

## **EULA ACRES 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: All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

MAWSS Comments: MAWSS has **No** water or sewer services available.

The preliminary plat illustrates the proposed 2-lot, 13.5± acre subdivision which is located on the North side of De Sirrah Drive South, 240'± West of West I-65 Service Road North. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by private wells and individual septic tanks.

The purpose of this application is to create two legal lots of record from one metes-and-bounds parcel.

The proposed lots front New Neck Road and New Neck Road Extension. New Neck Road and New Neck Road Extension are both unpaved minor streets without curb and gutter. Being that both streets are unpaved without curb and gutter, each street requires a 60' wide right-of-way width. The existing right-of-way width is depicted as 40' along New Neck Road and as 35' along New Neck Road Extension on the preliminary plat. If approved, the rights-of-way should be revised on the Final Plat to reflect dedication sufficient to provide 30' from the centerline of both New Neck Road and New Neck Road Extension. It should be noted that a portion of the proposed right-of-way for the Grelot Road-Grelot Road Extension-Michael Boulevard-Montlimar Drive crosses a portion of the subject property at the Southeastern corner of the site. If approved, a note should be placed on the Final Plat stating that the site appears to be located in the path of the proposed major street(s) and thus may be impacted by the Grelot Road-Grelot Road Extension-Michael Boulevard-Montlimar Drive in the future.

The 25-foot minimum building setback line is depicted on the preliminary plat along both New Neck Road and New Neck Road Extension, and, if approved, should be retained on the Final Plat, adjusted for dedication. A minimum building setback line should also be shown along the proposed major street corridor in order to preclude the construction of a building within the future right-of-way.

A note should be placed on the Final Plat stating that there shall be no additional subdivisions until such time as the adjacent street frontage has been improved to City of Mobile standards.

The proposed lots exceed the 40,000 square foot minimum lot size requirement for lots served by individual well and septic systems. The lot size information is depicted in both square feet and in acres on the preliminary plat and should be retained on the Final Plat, if approved.

As a means of access management, a note should be placed on the Final Plat, if approved, stating that Lot 1 is limited to one curb cut to New Neck Road and that both Lots 1 and 2 are limited to one curb cut each to New Neck Road Extension, with any changes to the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards.

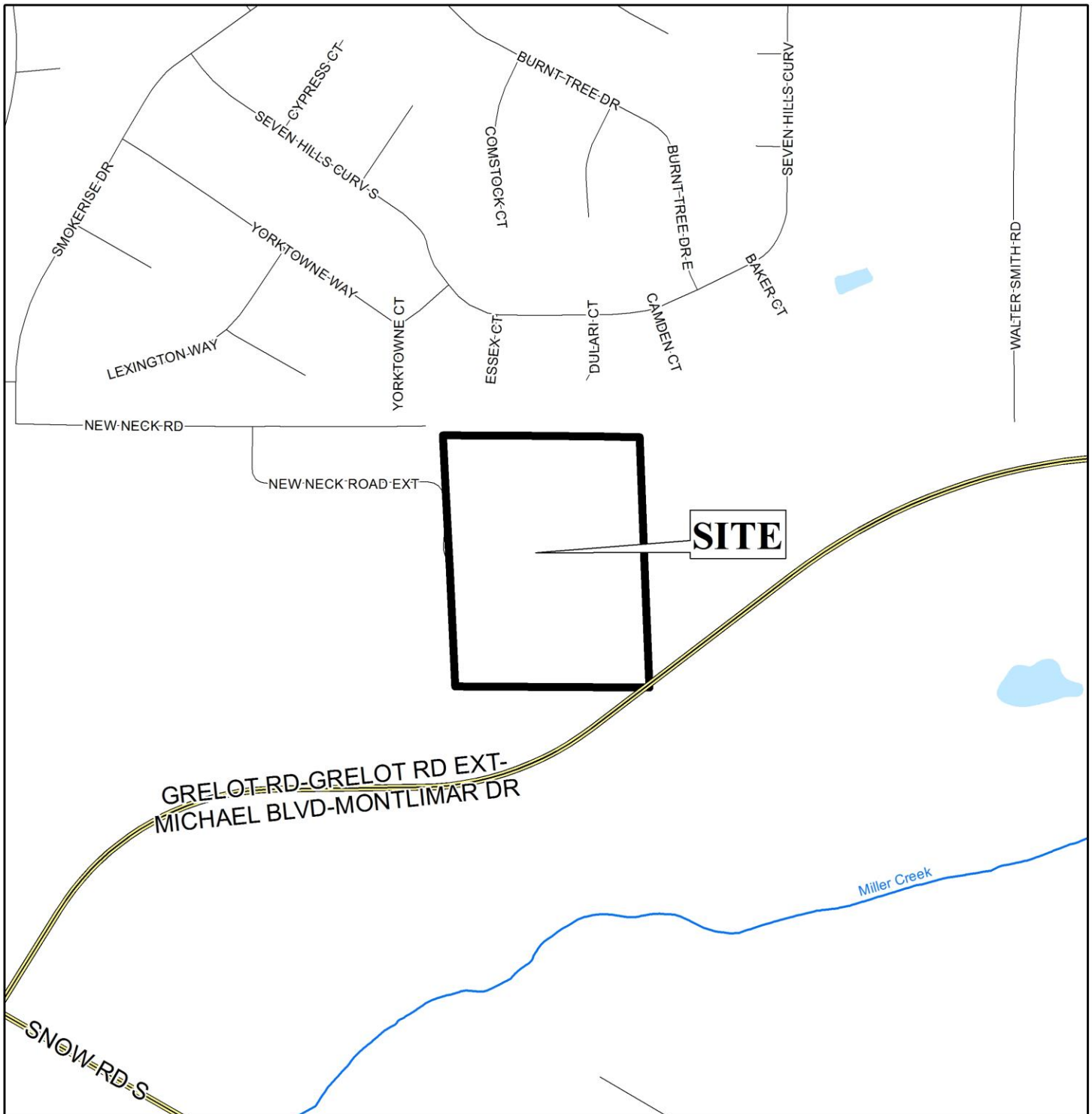
This site is located in the County; therefore, any lots which are developed commercially and adjoin residentially-developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations. A note should be placed on the Final Plat, if approved.

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

- 1) Dedication sufficient to provide 30' from the centerline of both New Neck Road and New Neck Road Extension;
- 2) Retention of the 25-foot minimum building setback line on the Final Plat along both New Neck Road and New Neck Road Extension, adjusted for dedication;
- 3) Provision of setback from future right-of-way;
- 4) Placement of a note stating that there shall be no additional subdivisions until such time as the adjacent street has been paved to City of Mobile standards;
- 5) Retention of the lot size information in both square feet and in acres on the Final Plat, adjusted for dedication;
- 6) Placement of a note on the Final Plat stating that the site appears to be located in the path of a proposed major street(s) and thus may be impacted by the Grelot Road-Grelot Road Extension-Michael Boulevard-Montlimar Drive in the future;
- 7) Placement of a note on the Final Plat stating that Lot 1 is limited to one curb cut to New Neck Road and that both Lots 1 and 2 are limited to one curb cut each to New Neck Road Extension, with any changes to the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards;
- 8) Placement of a note on the Final Plat stating this site is located in the County, and therefore 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;
- 9) Compliance with Engineering Comments and placement as a note on the Final Plat: *(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.);* and

- 10) Compliance with Fire Comment: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).*

# LOCATOR MAP



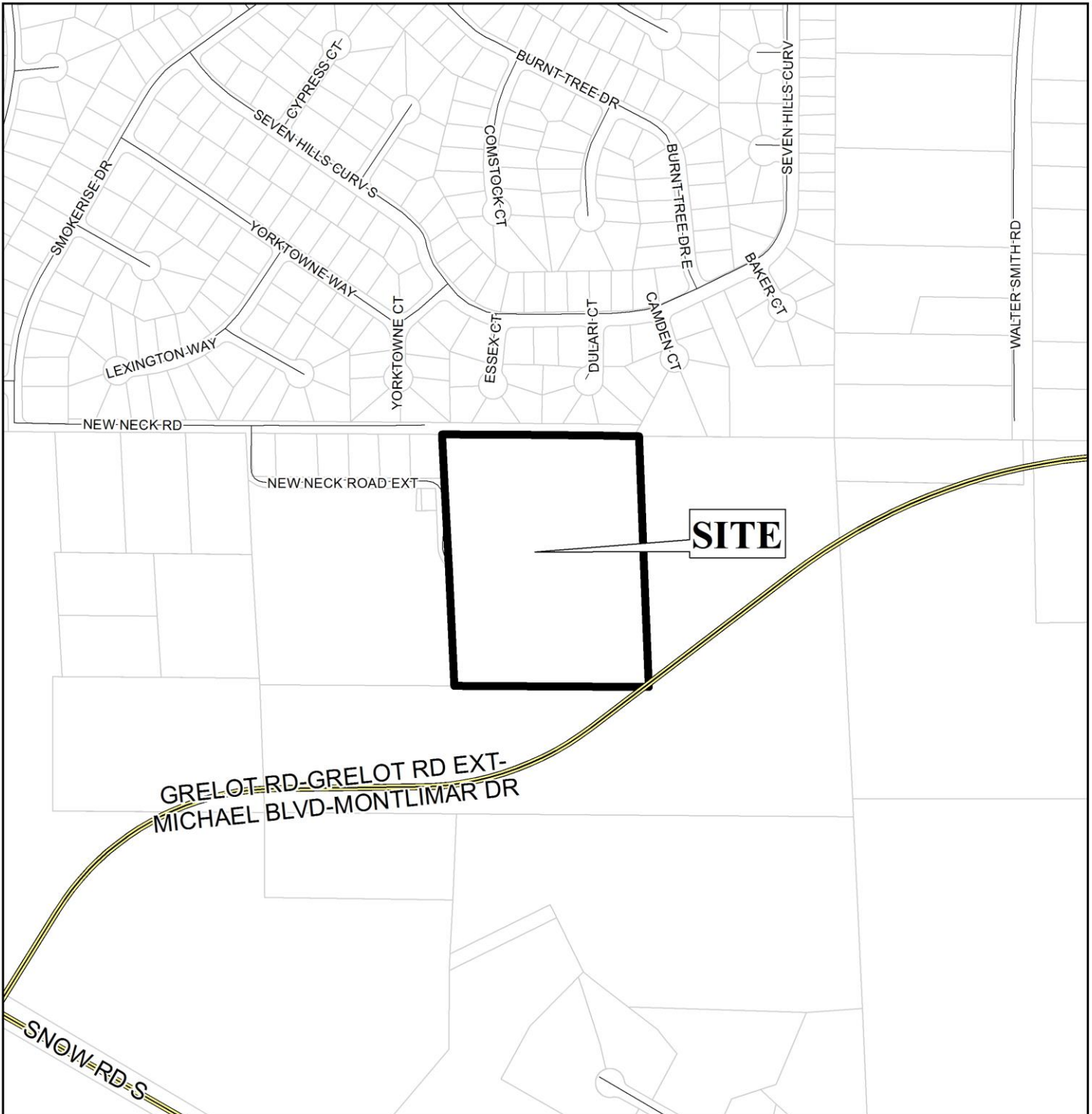
APPLICATION NUMBER 3 DATE May 4, 2017

APPLICANT Eula Acres Subdivision

REQUEST Subdivision



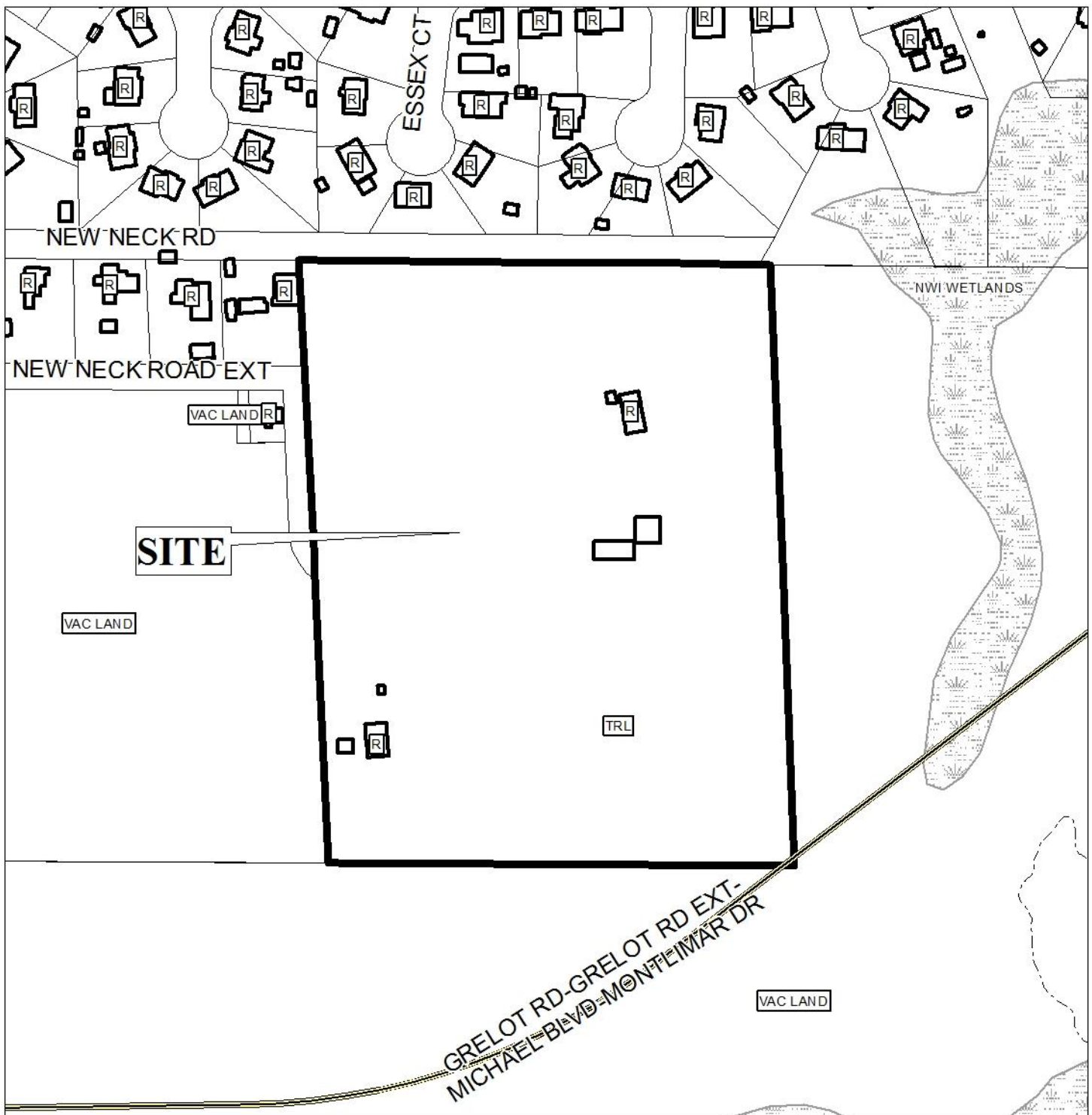
# LOCATOR ZONING MAP



APPLICATION NUMBER 3 DATE May 4, 2017  
 APPLICANT Eula Acres Subdivision  
 REQUEST Subdivision



# EULA ACRES SUBDIVISION



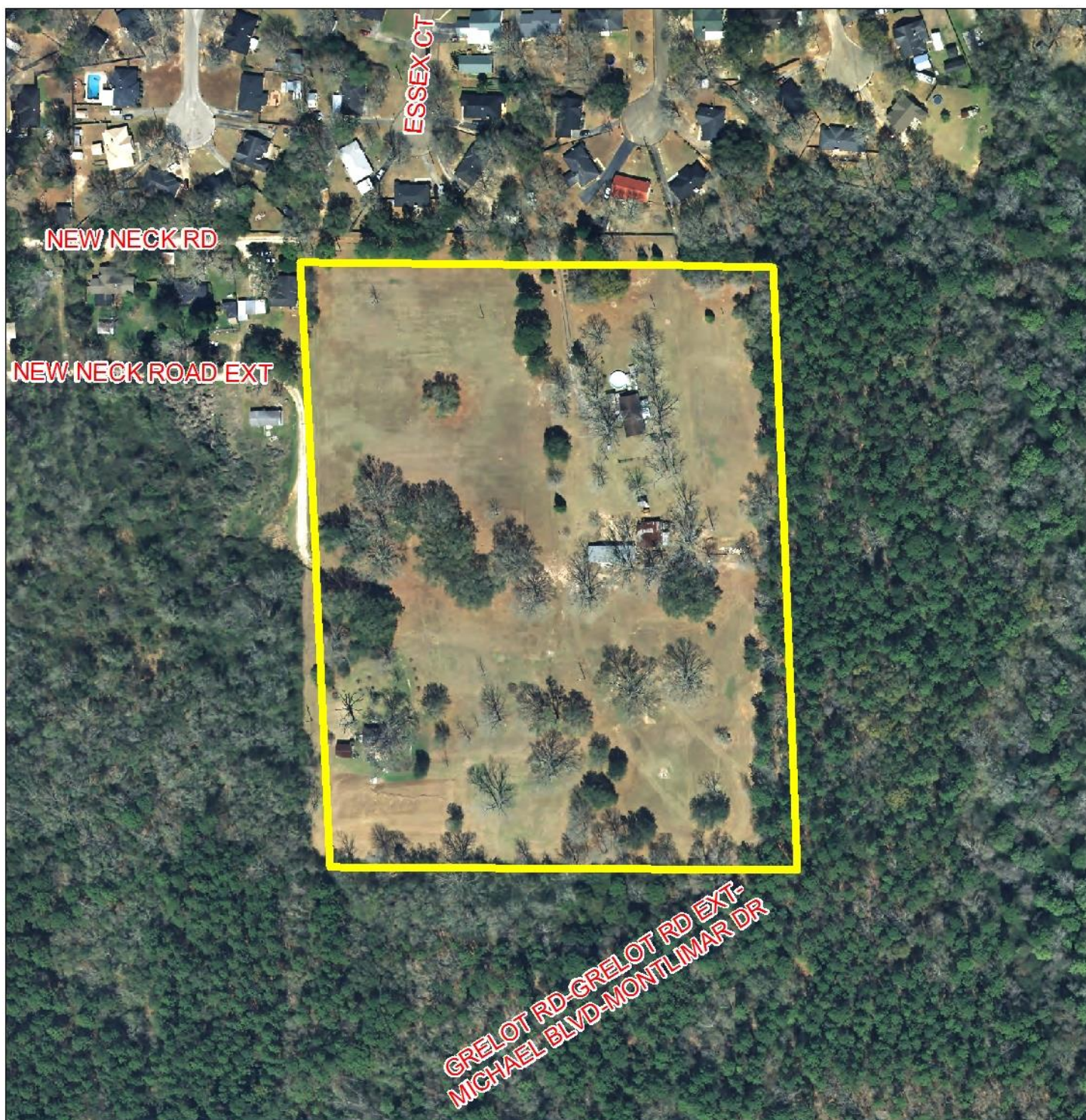
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6





# EULA ACRES SUBDIVISION



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# DETAIL SITE PLAN

NEW NECK RD 40' R/W

680.76'

25' SETBACK

LOT 1

25' SETBACK

870.35'

867.46'

LOT 2

672.37'

APPLICATION NUMBER 3 DATE May 4, 2017

APPLICANT Eula Acres Subdivision

REQUEST Subdivision



NTS