

EVONNE & LEON GRIMES ESTATES 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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

Fire-Rescue Department Comments: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile. Commercial buildings and sites within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

MAWSS Comments: MAWSS has no water or sewer services available.

The plat illustrates the proposed 2-lot, 5.8± acre subdivision which is located on the East side of Magnolia Road, 290'± South of Half Mile Road. The applicant states that the subdivision is served by public water service and individual septic tanks.

The purpose of this application is to create two legal lots of record from two metes-and-bounds parcels. A family division of the subject property took place in 1997 to add 25' to the North parcel (proposed Lot 1) from the South parcel (proposed Lot 2). The property was outside the City Planning Jurisdiction until the recent annexation of the Theodore area. Since one of the proposed lots is intended to be sold, the applicant desires to have the subdivision meet the City Subdivision Regulations.

The rear portion of proposed Lot 1 appears to have been separated prior to the 25' enlargement of the parcel in 1997, and that portion was included as Lot 1, Twin Cedars Estates Subdivision, a subdivision approved and recorded in 2004 when the area was within the County subdivision jurisdiction; therefore, its inclusion in this subdivision would not be required. Proposed Lot 2 is essentially in its original configuration but would require a waiver of Section V.D.3. of the Subdivision Regulations due to its depth-to-width ratio. A note should be required on the final plat stating that no future subdivision of Lot 2 will be allowed until additional frontage on a paved public street is provided. Both lots would meet the minimum size requirements of the Subdivision Regulations.

Both lots would front onto Magnolia Road with a compliant 60' right-of-way; therefore, no dedication would be required. As a means of access management, a note should be required on

the final plat stating that each lot is limited to one curb cut to Magnolia Road, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards.

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 stream may be present through a portion of Lot 2 which indicates that the area may be environmentally sensitive; therefore, 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.

The site is located in the county. Therefore, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8 of the Subdivision Regulations.

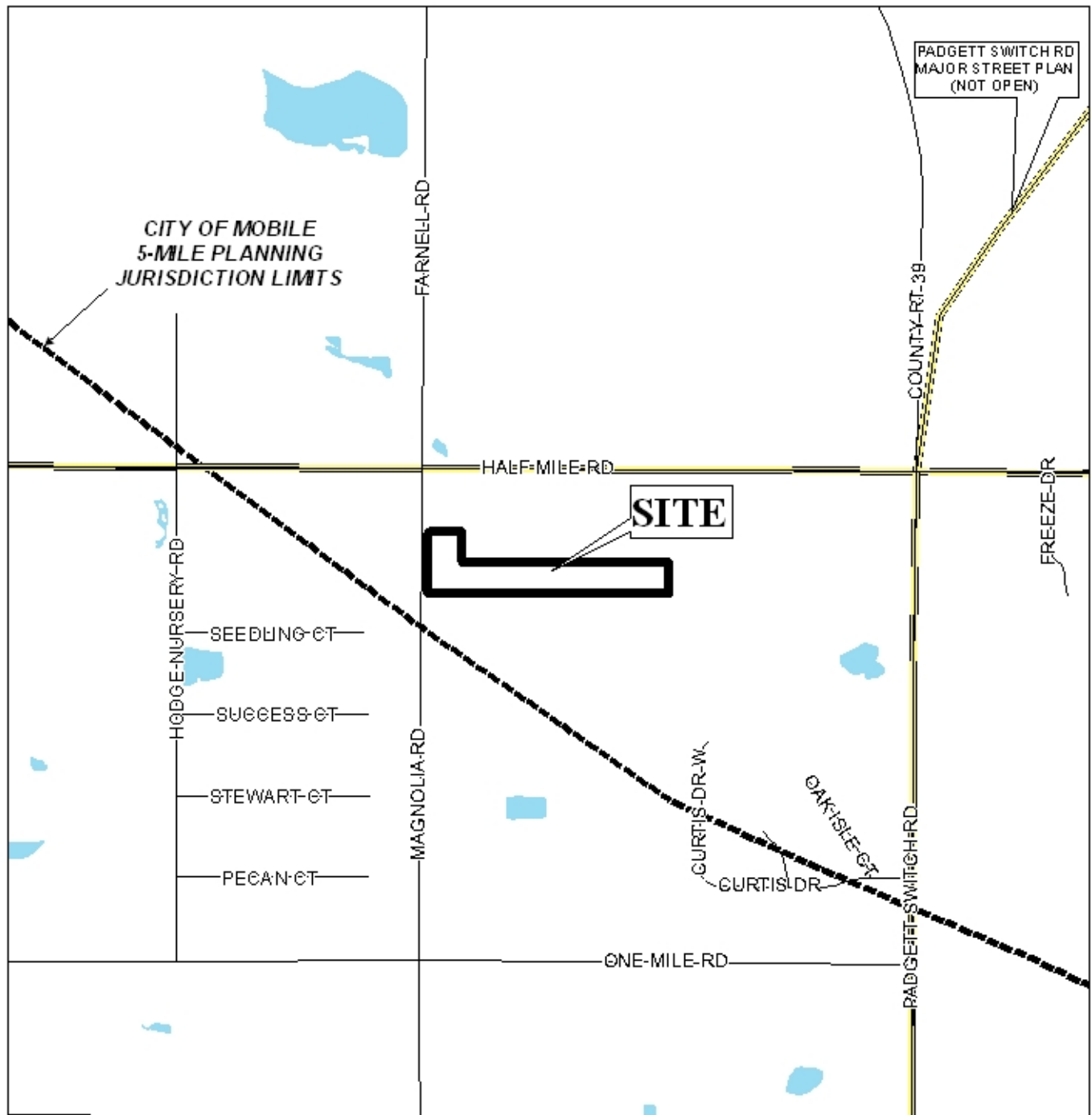
While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

With a waiver of Section V.D.3. of the Subdivision Regulations, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that no future subdivision of Lot 2 will be allowed until additional frontage on a paved public street is provided;
- 2) placement of a note on the final plat stating that each lot is limited to one curb cut to Magnolia Road, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;
- 3) 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;
- 4) placement of a note on the final plat stating that the approval of all applicable federal, state and local environmental agencies for wetlands would be required prior to the issuance of any permits or land disturbance activities;
- 5) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.8 of the Subdivision Regulations; and
- 6) placement of a note on the final plat stating development 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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

LOCATOR



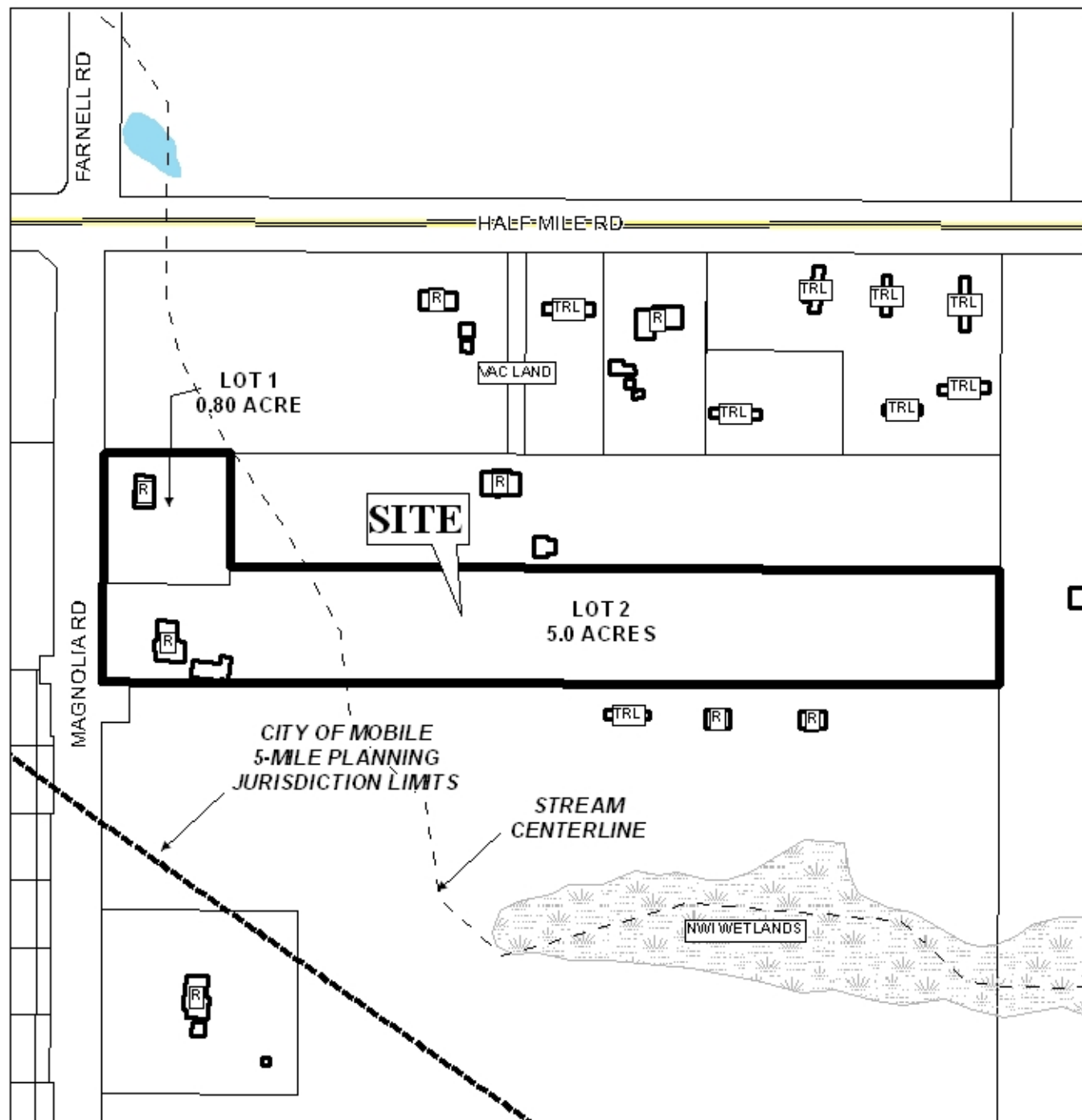
APPLICATION NUMBER 5 DATE October 21, 2010

APPLICANT Evonne & Leon Grimes Estates Subdivision

REQUEST Subdivision

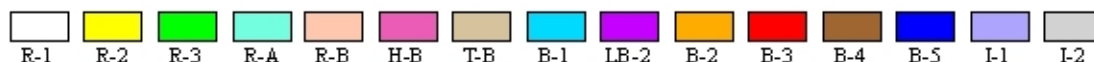


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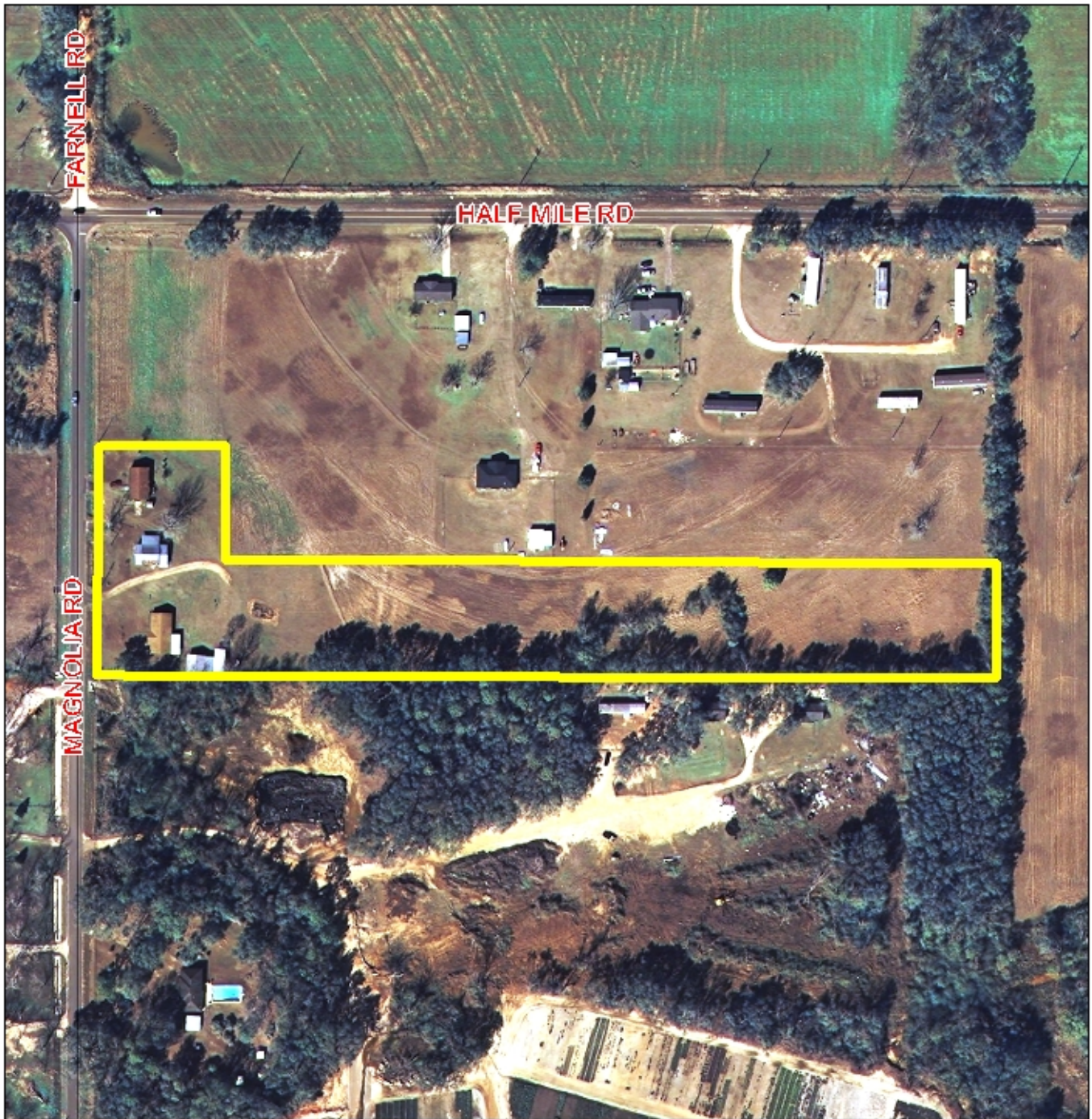
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LEGEND



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