

## **ROSIES CHRISTIAN MINISTRIES SUBDIVISION**

Engineering Comments: The following comments should be addressed prior to acceptance and signature by the City Engineer: a. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, required notes, legend). b. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. c. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. d. Show and label the existing Right-Of-Way width of Halls Mill Road. e. Provide and label the monument set or found at each subdivision corner. f. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, City Engineer, and County Engineer. g. Provide the Surveyor's Certificate and Signature. h. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures. i. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.

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

The plat illustrates the proposed 1.0± acre, 1-lot subdivision which is located on the North side of Halls Mill Road, 310'± West of Satchel Paige Drive, 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 a single legal lot of record from a single metes-and-bounds parcel. The lot size is labeled in square feet, and exceeds the minimum size requirements of Section V.D.2. of the Subdivision Regulations. The lot size should be noted in square feet and acres on the Final Plat, if approved.

The site fronts Halls Mill Road, which functions as a collector street, and should have a minimum right-of-way of 70-feet according to Section V.B.14. of the Subdivision Regulations. The preliminary plat does not state the current right-of-way; therefore, dedication to provide a minimum of 35-feet from the centerline of Halls Mill Road should be required if necessary.

As a means of access management, the lot should be limited to one curb cut, with the size, location and design of the curb cut to be approved by Traffic Engineering and conform to AASHTO standards.

The preliminary plat illustrates the 25' minimum building setback line required in Section V.D.9. If approved, the minimum building setback line should be retained on the Final Plat as well, adjusted for any required dedication.

It should be noted that there is a land-locked parcel to the rear of the proposed lot. However, the parcel is owned by the City of Mobile, and has access available through an adjacent city-owned parcel which is occupied by the Hank Aaron Stadium.

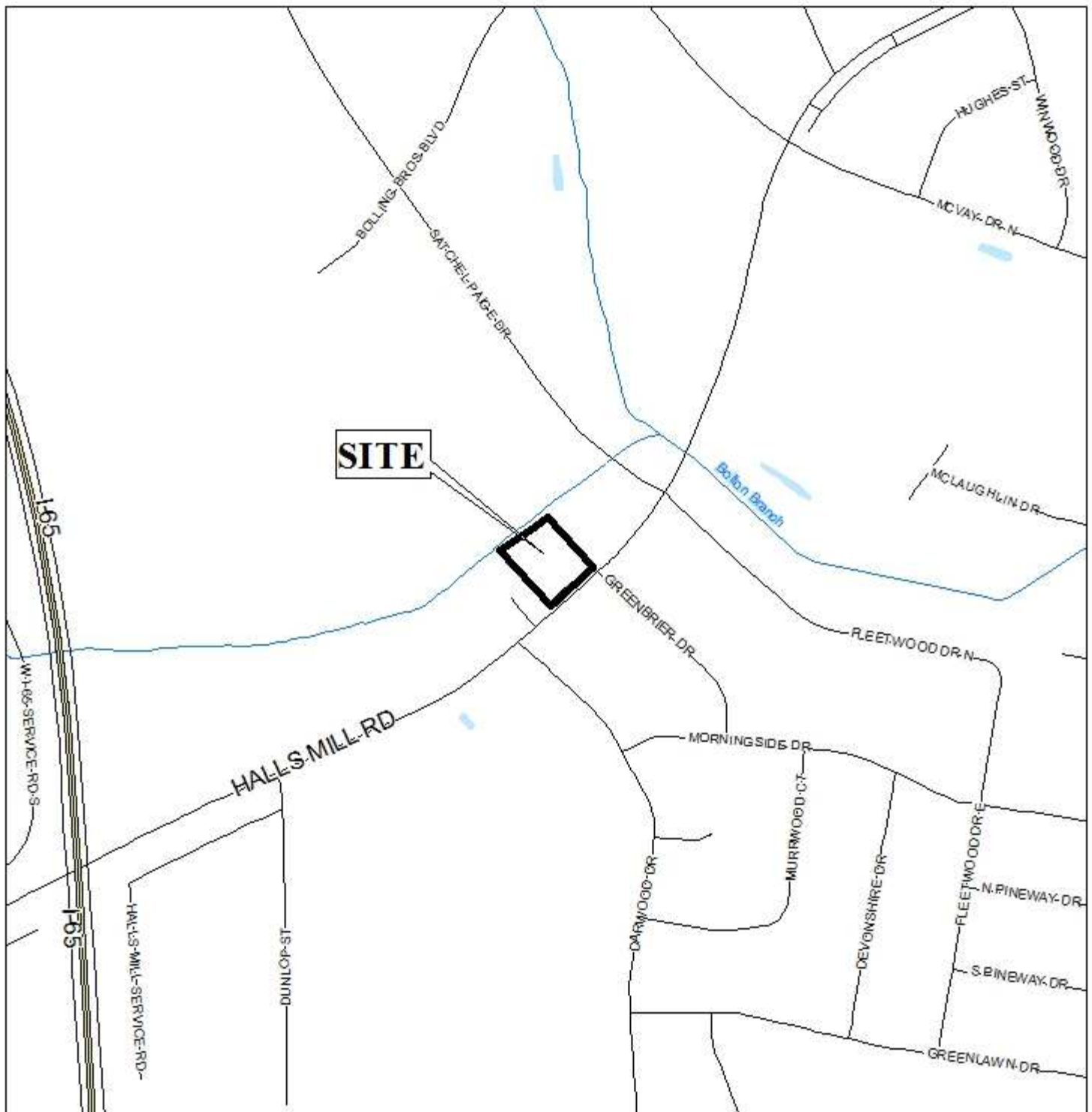
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations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

Based upon the preceding, the application is recommended for Tentative Approval, subject to the following:

- 1) dedication to provide 35-feet from the centerline of Halls Mill Road if necessary;
- 2) retention of the 25' minimum building setback line adjusted for any required dedication;
- 3) placement of the lot size in square feet and acres adjusted for any required dedication;
- 4) compliance with Engineering comments (*The following comments should be addressed prior to acceptance and signature by the City Engineer: a. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, required notes, legend). b. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. c. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. d. Show and label the existing Right-Of-Way width of Halls Mill Road. e. Provide and label the monument set or found at each subdivision corner. f. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, City Engineer, and County Engineer. g. Provide the Surveyor's Certificate and Signature. h. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures. i. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved..*);
- 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) compliance with Traffic Engineering comments (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.*);

- 7) compliance with 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).*);
- 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; and
- 9) completion of the Subdivision process prior to any request for permits to develop the site.

# LOCATOR MAP



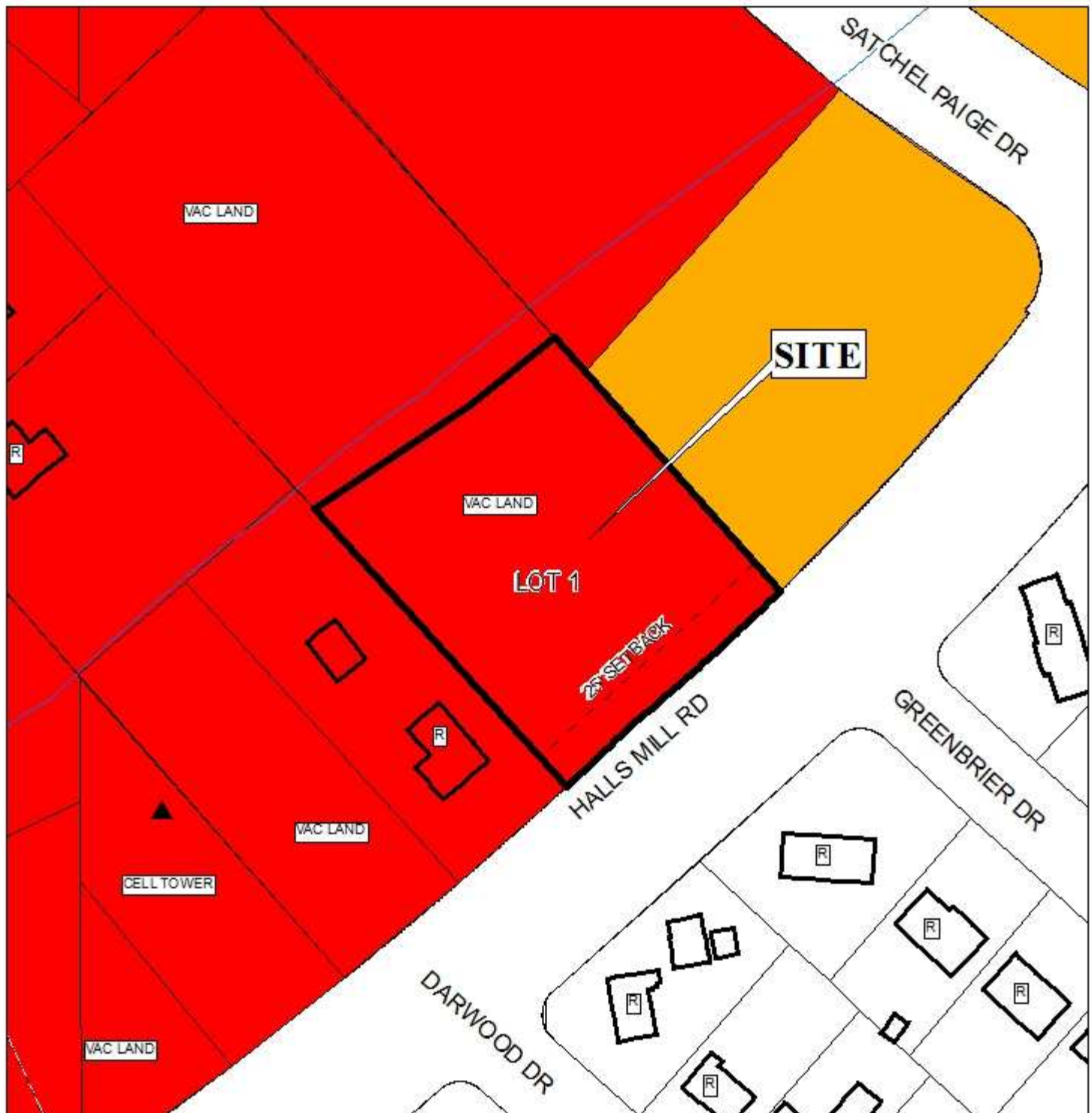
APPLICATION NUMBER 18 DATE January 16, 2014

APPLICANT Rosies Christian Ministries Subdivision

REQUEST Subdivision


















# ROSIES CHRISTIAN MINISTRIES SUBDIVISION



APPLICATION NUMBER 18 DATE January 16, 2014

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





# ROSIES CHRISTIAN MINISTRIES SUBDIVISION



APPLICATION NUMBER 18 DATE January 16, 2014

