

ALFRED WARD 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 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 **No** water or sewer services available.

The preliminary plat illustrates the proposed 1-lot, 2.3 ± acre subdivision which is located on the East side of Beverly Road Extension, 82' ± North of Cemetery Road and North side of Cemetery Road, 205' ± East of Beverly Road. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by city water and individual septic system.

The purpose of this application is to create 1 legal lot of record from one metes-and-bounds parcel.

In accordance with the Subdivision Regulations, the proposed lot exceeds the minimum lot size requirements, and the 25' minimum building setback line is depicted on the preliminary plat and should be retained on the Final Plat, if approved.

It should be noted that there appears to be discrepancies on the preliminary plat. The legal description and plat do not illustrate the same distance along the eastern lot line, and the proposed dedication along Cemetery Road is proposed to the City of Mobile, not to Mobile County as this site is located in the County. If approved, all discrepancies should be corrected on the Final Plat.

The proposed lot has frontage along Beverly Road Extension and Cemetery Road, both minor streets without curb and gutter. It should be pointed out that the preliminary plat illustrates **only** a 15' right-of-way for Cemetery Road. This is significant since Section V.B.14. of the Subdivision Regulations requires the right-of-way for minor streets without curb and gutter to be 60'. The plat illustrates a proposed 15' dedication; however, even after dedication, the proposed right-of-way may not be sufficient. As a result, dedication should be required to provide 30' as measured from centerline. The 25' minimum building setback line and lot size information should also be revised to reflect these changes on the Final Plat, if approved. A compliant 70' right-of-way is depicted for Beverly Road Extension and, as such, no dedication is required.

It is important to note that Cemetery Road is not paved and is substandard along the entire southern lot line. As a result, the proposed lot is not accessed by a paved public street along Cemetery Road, as required by the Subdivision Regulations. As a means of access management,

a note should be placed on the Final Plat stating that the proposed lot is denied access to Cemetery Road - until such time as it is paved in asphalt to Mobile County standards, at which time it should be limited to one (1) curb-cut - and limited to one (1) curb-cut to Beverly Road Extension, with the size, design, and location to be approved by Mobile County Engineering and conform to AASHTO standards.

It should be pointed out that GIS aerial photographs appear to show an unimproved private drive along a portion of the northern lot line of the proposed lot; however, no information was provided by the applicant, nor was this drive depicted on the preliminary plat.

GIS data indicates the presence of wetlands on the site. The presence of wetlands would indicate that the area may be environmentally sensitive; therefore, if approved, the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities. A note regarding these requirements should appear on the Final Plat, if approved.

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. This note should be placed on the Final Plat, if approved.

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 reflecting this requirement should be placed on the Final Plat, if approved.

Based upon the preceding, the application is recommended for tentative approval, subject to the following conditions:

- 1) Revision of the Final Plat to depict dedication along Cemetery Road to Mobile County and sufficient to provide 30' as measured from centerline;
- 2) Revision of the lot size information and 25' minimum building setback line on the Final Plat to reflect dedication;
- 3) Revision of the Final Plat and legal description to depict the correct distance of the eastern lot line;
- 4) Placement of a note on the Final Plat stating that the proposed lot is denied access to Cemetery Road - until such time as it is paved in asphalt to Mobile County standards, at which time it should be limited to one (1) curb-cut - and limited to one (1) curb-cut to Beverly Road Extension, with the size, design, and location to be approved by Mobile County Engineering and conform to AASHTO standards;
- 5) Placement of a note on the Final Plat stating: *(The approval of all applicable federal, state and local environmental agencies regarding wetlands, would be required prior to the issuance of any permits or land disturbance activities.);*
- 6) Placement of a note on the Final Plat stating: *(Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);*

- 7) 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.);*
- 8) Placement of a note and compliance with Fire 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.);* and
- 9) Placement of a note on the Final Plat and compliance with 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.).*

LOCATOR MAP



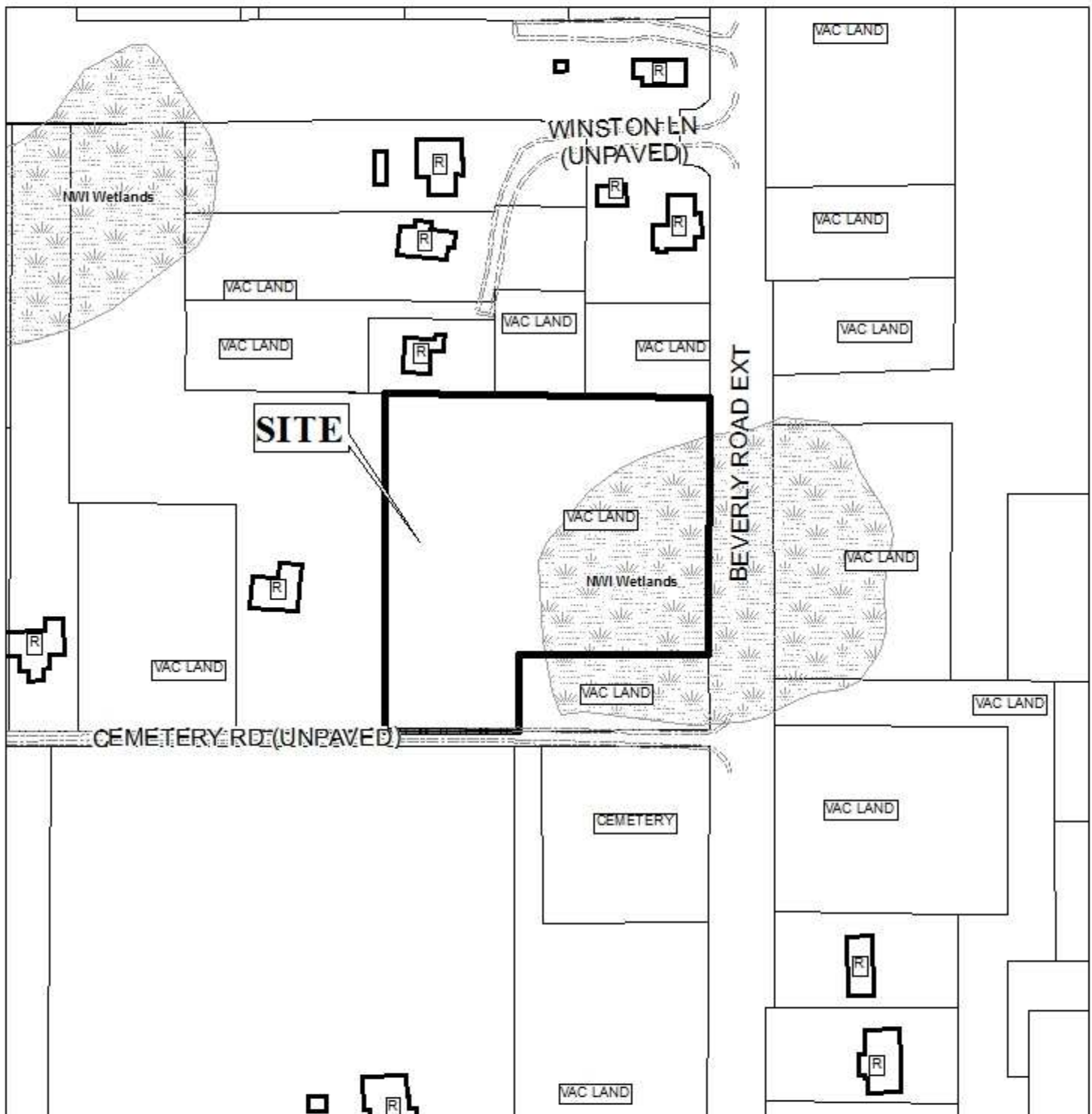
APPLICATION NUMBER 4 DATE July 3, 2014

APPLICANT Alfred Ward Subdivision

REQUEST 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



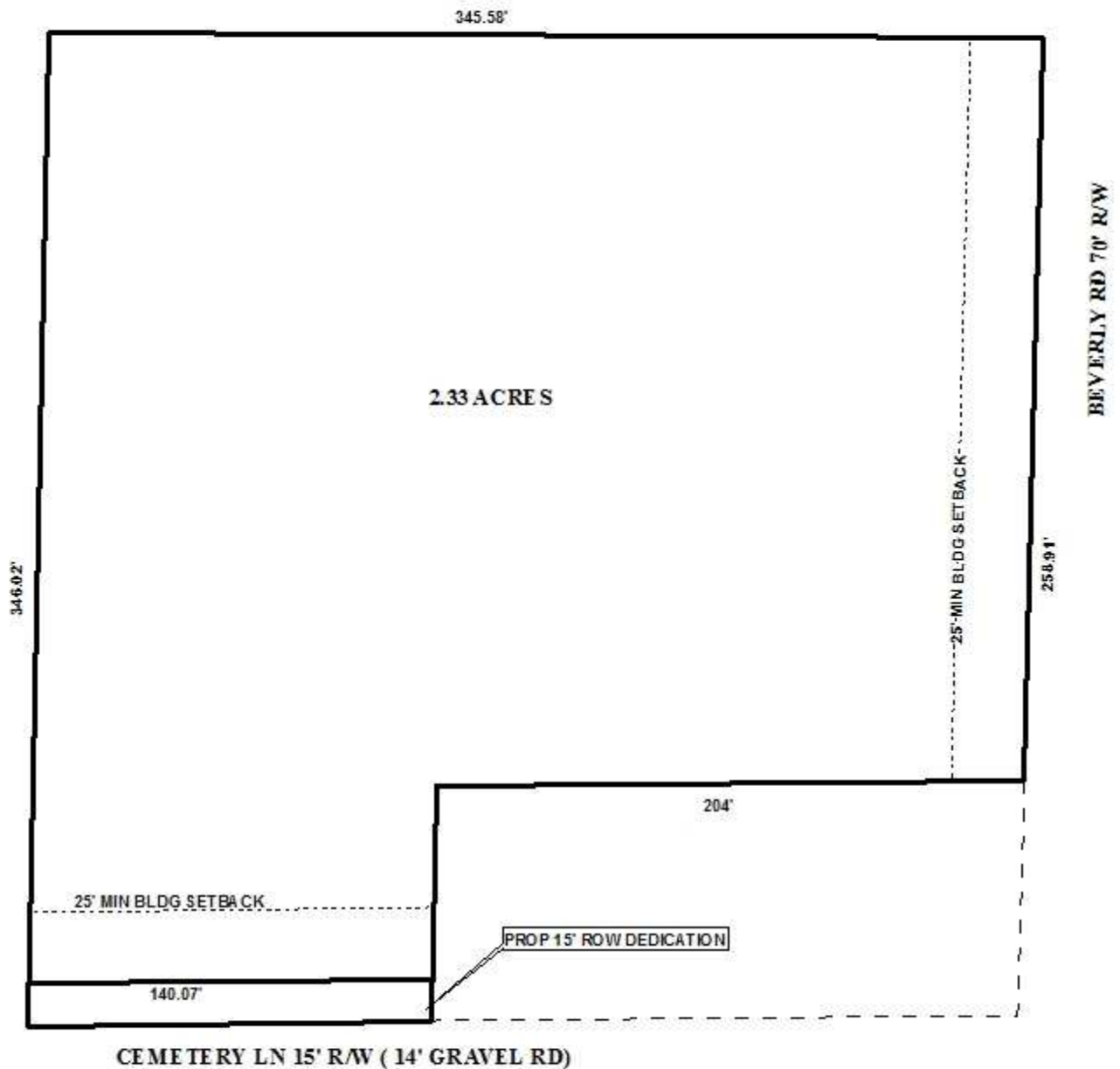
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DETAIL SITE PLAN



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