

CHURCH OF THE REDEEMER 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: Shall comply with Section 508.5.1 of the 2003 IFC.

MAWWS 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 lot, 7.0± acres subdivision which is located at the Southwest corner of Cody Road South and Hitt Road, within the planning jurisdiction. The site is served by city water and a sanitary sewer services.

The purpose of this application is to create one legal lot of record from a metes and bounds parcel. As all adjoining properties are legal lots of record of recorded subdivisions, any questions concerning parent parcels would be a moot point.

The site fronts Cody Road South and Hitt Road. Cody Road is a proposed major street with a planned 100' right-of-way. The plat indicates a current 80' right-of-way width along the Northern portion of the Cody Road South frontage; however, the plat scales the right-of-way width to be 45' from centerline along this portion of the site. The Southern portion along Cody Road South does not indicate a right-of-way width; however, the width scales to be 55' from the centerline of Cody Road South. The plat should be revised to correct the discrepancies between stated and scaled right-of-way widths along Cody Road South, and the dedication of sufficient right-of-way to provide 50' from the centerline of Cody Road South would be required where insufficient. Hitt Road is indicated to have a 60' right-of-way width along the Western portion of the site, and the plat scales to such, and scales to have a 100' right-of-way width toward the Eastern portion of the site along Hitt Road, though not dimensioned on the plat. Such right-of-way width would be compliant, but the plat should be revised to dimension the width at these two portions along Hitt Road. The plat indicates a 25' minimum building setback line along both street frontages and this should also be illustrated on the final plat, but revised to be measured from any required dedication. As a means of access management, a note should be placed on the final plat limiting the lot to two curb cuts to Cody Road South and two curb cuts to Hitt Road, with the size, location, and design of all curb cuts to be approved by County Engineering and conform to AASHTO standards.

The lot is labeled with its size in acres and square feet and this should also be done on the final plat, or a table should be provided furnishing the same information.

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 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.

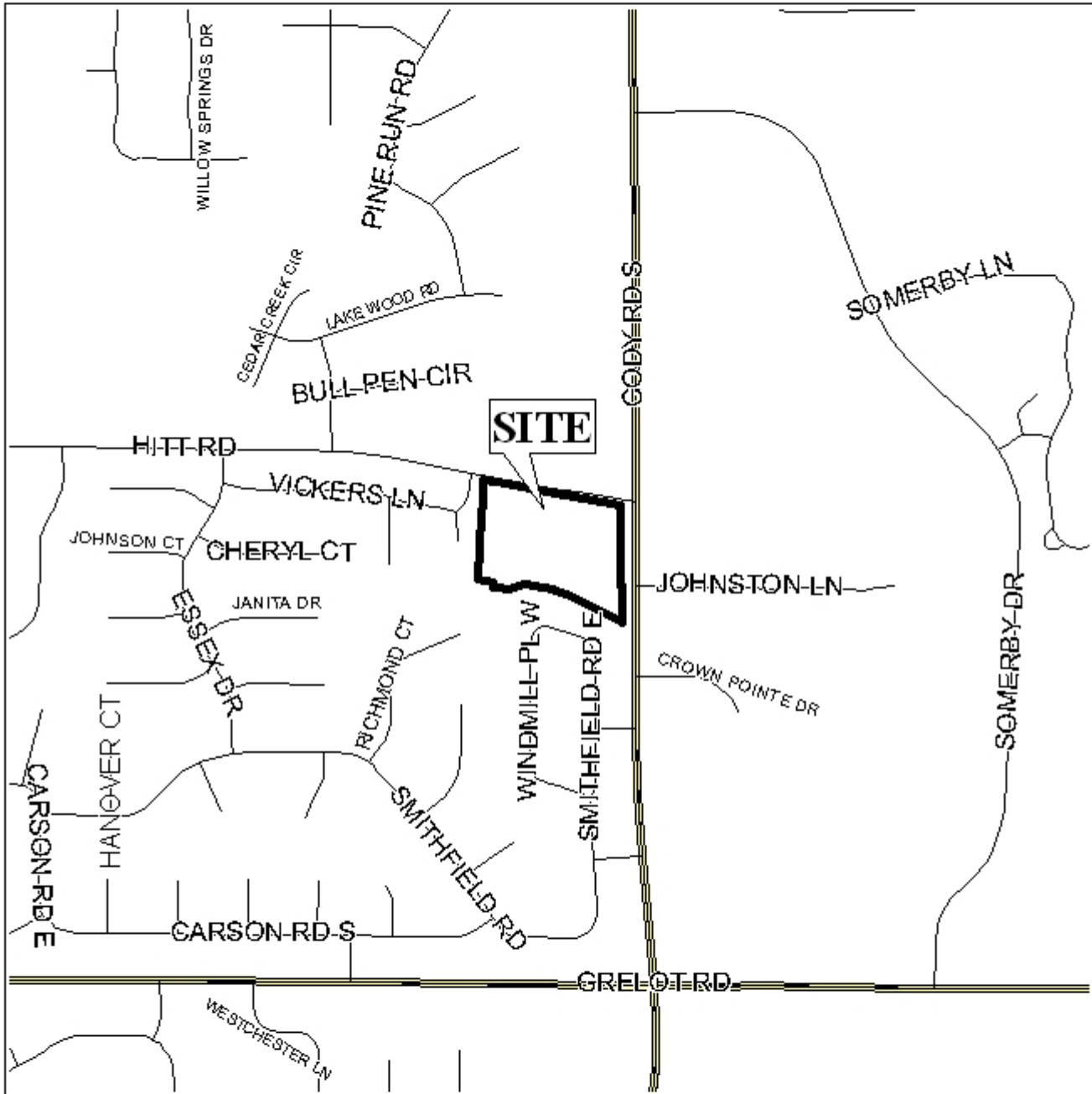
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations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

A note should be placed 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.7. of the Subdivision Regulations.

Based on the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) revision of the plat to correct the discrepancies between the stated and scaled right-of-way widths along Cody Road South;
- 2) dedication of sufficient right-of-way to provide 50' from centerline along Cody Road South;
- 3) revision of the plat to state the right-of-way width of Hitt Road at both the narrow and wider portions;
- 4) illustration of the 25' minimum building setback line along both street frontages as measured from any required right-of-way dedication;
- 5) placement of a note on the final plat stating that the lot is limited to two curb cuts to Cody Road South and two curb cuts to Hitt Road, with the size, location and design of all curb cuts to be approved by County Engineering and conform to AASHTO standards;
- 6) labeling of the lot with its size in square feet and acres, or the provision of a table on the plat furnishing the same information;
- 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; and
- 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.7. of the Subdivision Regulations.

LOCATOR MAP



APPLICATION NUMBER 19 DATE April 17, 2008

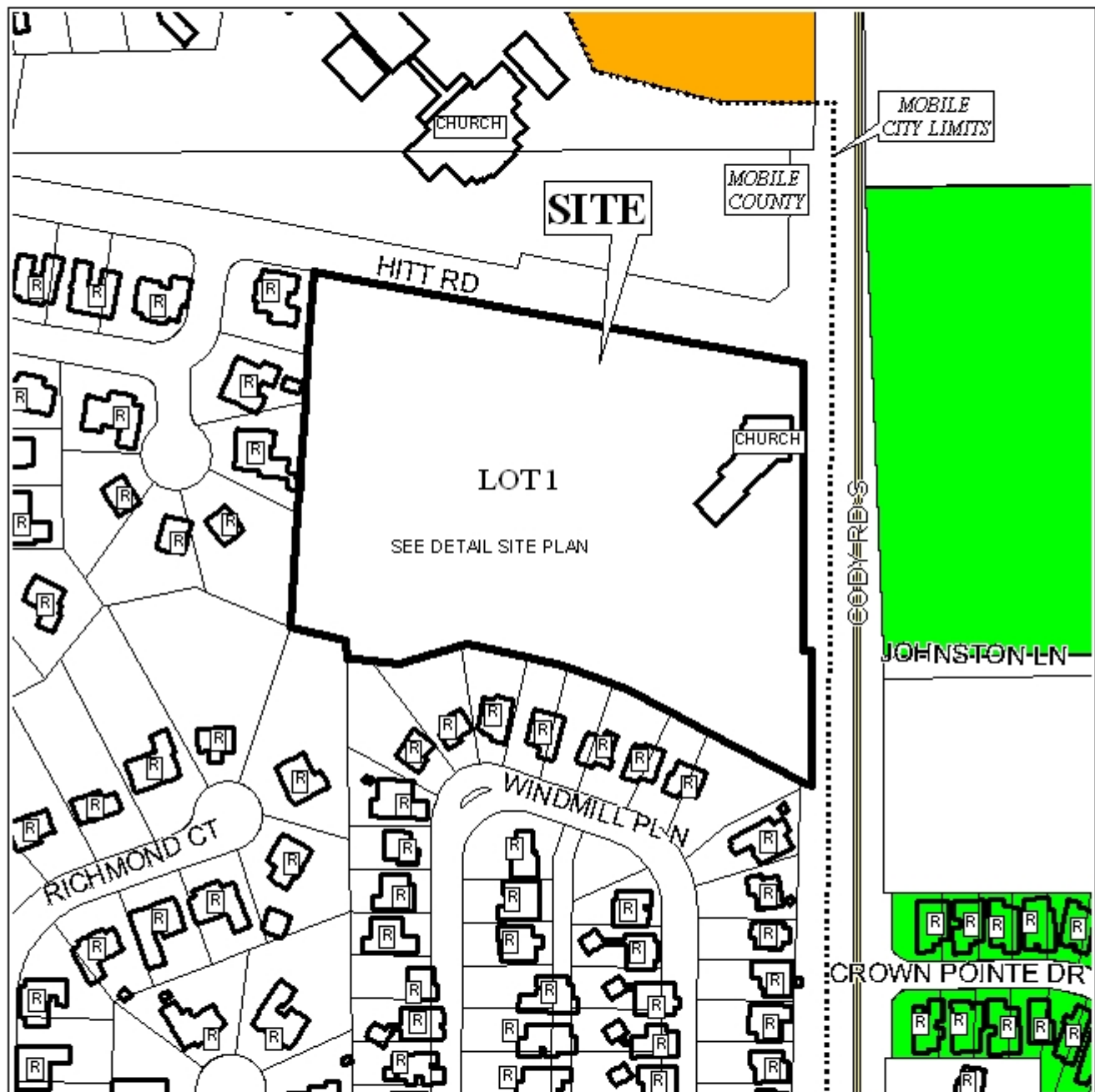
APPLICANT Church of The Redeemer Subdivision

REQUEST Subdivision



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CHURCH OF THE REDEEMER SUBDIVISION



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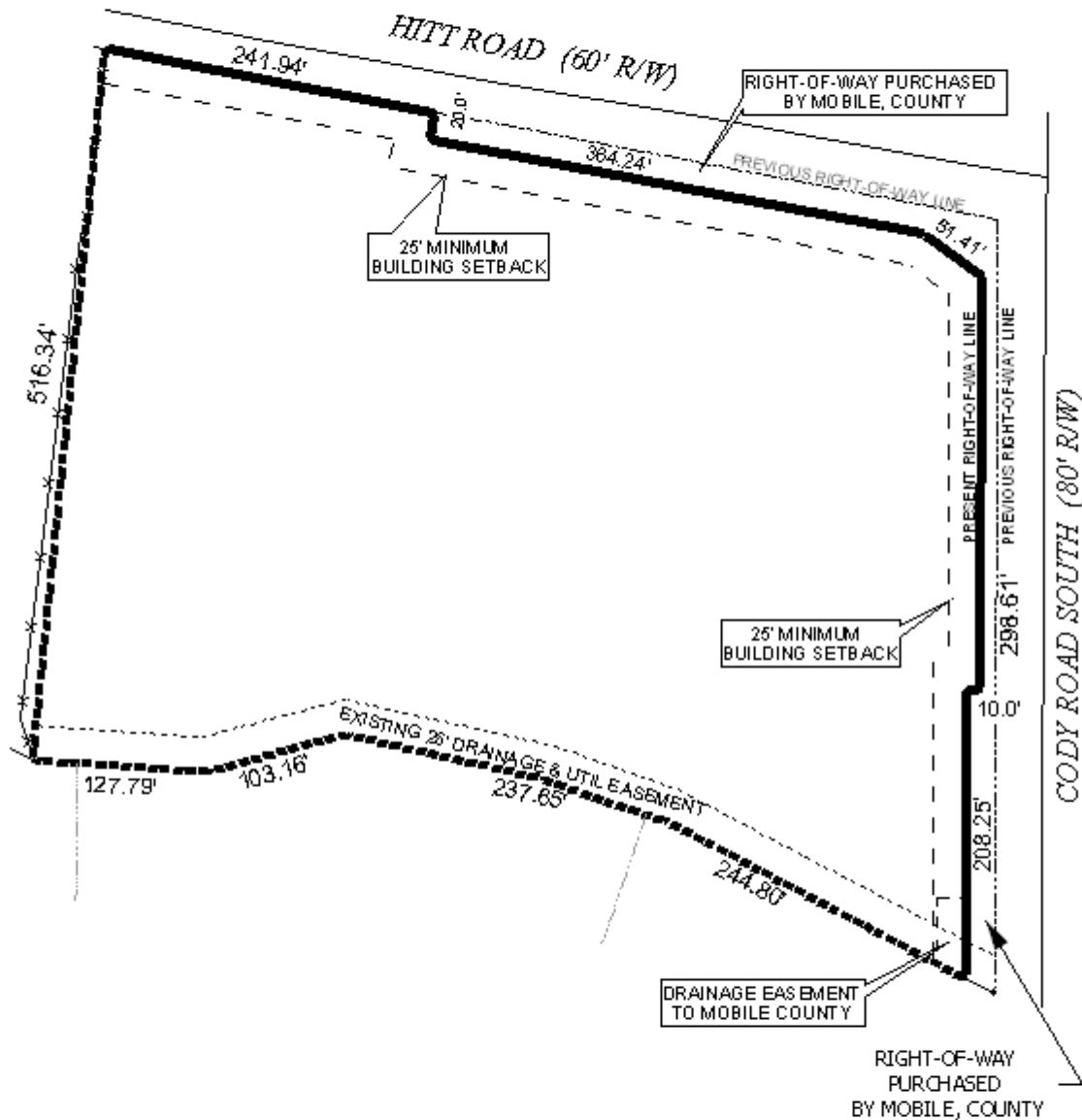
LEGEND

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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DETAIL SITE PLAN



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 APPLICANT Church of the Redeemer Subdivision
 REQUEST Subdivision



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