

## **LIGHTHOUSE BAPTIST CHURCH 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, 3.3 acre  $\pm$  subdivision which is located at 6283, 6635 and 6337 Swedetown Road North (South side of Swedetown Road North, 175'  $\pm$  East Nan Gray Davis Road). The applicant states that the subdivision is served by public water and public sewer.

The purpose of this application is to combine three legal lots of record, which were approved as flag lots by the Planning Commission on July 24, 2008, into a single legal lot of record.

The proposed lot meets the minimum size and frontage requirements as regulated by Section V.D.2. of the Subdivision Regulations. The 25-foot minimum building setback line is not depicted on the preliminary plat, and this should be shown on the Final Plat. Further, the lot area size is not depicted, as such, the proposed lot should be labeled with the lot area size, in square feet, or a table be provided on the Final Plat with the same information.

The proposed lot faces Swedetown Road North, a major street as shown on the Major Street Plan component of the Comprehensive Plan. Adequate right-of-way was dedicated when the Hatcher-Smith Subdivision was approved by the Planning Commission as stated earlier. As such, no further dedication should be required. It should be noted that this dedication is being depicted on the Preliminary Plat. As this dedication has already occurred, this dedication notation should be deleted.

As Swedetown Road North is a planned major street, access management is a concern. The Hatcher-Smith Subdivision limited the three existing lots to two total curb cuts, and, as such, the new lot should be limited to two curb cuts, with the size, design, and exact location of all curb cuts to be approved by County Engineering 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.

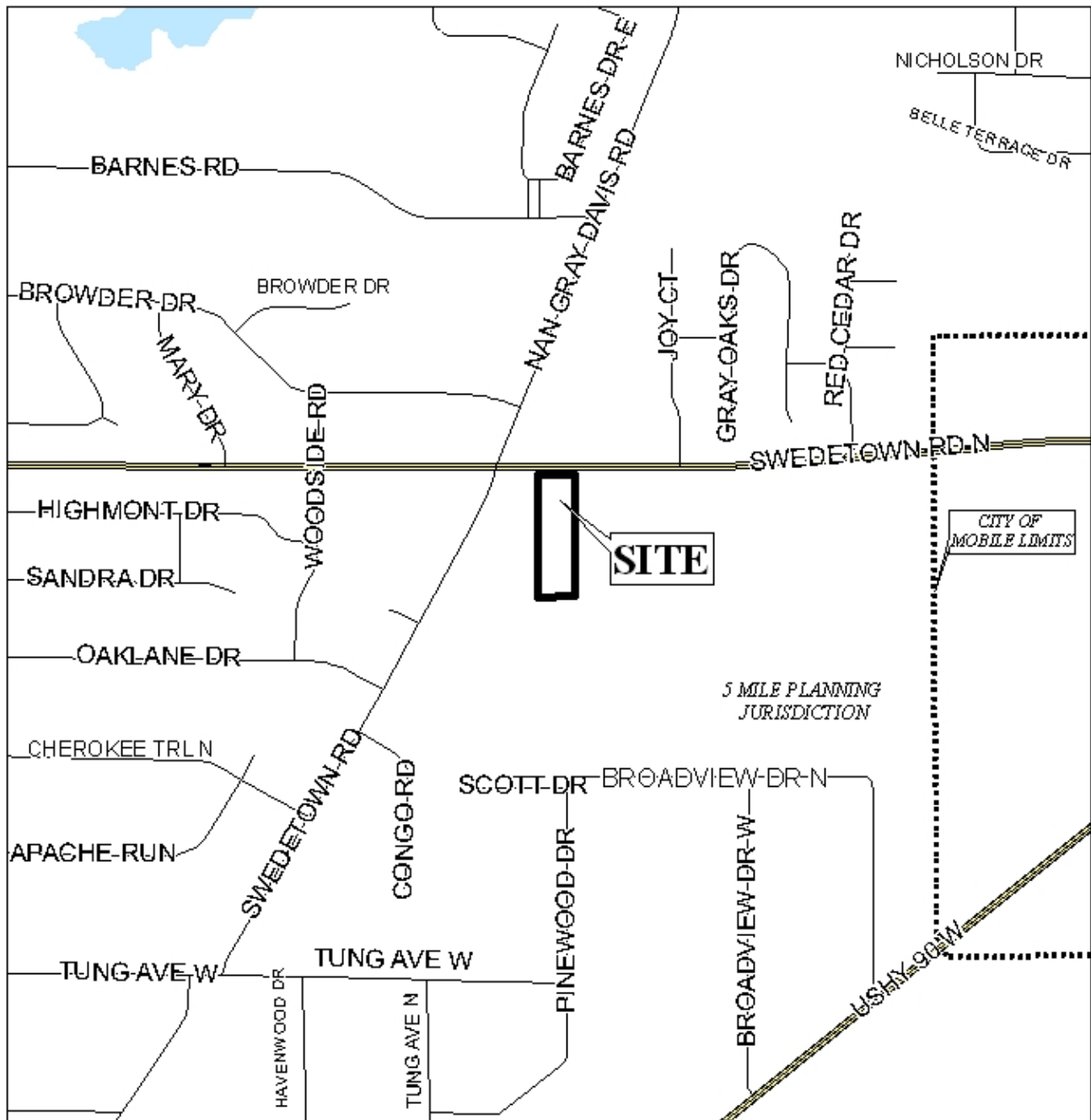
The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations 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) depiction of the 25-foot minimum building setback line along all right-of-way frontages on the Final Plat;
- 2) labeling of the lot area size, in square feet, or provision of a table on the Final Plat with the same information;
- 3) placement of a note on the final plat limiting the site to two curb cuts to Swedetown Road North, with the size, design, and location of all curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 4) deletion of dedication information;
- 5) 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;
- 6) 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; and
- 7) 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



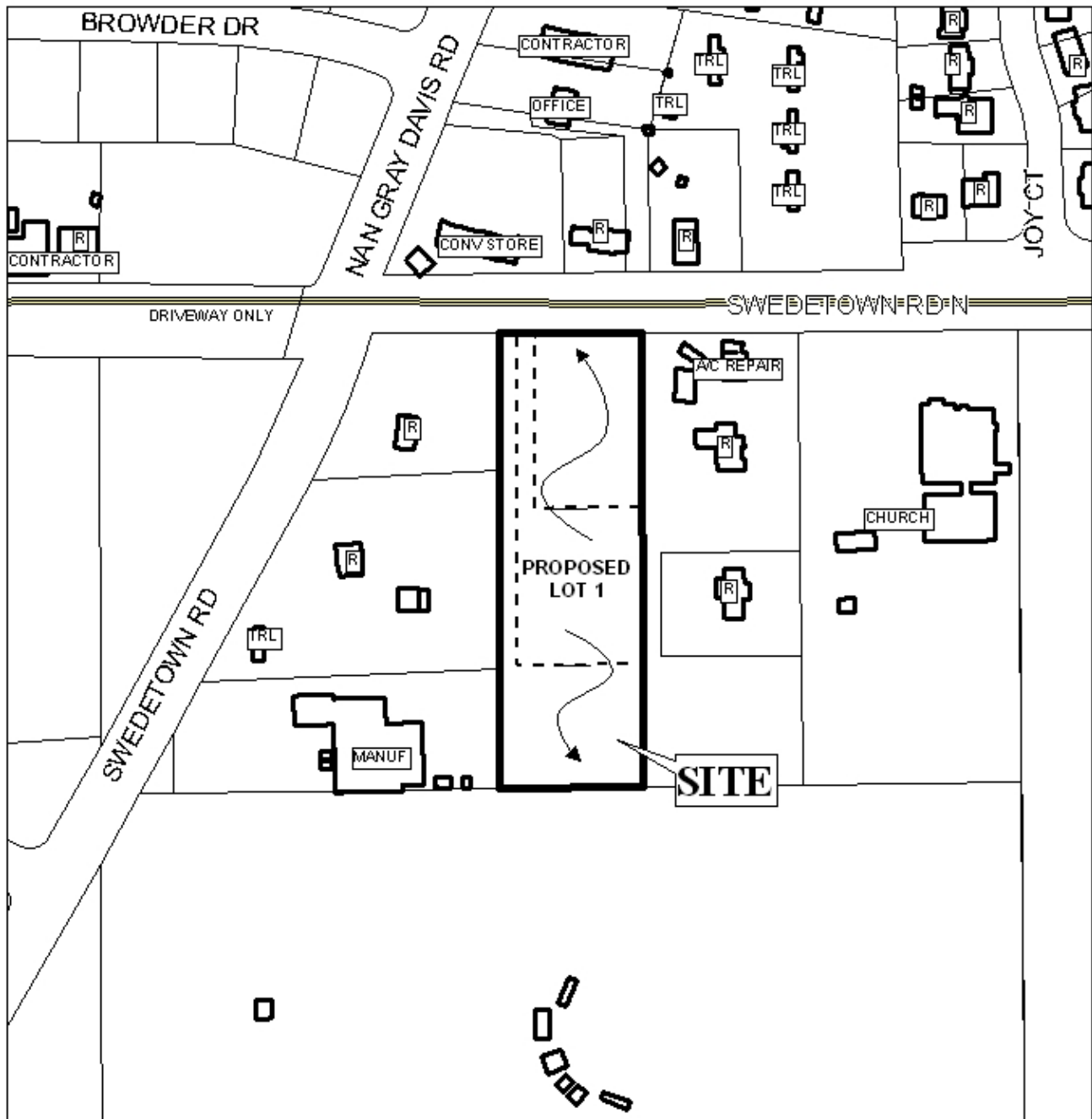
APPLICATION NUMBER 8 DATE July 8, 2010

APPLICANT Lighthouse Baptist Church Subdivision

REQUEST Subdivision



# LIGHTHOUSE BAPTIST CHURCH SUBDIVISION



APPLICATION NUMBER 8 DATE July 8, 2010

LEGEND

R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	R-9	R-10	R-11	R-12	R-13	R-14	R-15	R-16	R-17	R-18	R-19	R-20	R-21	R-22	R-23	R-24	R-25	R-26	R-27	R-28	R-29	R-30	R-31	R-32	R-33	R-34	R-35	R-36	R-37	R-38	R-39	R-40	R-41	R-42	R-43	R-44	R-45	R-46	R-47	R-48	R-49	R-50	R-51	R-52	R-53	R-54	R-55	R-56	R-57	R-58	R-59	R-60	R-61	R-62	R-63	R-64	R-65	R-66	R-67	R-68	R-69	R-70	R-71	R-72	R-73	R-74	R-75	R-76	R-77	R-78	R-79	R-80	R-81	R-82	R-83	R-84	R-85	R-86	R-87	R-88	R-89	R-90	R-91	R-92	R-93	R-94	R-95	R-96	R-97	R-98	R-99	R-100
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