

HALLS MILL CORSSING SUBDIVISION, **RESUBDIVISION OF LOTS 1 & 2**

Engineering Comments: The following comments should be addressed prior to acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat.

Traffic Engineering Comments: This site is located on an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and 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 within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

MAWSS Comments: MAWSS has water service at this location. Sewer would have to be extended to serve the site.

The plat illustrates the proposed 2.6 ± acre, 2-lot subdivision which is located on the North side of Rangeline Service Road North, 220' ± East of Halls Mill Road, 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 relocate the interior lot line between two legal lots of record. The site was originally approved as part of the Halls Mill Crossing Subdivision that was approved by the Planning Commission at its November 6, 2008 meeting before the site was annexed into the city limits.

The lot sizes are labeled, and the proposed lots would exceed the minimum size requirements of Section V.D.2. of the Subdivision Regulations. The lot sizes should be retained in square feet and acres on the Final Plat, as on the preliminary plat, if approved.

The site fronts onto Rangeline Service Road North. It should be noted that Rangeline Road is a major street, which is illustrated on the preliminary plat to have a right-of-way that varies. According to the Major Street Plan, Rangeline Road should have a right-of-way width of 300 feet. The preliminary plat should be revised to illustrate a minimum of 150' from the centerline of Rangeline Road, with dedications made as necessary.

The 25-foot minimum building setback line, required in Section V.D.9., is illustrated and labeled on the preliminary plat. If approved, the 25-foot building setback line should be retained on the

Final Plat. A 50' minimum building setback line is indicated on the preliminary plat for Lot 1 and a portion of Lot 2, and should also be illustrated on the Final Plat. It should be noted that the 50' setback exceeds the 25' minimum building setback required by the Subdivision Regulations.

Lot 1 has less than 200' of street frontage, and Lot 2 has more than 200' of street frontage therefore Lot 1 is limited to one curb cut to Rangeline Service Road North, and Lot 2 is allowed two curb cuts to Rangeline Service Road North, with driveway size, location and design to be approved by ALDOT and Traffic Engineering, and conform to AASHTO standards.

Lot 2 is slightly unusually shaped with the inclusion of the 25' drainage and utility easement at the rear of the lot. There are not any unusually shaped lots in the area, and would therefore be out of character. However, the fact that the unusual shape is due to the inclusion of a drainage and utility easement makes a waiver of Section V.D.1. of the Subdivision Regulations appropriate.

There is a common area that was created to serve these lots as part of the 2008 Halls Mill Crossing Subdivision which is located to the East of Lot 2. The Final Plat should be revised to include this common area, with a note stating that the maintenance of the common area is the responsibility of the property owners and not the City of Mobile. The addition of the common area will not result in any additional mailing labels or fees to be processed.

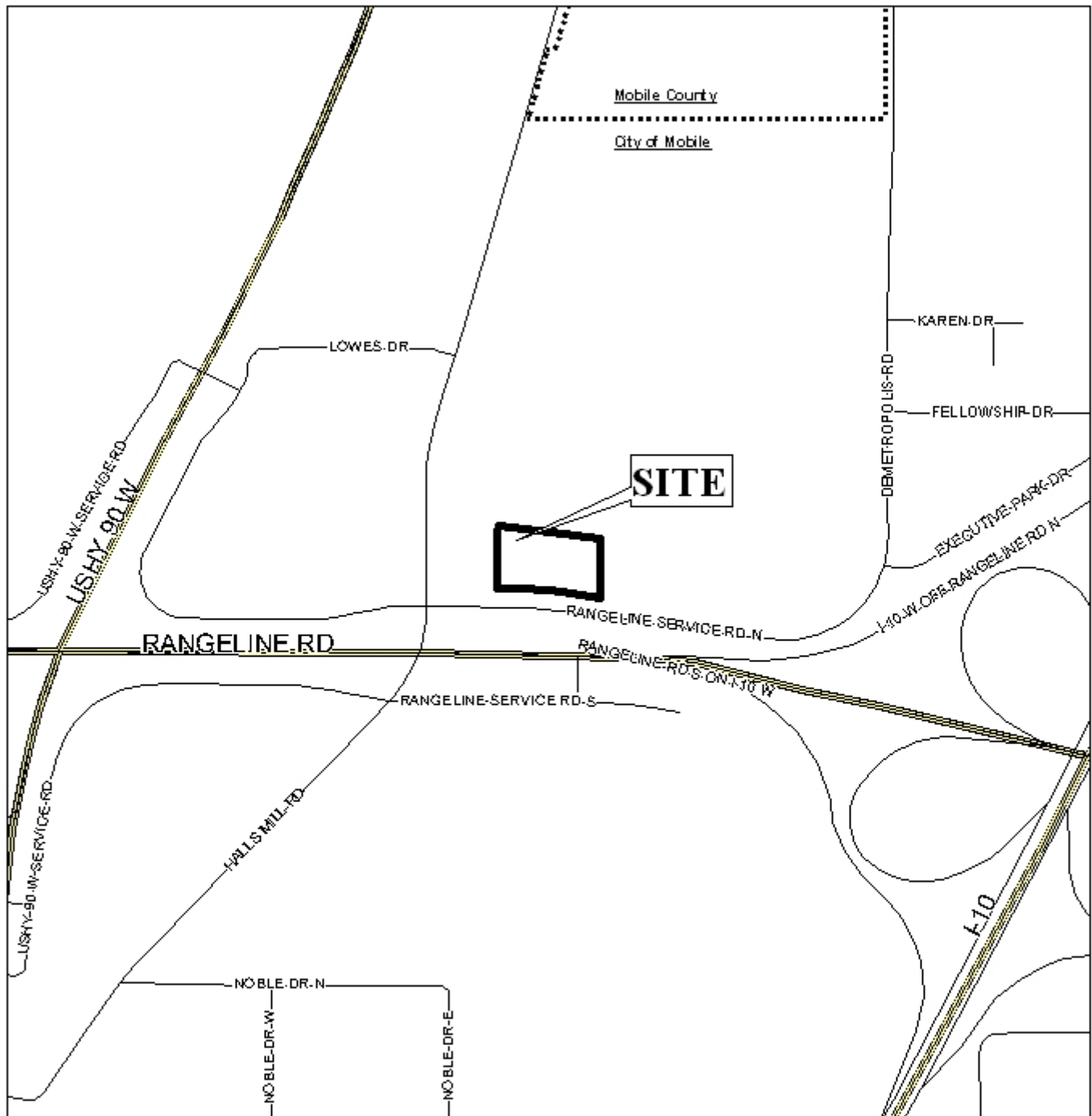
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Based upon the preceding, the application is recommended for tentative approval, with a waiver of Section V.D.1. of the Subdivision Regulations, subject to the following conditions:

- 1) revision to illustrate 150' from the centerline of Rangeline Road or dedication to provide 150' from the centerline of Rangeline Road;
- 2) illustration of the 25' minimum building setback line along Rangeline Service Road North adjusted to be measured from required dedication;
- 3) retention of the lot size in square feet and acres;
- 4) compliance with Engineering comments (*The following comments should be addressed prior to acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat.*);
- 5) compliance with Fire Department comments (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.*);
- 6) inclusion of the common area to the East of Lot 2;
- 7) placement of a note stating that maintenance of the common area is the responsibility of the property owners and not the City of Mobile;
- 8) placement of a note stating that there will be no structures in the 25' drainage and utility easement;

- 9) placement of a note on the Final Plat stating Lot 1 is limited to one curb cut to Rangeline Service Road North, and Lot 2 is allowed two curb cuts to Rangeline Service Road North, with driveway size, location and design to be approved by ALDOT and Traffic Engineering, and conform to AASHTO standards; and
- 10) 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.

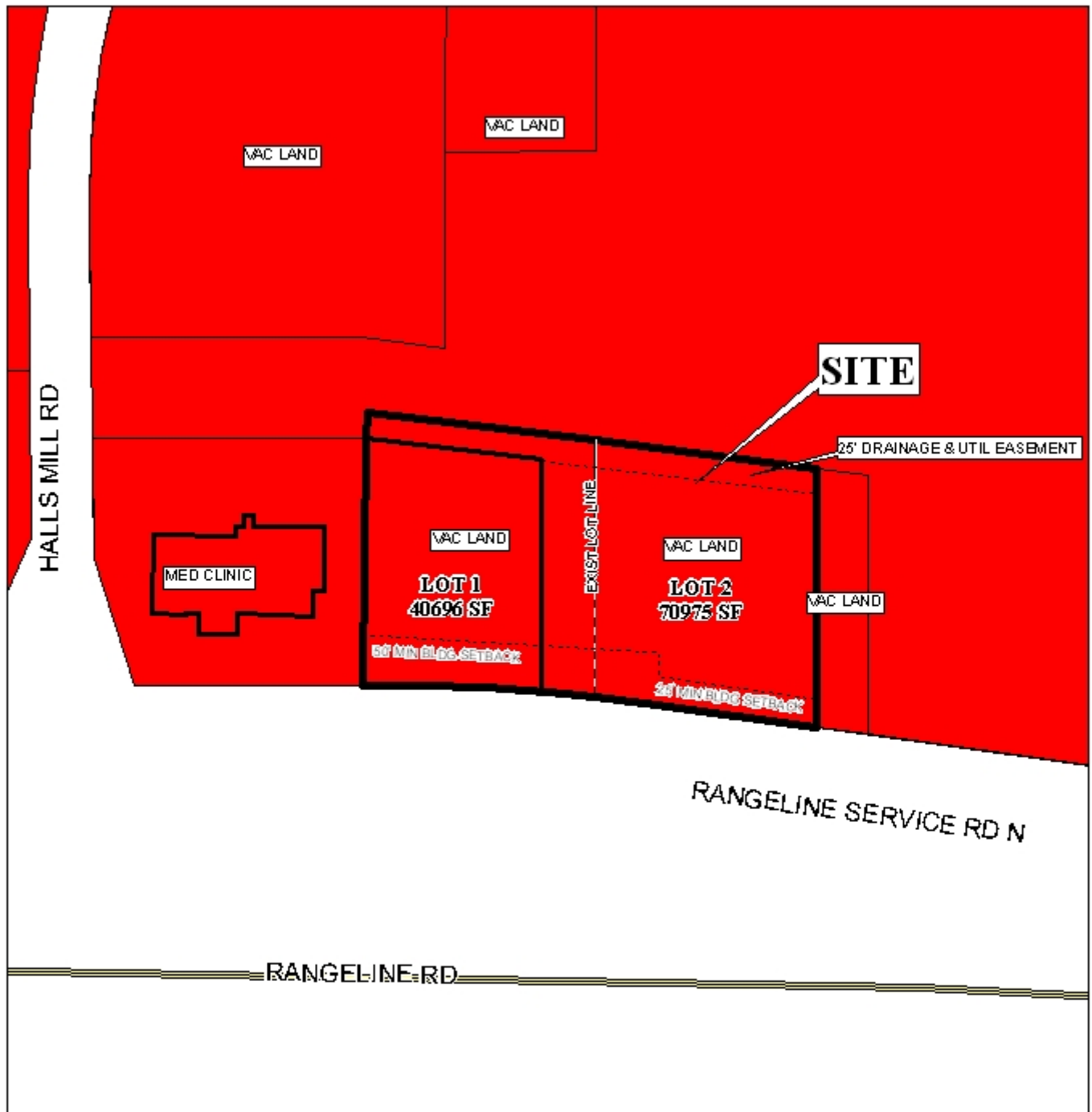
LOCATOR MAP



APPLICATION NUMBER 18 DATE November 1, 2012
APPLICANT Halls Mill Crossing Subdivision, Resubdivision of Lots 1 & 2
REQUEST Subdivision

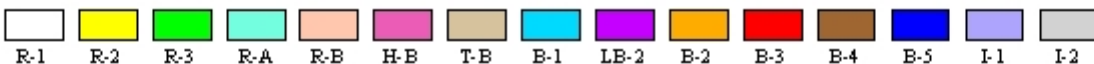


HALLS MILL CROSSING SUBDIVISION, RESUBDIVISION OF LOTS 1 & 2



APPLICATION NUMBER 18 DATE November 1, 2012

LEGEND



HALLS MILL CROSSING SUBDIVISION, RESUBDIVISION OF LOTS 1 & 2



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