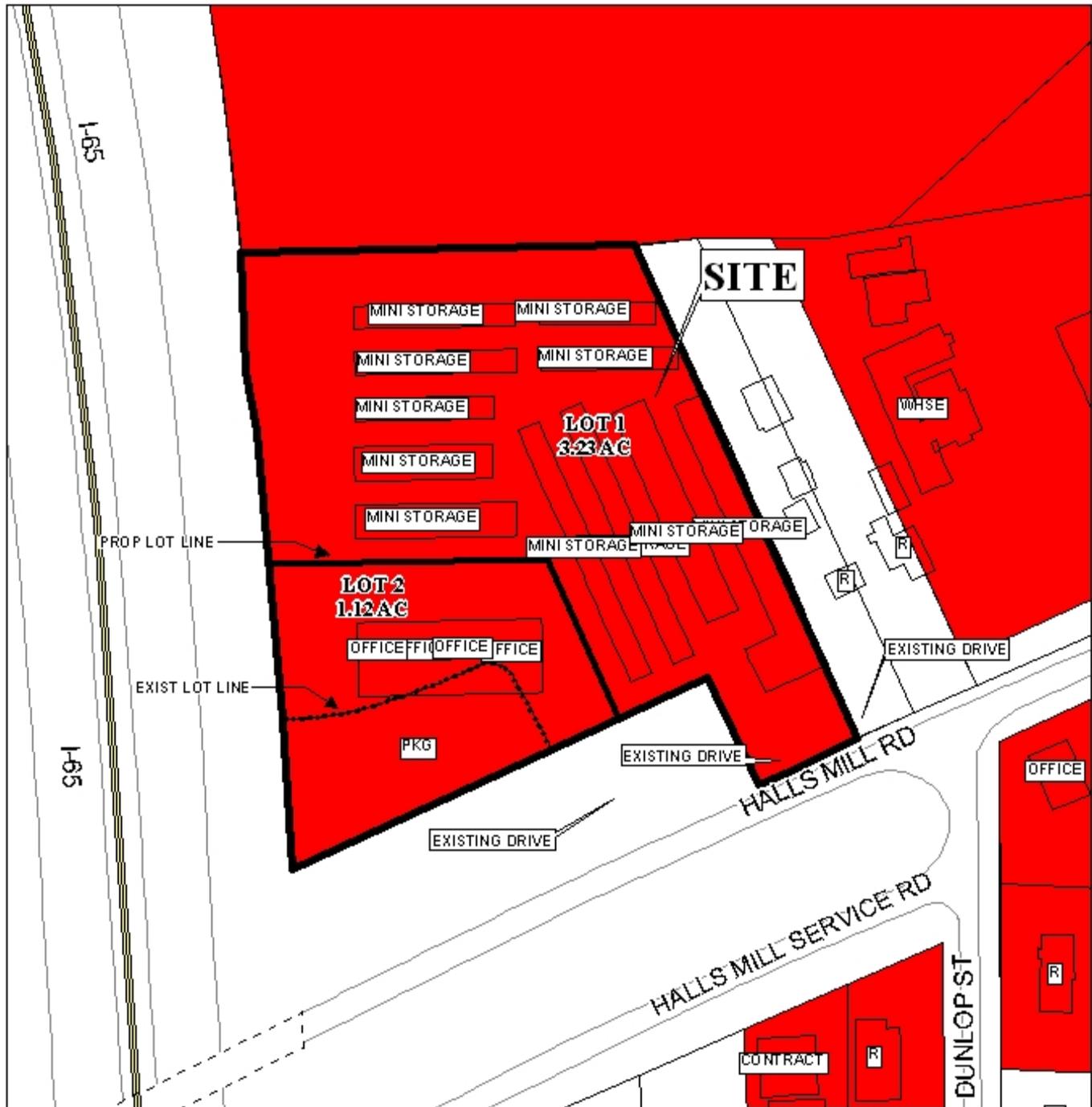
APPLICATION NUMBER 3 DATE November 3, 2011

APPLICANT Betta Stor-It Subdivision

REQUEST 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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