

GOLDEN 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: 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: No comments.

The preliminary plat illustrates the proposed 1-lot, 3.1±-acre subdivision located at the Southwest corner of Cody Road North and Howells Ferry Road, within the Planning Jurisdiction. The applicant states the site is served by public water and an individual septic system.

One portion of the site was the subject of a 2-lot subdivision approved at the June 21, 2007 meeting of the Planning Commission, and another portion of the site was the subject of 1-lot subdivision approval at the June 6, 2013 meeting of the Planning Commission. The purpose of this application is to create one (1) legal lot of record from one (1) metes-and-bounds parcel and two (2) existing legal lots of record.

Subdivision review examines the site with regards to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services; and, to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The proposed lot has frontage along Cody Road North, a planned major street without curb and gutter requiring a 100' right-of-way; as well as along Howells Ferry Road, a planned major street without curb and gutter requiring a 120' right-of-way, per the recently adopted Major Street Plan. Sufficient dedication is illustrated along Cody Road North, but Howells Ferry Road is shown as having an existing right-of-way of 60'. As such, revision of the plat to illustrate right-of-way dedication sufficient to provide 60' from the centerline of Howells Ferry Road should be required, if approved.

The lot meets the minimum size requirements for lots served by public water and individual septic systems, and a table on the preliminary plat provides its size in both square feet and acres. This information should be retained on the Final Plat, if approved, and adjusted for any required dedication.

Revision of the plat to illustrate dedication of a 25' corner radius at the intersection of Cody Road North and Howells Ferry Road, in compliance with Section V.D.6. of the Subdivision Regulations, should be required, if approved, adjusted for any required right-of-way dedication.

The 25' minimum building setback is illustrated on the preliminary plat along Cody Road North and Howells Ferry Road, in compliance with Section V.D.9. of the Subdivision Regulations, and should be retained on the Final Plat, if approved, adjusted for any required dedication.

It should be noted that several existing structures are currently located within the 25' minimum building setback along Howells Ferry Road.

As a means of access management, a note should be placed on the Final Plat stating the lot is limited to its existing curb cuts to Howells Ferry Road, and to three (3) curb cuts to Cody Road North, with any changes in their sizes, locations, or designs to be approved by Mobile County Engineering and conform to AASHTO standards.

The site is located in the County, thus 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 regarding this requirement is provided on the preliminary plat and should be retained on the Final Plat, if approved.

Finally, the site will have to comply with the City of Mobile storm water and flood control ordinances. A note stating *"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."* is provided on the preliminary plat and should be retained on the Final Plat, if approved.

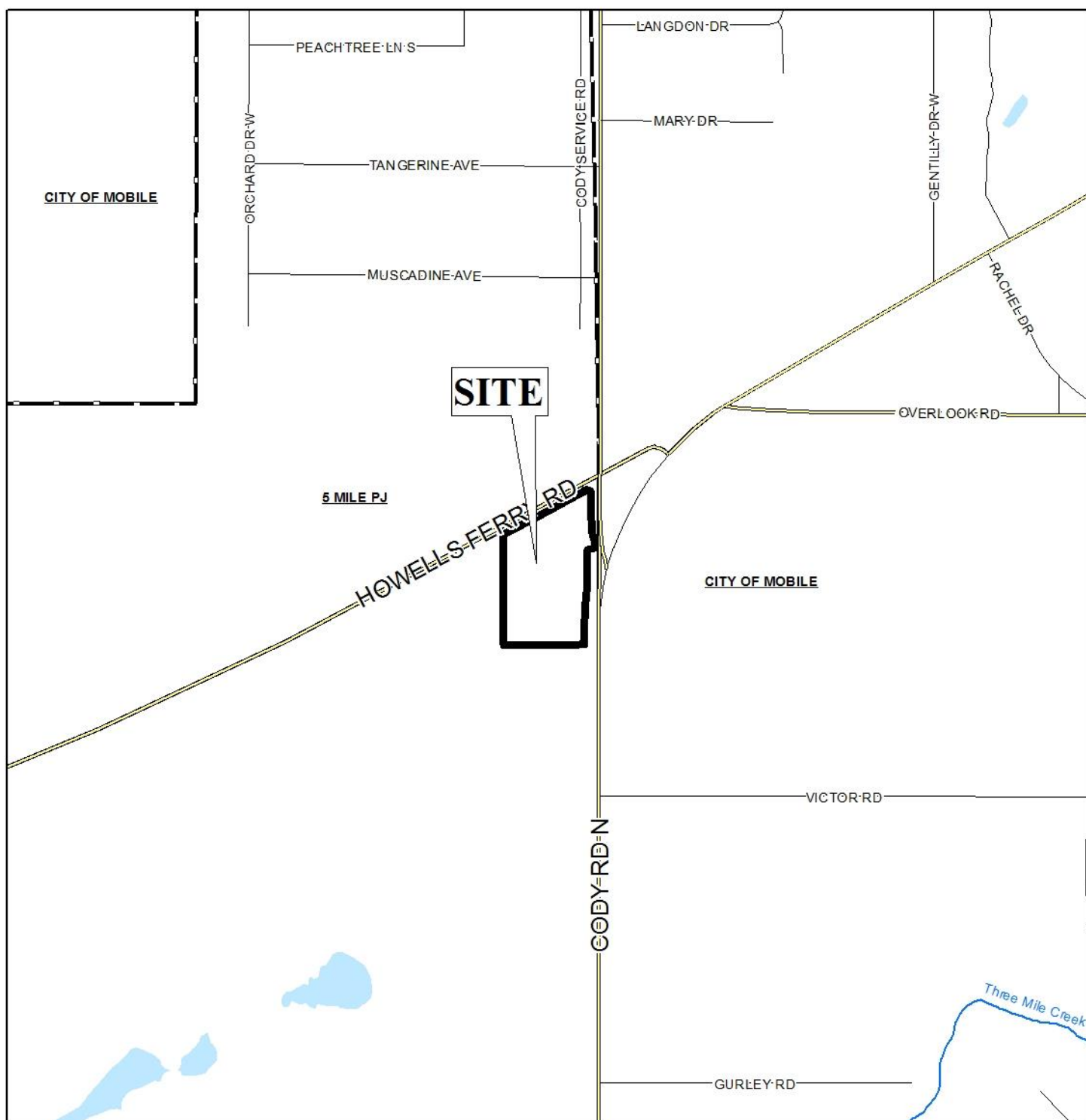
Based on the preceding, the proposed plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) revision of the plat to illustrate right-of-way dedication sufficient to provide 60' from the centerline of Howells Ferry Road;
- 2) revision of the plat to illustrate dedication of a 25' corner radius at the intersection of Cody Road North and Howells Ferry Road, in compliance with Section V.D.6., adjusted for any required dedication;
- 3) retention of the lot size in square feet and acres on the Final Plat, adjusted for any required dedication;
- 4) retention of the 25' minimum building setback line along Cody Road North and Howells Ferry Road, adjusted for any required dedication;
- 5) placement of a note on the Final Plat stating the lot is limited to its existing curb cuts to Howells Ferry Road, and to three (3) curb cuts to Cody Road North, with any changes in their sizes, locations, or designs to be approved by Mobile County Engineering and conform to AASHTO standards
- 6) retention 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;
- 7) retention of a note on the Final Plat to comply with the Mobile County storm water and flood control ordinances: *"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,

- 8) compliance with Fire Department comments: *“Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).”*

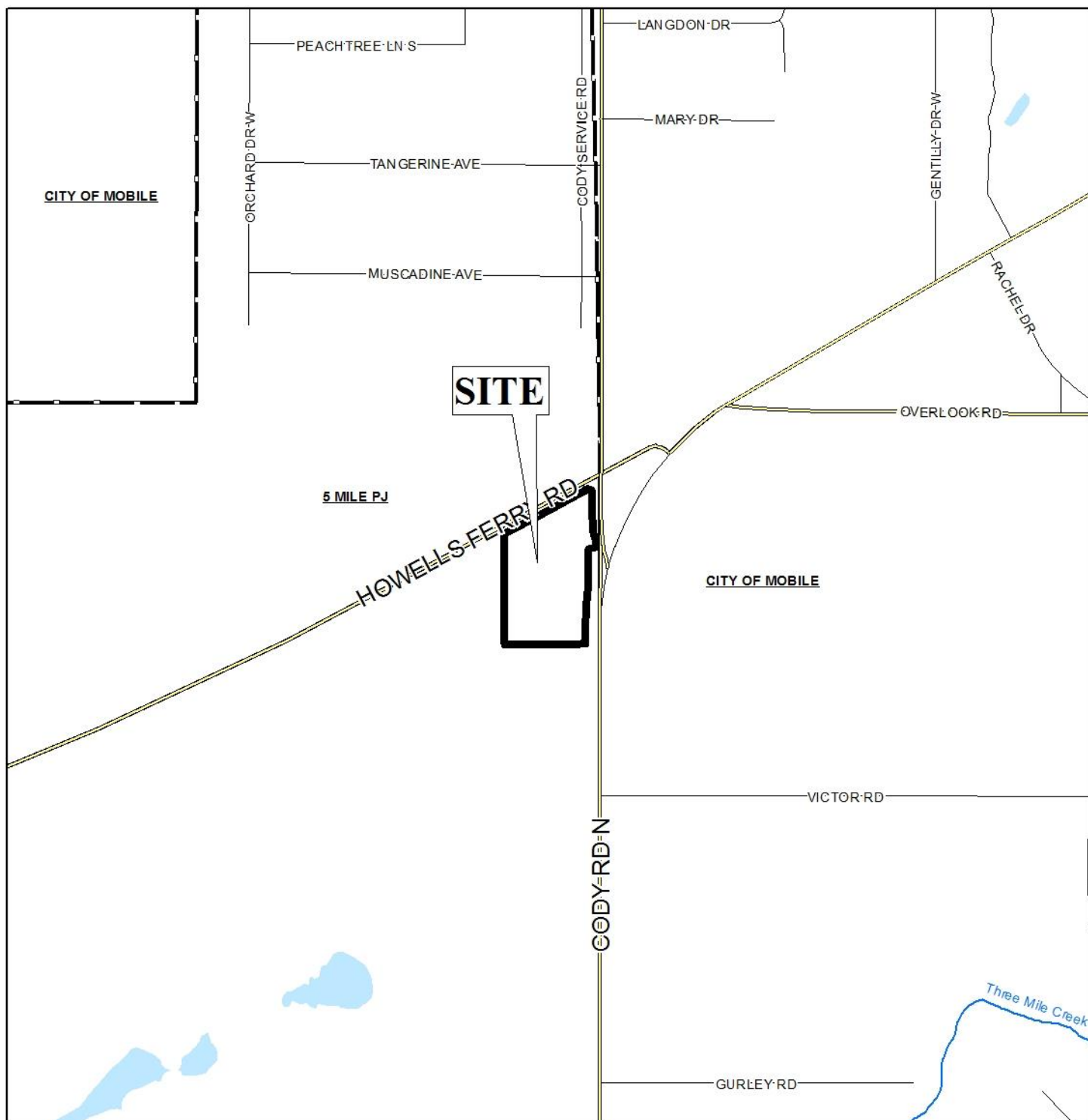
LOCATOR MAP



APPLICATION NUMBER 4 DATE September 20, 2018
 APPLICANT Golden Subdivision
 REQUEST Subdivision



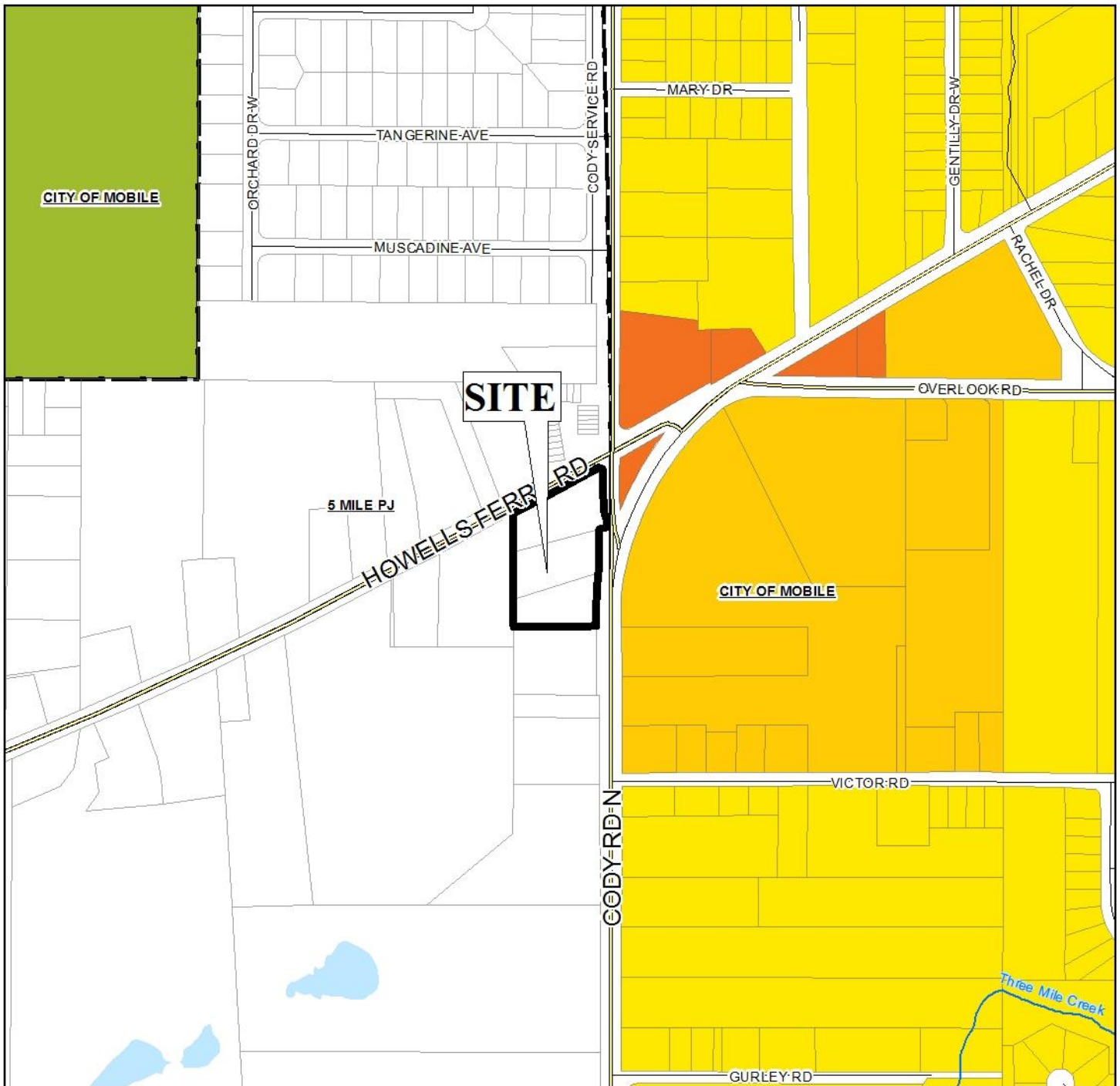
LOCATOR MAP



APPLICATION NUMBER 4 DATE September 20, 2018
 APPLICANT Golden Subdivision
 REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE September 20, 2018

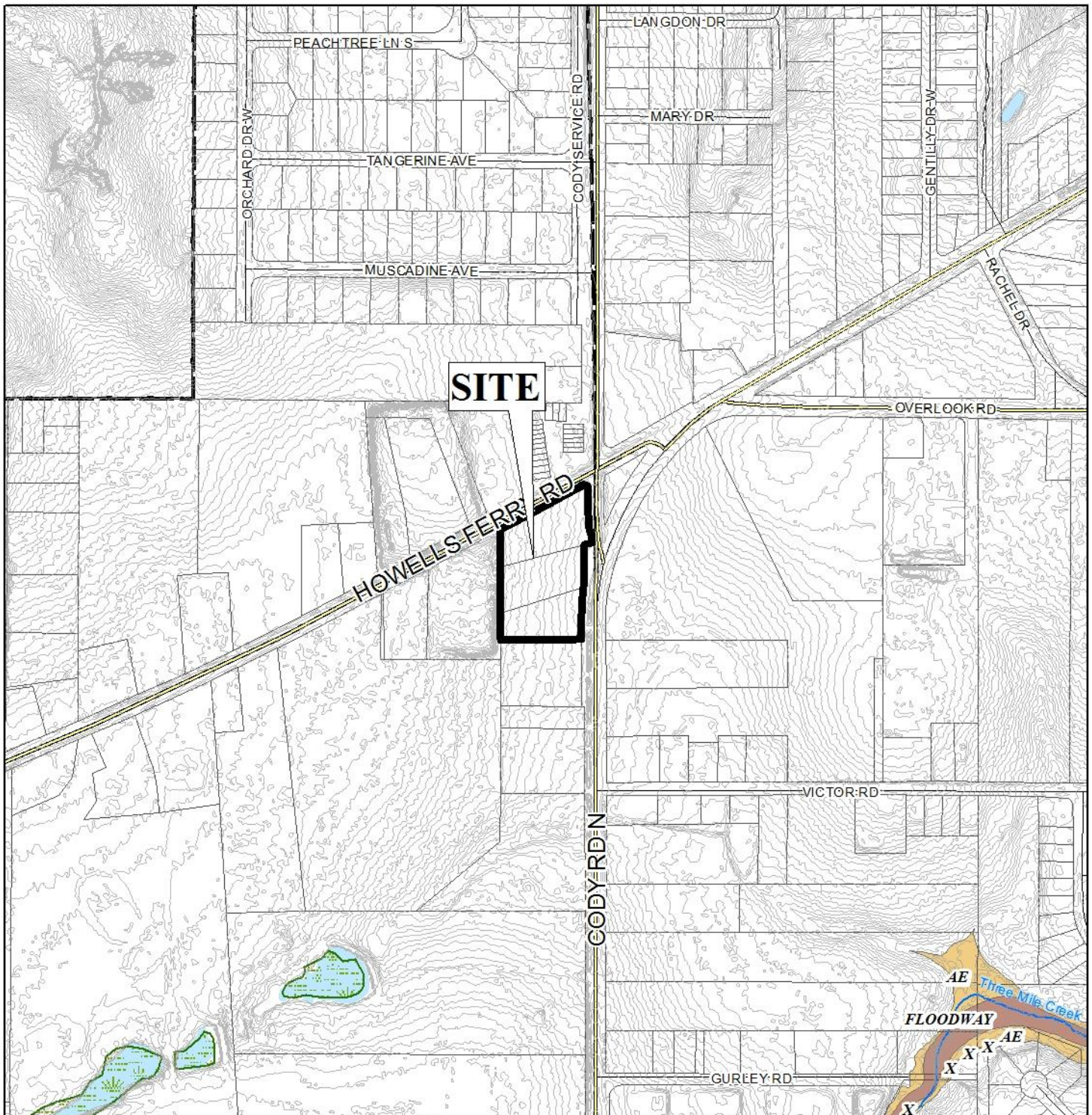
APPLICANT Golden Subdivision

REQUEST Subdivision

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 4 DATE September 20, 2018

APPLICANT Golden Subdivision

























REQUEST Subdivision



GOLDEN 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



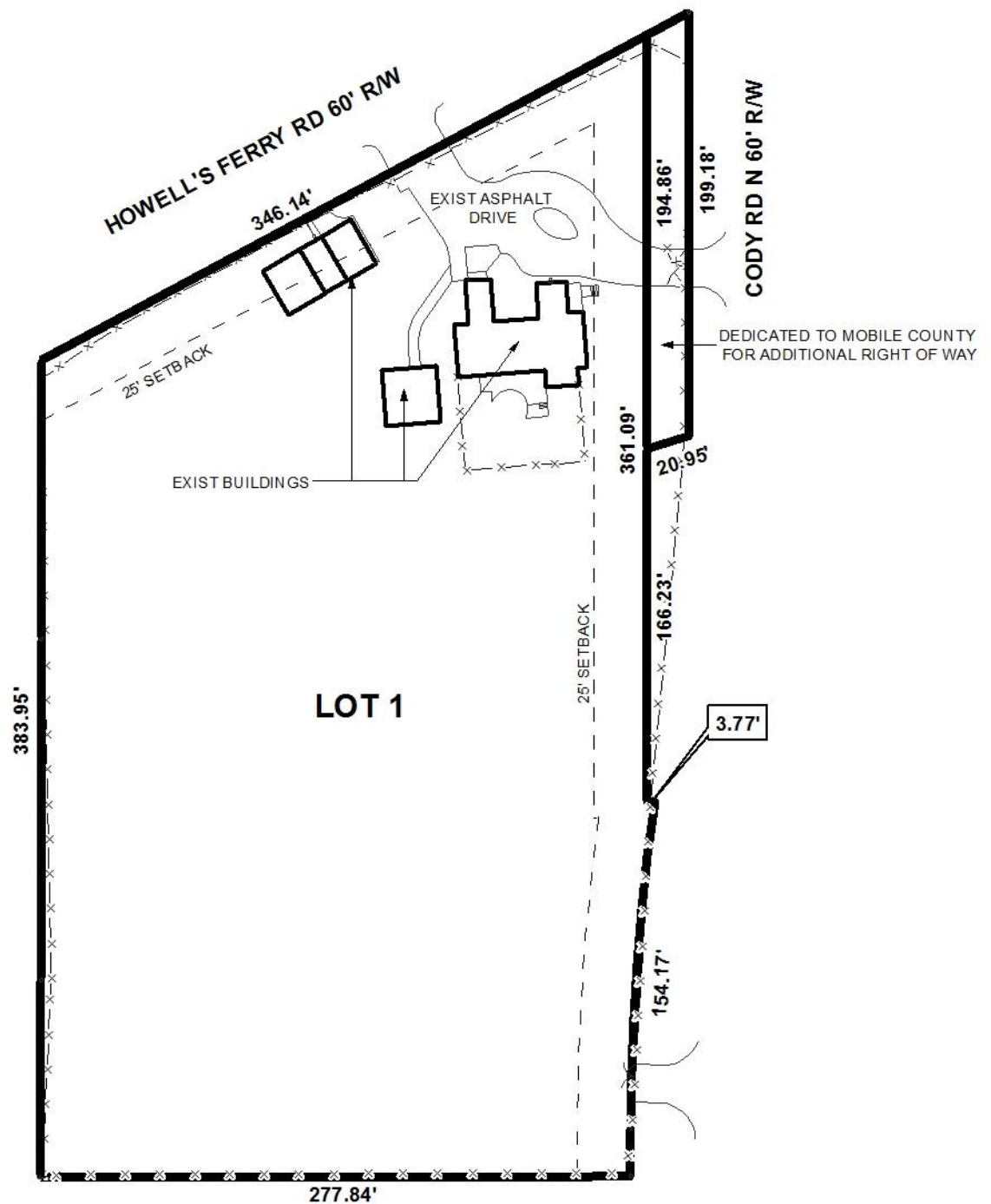
GOLDEN SUBDIVISION



APPLICATION NUMBER 4 DATE September 20, 2018



DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE September 20, 2018
APPLICANT Golden Subdivision
REQUEST Subdivision

