

GOLDEN GLOW FARM SUBDIVISION, **RESUBDIVISION OF LOTS 41 & 42**

Engineering Comments: No storm water can be concentrated on adjacent property without release agreement. All storm water must tie to City of Mobile storm drainage system. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

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, with local amendments, and the 2003 International Existing Building Code, as appropriate.

Mobile Area Water & Sewer System Comments: MAWSS has only water services available.

The plat illustrates the proposed 1.1± acres, one lot subdivision, which is located on the South side of Halls Mill Road, 350'± West of Halls Mill Service Road, in city council district 4. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to combine two existing lots of record into one lot.

The site fronts onto Halls Mill Road, a collector street, which currently has a 50' right-of-way in this area. As a collector street, the right-of-way should be a minimum of 70' wide, thus dedication of sufficient right-of-way to provide 35' as measured from the centerline of Halls Mill Road should be required. The plat did not indicate a minimum building setback line. The minimum building setback line should be indicated on the final plat as being measured from the new right-of-way line, after dedication.

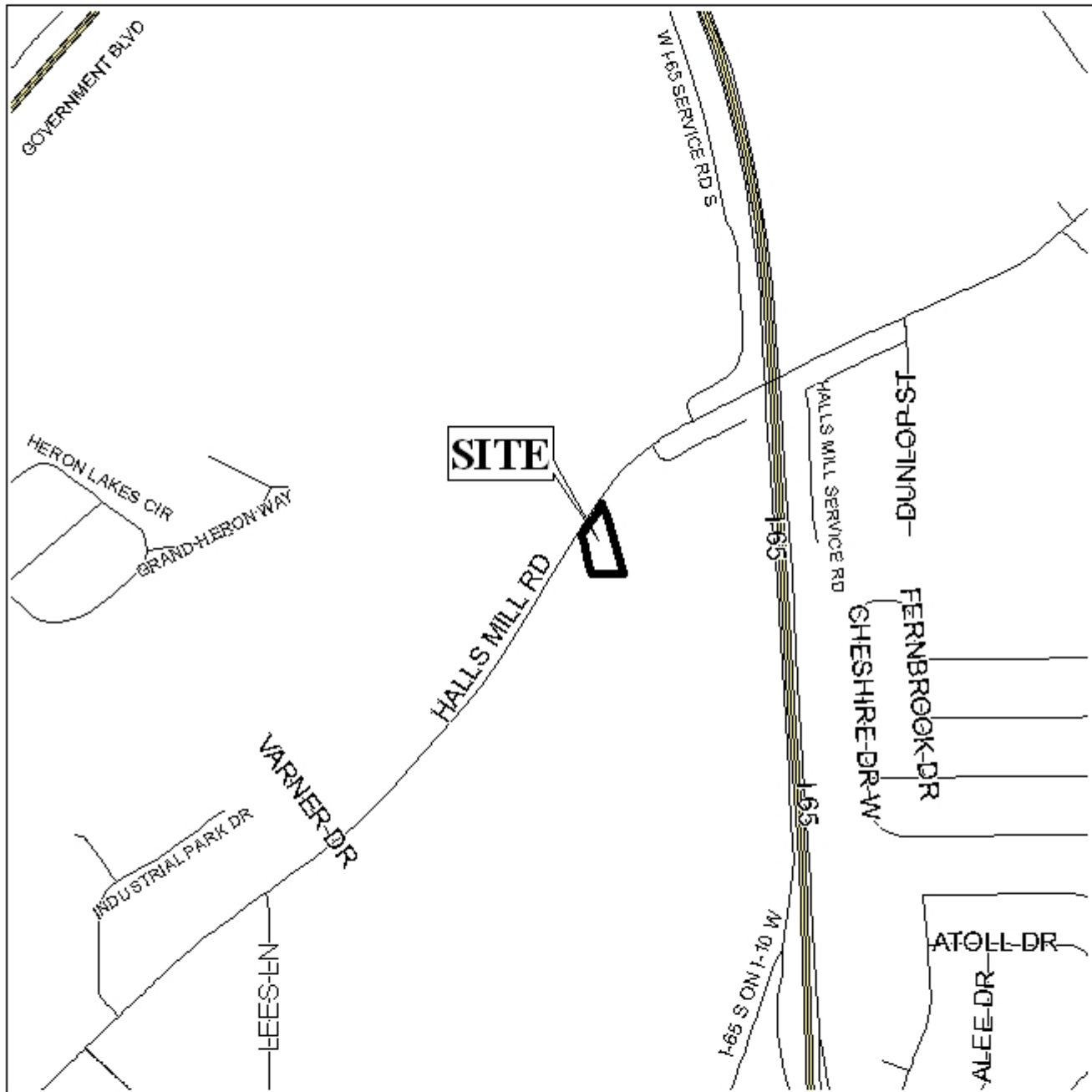
As shown on the plat, the site has less than 200 linear feet of street frontage; therefore the site should be limited to one curb cut with the location, size, and design to be approved by Traffic Engineering and conform to AASHTO standards.

The site is currently undeveloped; therefore, future development would be subject to full compliance with all municipal codes and ordinances.

Based on the preceding, the plat meets the requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

1. dedication of sufficient right-of-way to provide 35' as measured from the centerline of Halls Mill Road;
2. the depiction of the 25' minimum building setback line, as measured from the right-of-way line after dedication;
3. placement of a note on the final plat stating that the subdivision is limited to one curb cut to Halls Mill Road, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
4. full compliance with all municipal codes and ordinances; and
5. subject to the Engineering Comments (*No storm water can be concentrated on adjacent property without release agreement. All storm water must tie to City of Mobile storm drainage system. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*)

LOCATOR MAP



APPLICATION NUMBER 10 DATE September 6, 2007

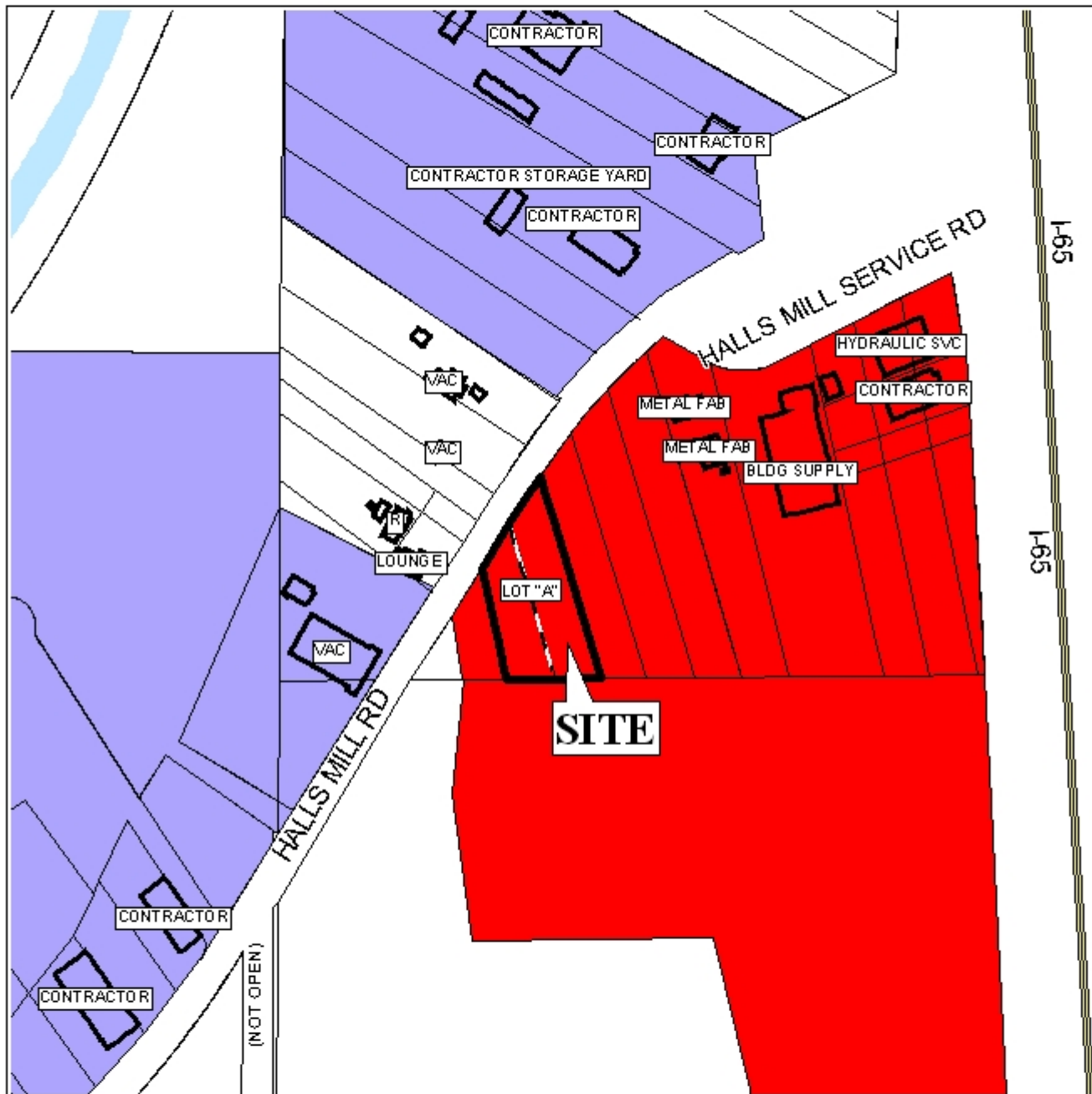
APPLICANT Golden Glow Farm Subdivision, Resubdivision of Lots 41 & 42

REQUEST Subdivision



NTS

GOLDEN GLOW FARM SUBDIVISON, RESUBDIVISION OF LOTS 41 & 42



APPLICATION NUMBER 10 DATE September 6, 2007

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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