

FROST'S CORNER 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

MAWSS Comments: MAWSS has only 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, 0.5 \pm acre subdivision located on the Southeast corner of Three Notch Road and McDonald Road. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by public water and sanitary sewer.

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

The site fronts on Three Notch Road and McDonald Road, both major streets, as illustrated on the Major Street Plan, with planned 100-foot rights-of-way. The plat depicts Three Notch Road as having an 80' right-of-way and McDonald Road as having a 60' right-of-way. Dedication to provide 50' as measured from centerline from both Three Notch Road and McDonald Road will be required.

The site is currently developed with what appears to be a vacant building, and with two existing curb-cuts. If approved, a note should be placed on the Final Plat stating the proposed lot is limited to two curb-cuts with the size, design and location of all curb-cuts to be approved by County Engineering.

The lot size is labeled in square feet and acres. It should be noted however that the properties to both the East and West of the site have been required to provided dedication, as well as properties to the North, across Three Notch Road. Therefore, if approved, the lot size in square feet and acres should be revised on the Final Plat, or the furnishing of a table providing revised information will be required.

The 25' minimum building setback line is depicted on the plat. However, revisions along Three Notch Road and McDonald Road due to dedication should be made and the illustration of new 25-foot minimum building setback lines should be depicted on the Final Plat.

A corner radius in compliance with Section V.D.6. of the Subdivision Regulations is depicted on the preliminary plat and should be revised to correspond with the Major Street dedications on the Final Plat.

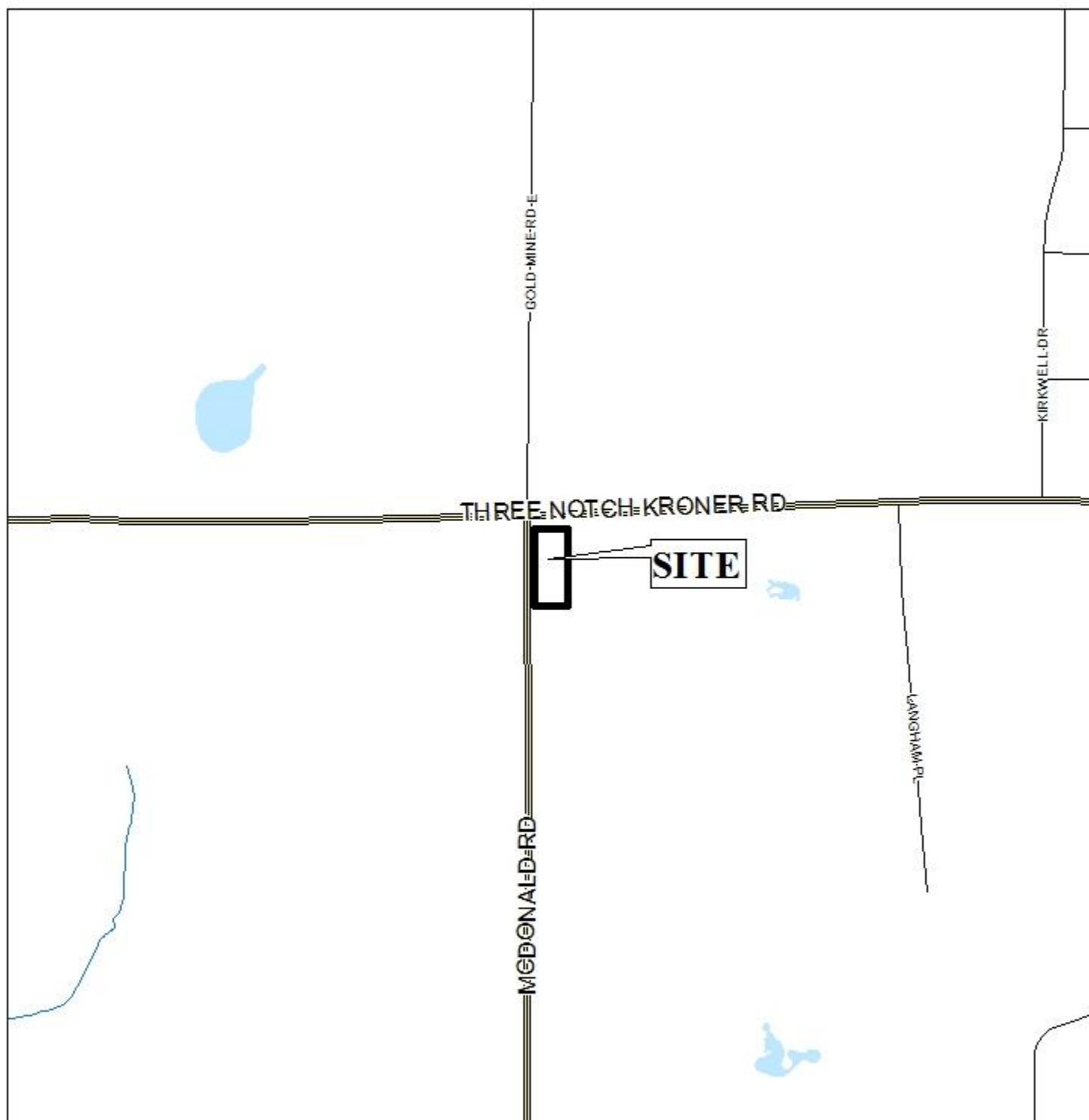
While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City 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.

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.8. of the Subdivision Regulations.

The plat is recommended for Tentative Approval subject to the following conditions:

- 1) dedication sufficient to provide 50' from the centerline of McDonald Road;
- 2) dedication sufficient to provide 50' from centerline of Three Notch Road;
- 3) revision of the 25-foot minimum building setback line to reflect dedication;
- 4) revision of the lot size in square feet and acres to reflect dedication;
- 5) placement of a note on the Final Plat stating the lot is limited to two curb-cuts with the size, design and location of all curb-cuts to be approved by County Engineering;
- 6) revision of the
- 7) 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.8. of the Subdivision Regulations;
- 8) revision of the corner radius to correspond with the Major Street dedications on the Final Plat;
- 9) placement of a note on the 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.

LOCATOR MAP



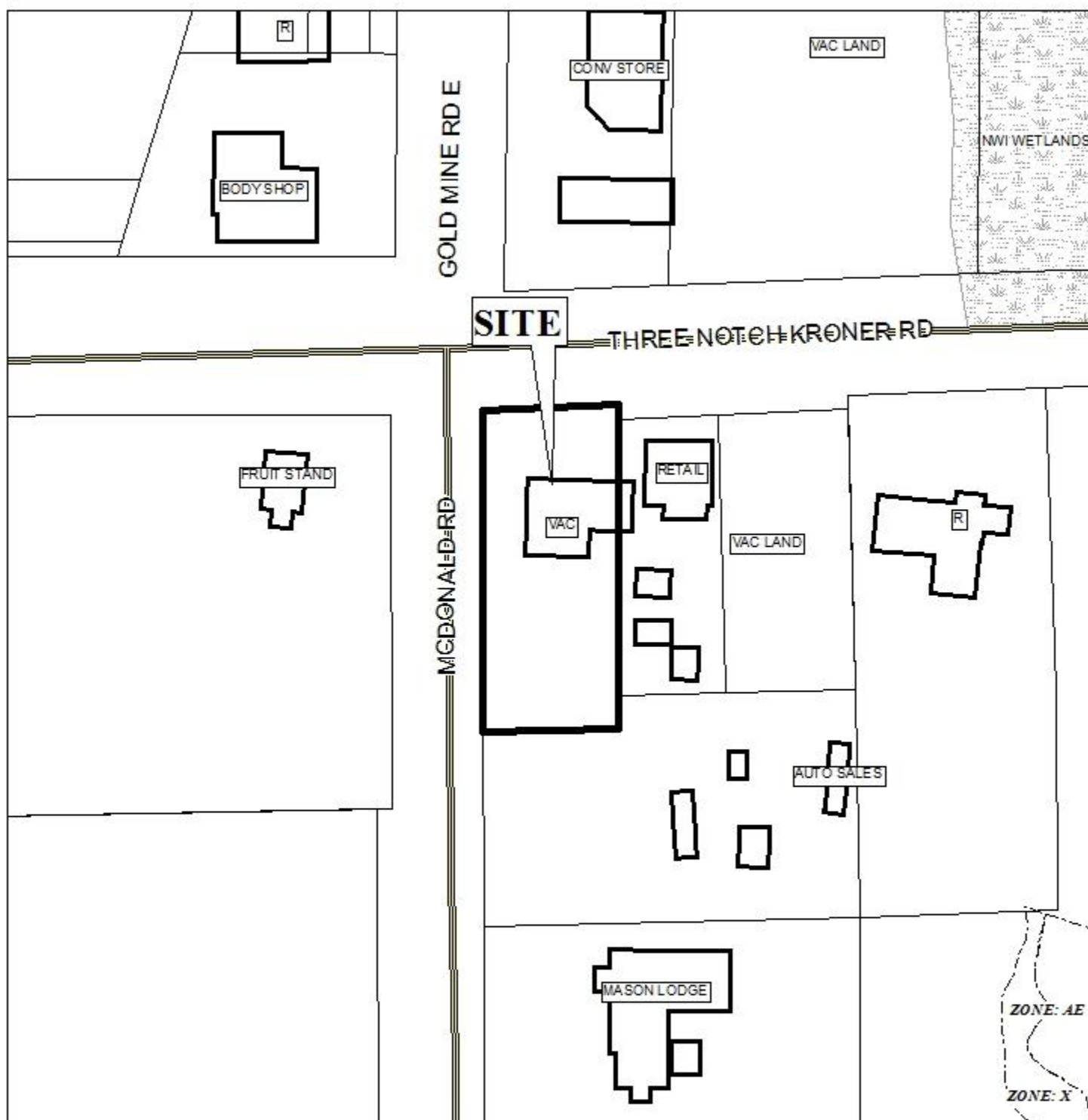
APPLICATION NUMBER 4 DATE April 2, 2015

APPLICANT Frost's Corner 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



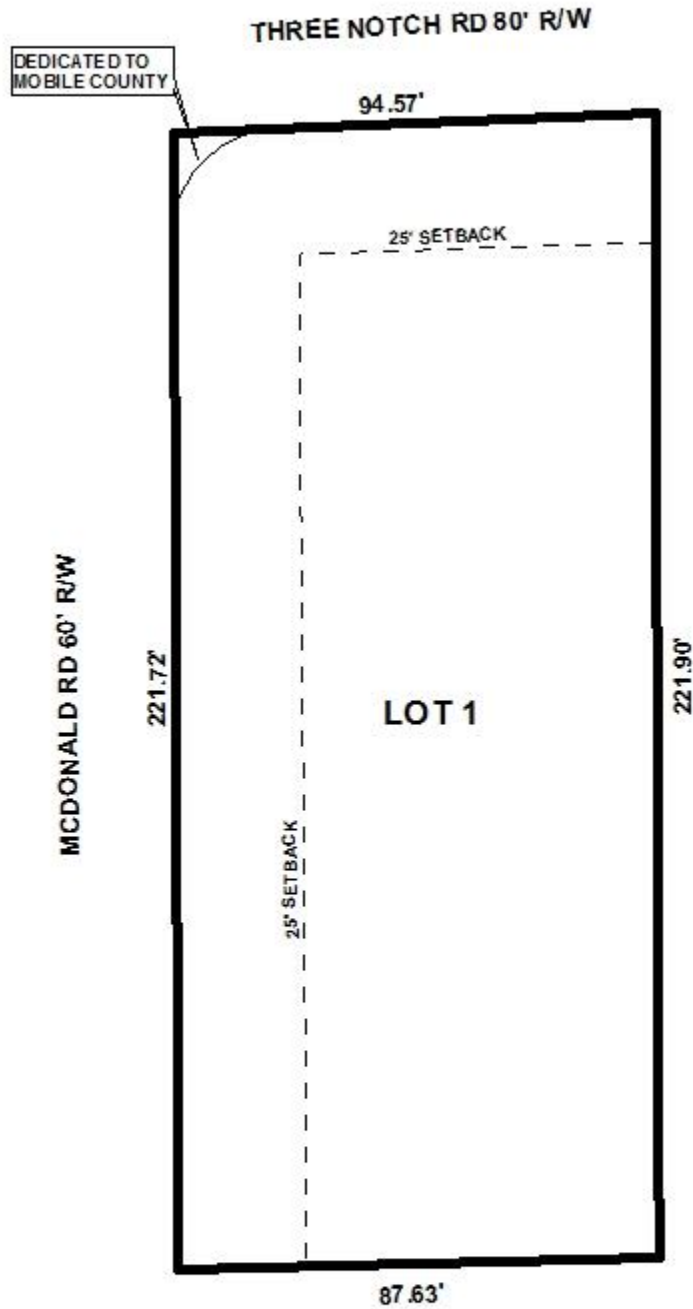
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DETAIL SITE PLAN



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