

HAVEN OF HOPE FOR WOMEN SUBDIVISION

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.

MAWWS Comments: No comments.

The plat illustrates the proposed 1 lot, 2.3± acre subdivision which is located at 7631 Moffett Road (Southeast corner of Moffett Road and Temple Road). The applicant states that the subdivision is served by public water and sanitary sewer.

The purpose of this application is to combine four existing legal lots of record and an existing metes and bounds parcels into one legal lot of record.

The proposed lot meets the minimum size requirements as regulated by Section V.D.2 of the Subdivision Regulations. The proposed lot size is not indicated on the preliminary plat and should be provided, in square feet, on the final plat, if approved.

The 25-foot minimum building line is not depicted, and should be depicted on the final plat along all public rights-of-way, if approved.

The lot also has adequate frontage on a public right-of-way. The site fronts Moffett Road to the North and Temple Road to the West. Moffett Road is a major street as shown on the Major Street Plan Component on the Comprehensive Plan. The Plan requires a right-of-way of 100 feet for Moffett Road in this area. The existing right-of-way width measurement is not depicted on the plat. As such, dedication sufficient to provide 50 feet from the centerline of Moffett Road should be required. Temple Road is a minor street, which does appear to be provided with curb and gutter, and is depicted with an adequate right-of-way of 50 feet. Also not depicted is compliance with Section V.B.16 of the Subdivision Regulations regarding curb radii. As such, dedication sufficient to satisfy this requirement should be required.

The existing curb cuts to site are not depicted on the preliminary plat. Aerial photographs appear to show two existing curb cuts to Moffett Road and two existing curb cuts to Temple Road. As Moffett Road is a major street, access management is a concern. Traffic counts for 2007 showed a daily average of over 24,600 vehicles on Moffett Road at the city limit line. With this type of traffic volume, the site should be limited to one curb cut to Moffett Road. Temple Road is

developed residentially. The proposed use of the site is commercial. It is undesirable to have commercial traffic using a residential street for ingress and egress. As such, the site should be denied access to Temple Road and limited to one curb cut to Moffett Road, with the size, design, and location of all curb cuts to be approved by Mobile County Engineering and ALDOT and conform to AASHTO standards.

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, if approved, 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.

This site is located in the County, thus any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8 of the Subdivision Regulations.

Based on the preceding, this application is recommended for tentative approval subject to the following conditions:

- 1) Provision of labeling of the lot size, in square feet, on the final plat, or provision of a table on the final plat with the same information;
- 2) Dedication sufficient to provide 50 feet from the centerline of Moffett Road;
- 3) Dedication sufficient to provide compliance with Section V.B.16 of the Subdivision Regulations regarding curb radii at the intersection of Moffett Road and Temple Road;
- 4) Depiction of the 25-foot minimum building line wherever the site fronts a public street;
- 5) Placement of a note on the final plat denying the site access to Temple Road;
- 6) Placement of a note on the final plat limiting to one curb cut to Moffett Road, with the size, design, and location of all curb cuts to be approved by Mobile County Engineering and ALDOT and conform to AASHTO standards;
- 7) Placement of a note 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;
- 8) 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;

- 9) Placement of a note 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.8 of the Subdivision Regulations.

LOCATOR MAP

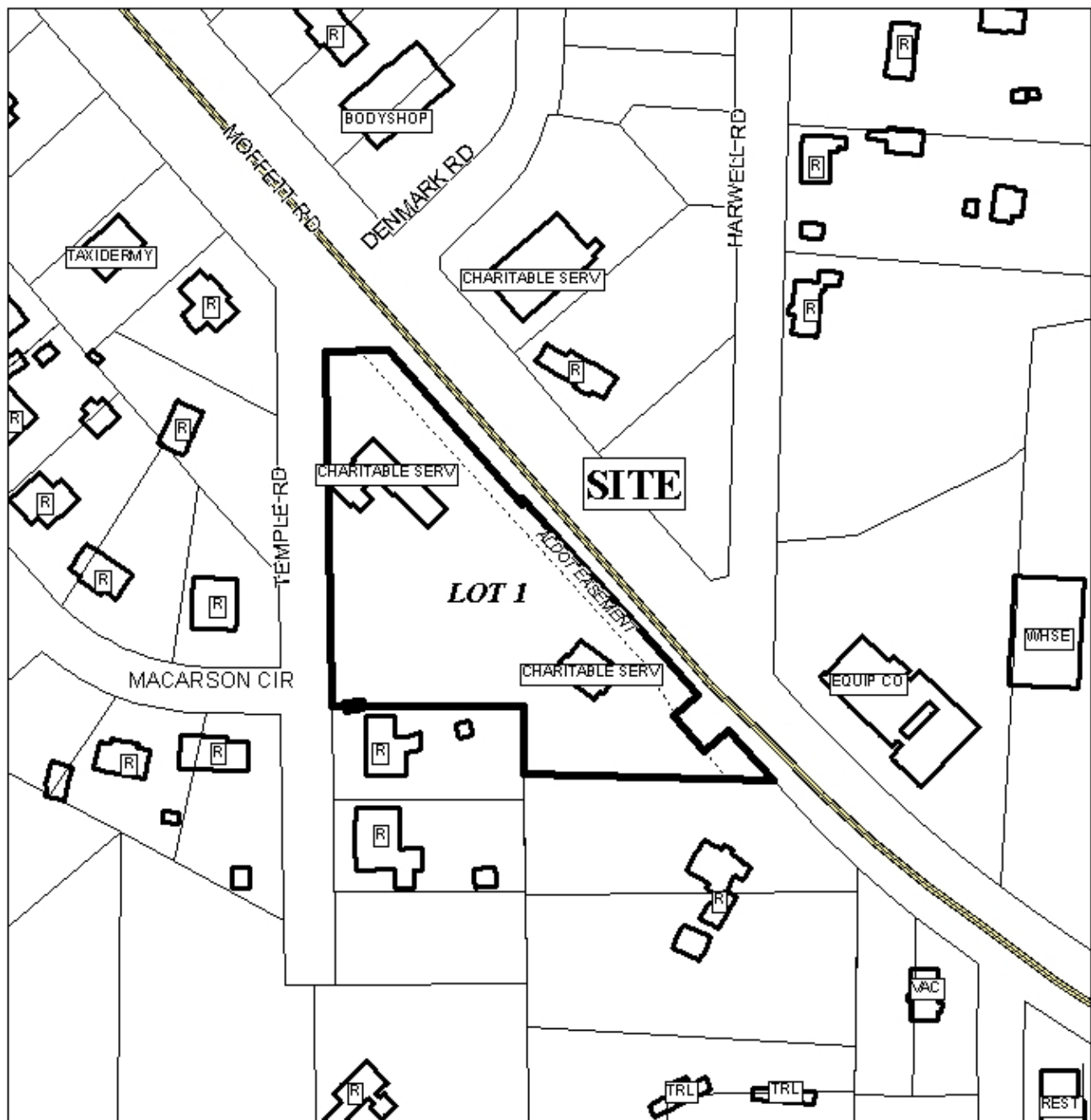


APPLICATION NUMBER 5 DATE August 20, 2009
 APPLICANT Haven of Hope for Women Subdivision
 REQUEST Subdivision



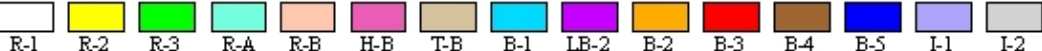
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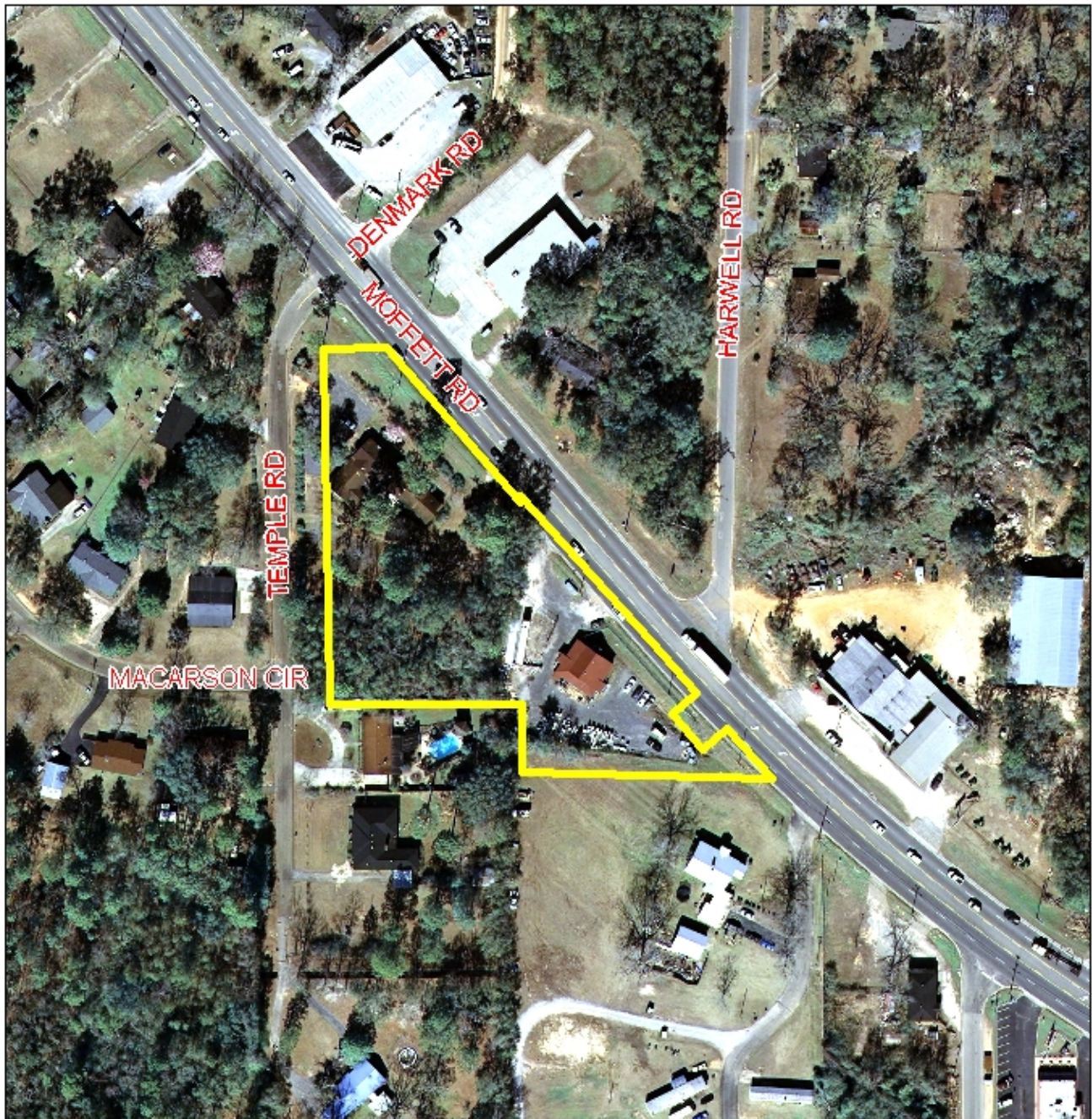
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LEGEND



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