

FRED & MILDRED JOHNSON FAMILY

DIVISION TWO 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: 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 plat illustrates the proposed 2-lot, 15.5± acre subdivision which is located on the North side of River Road, 2/10± mile East of Thomas Road, and is located within the Planning Jurisdiction, but is not located within the Fire Jurisdiction. The applicant states that the subdivision is served by both public water and individual septic tanks.

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

The site fronts onto River Road, a minor street with no curb and gutter, and is illustrated as having a compliant 80' right-of-way, therefore no dedications should be required.

As a mean of access management, a note should be placed on the Final Plat stating that each lot is limited to the existing curb cuts, with the size, design, and location of the curb cuts, to be approved by Mobile County Engineering and conform to AASHTO standards.

The 25' minimum setback line is not illustrated as required by Section V.D.9. of the Subdivision Regulations. The setback should be illustrated on the Final Plat, if approved.

The lot sizes are labeled in both square feet and acres, and the proposed lots would exceed the minimum size requirements of Section V.D.2. of the Subdivision Regulations. The lot sizes should remain in square feet and acres on the Final Plat, if approved.

This 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 should appear on the Final Plat, if approved.

The site must comply with the City of Mobile storm water and flood control ordinances. Therefore, 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.” should be placed on the Final Plat.

A portion of the site appears to contain wetlands and floodplains associated with a branch of Fowl River. The potential presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies for wetland and floodplain issues will be required prior to the issuance of any permits or land disturbance activities. A note should be placed on the Final Plat stating this requirement.

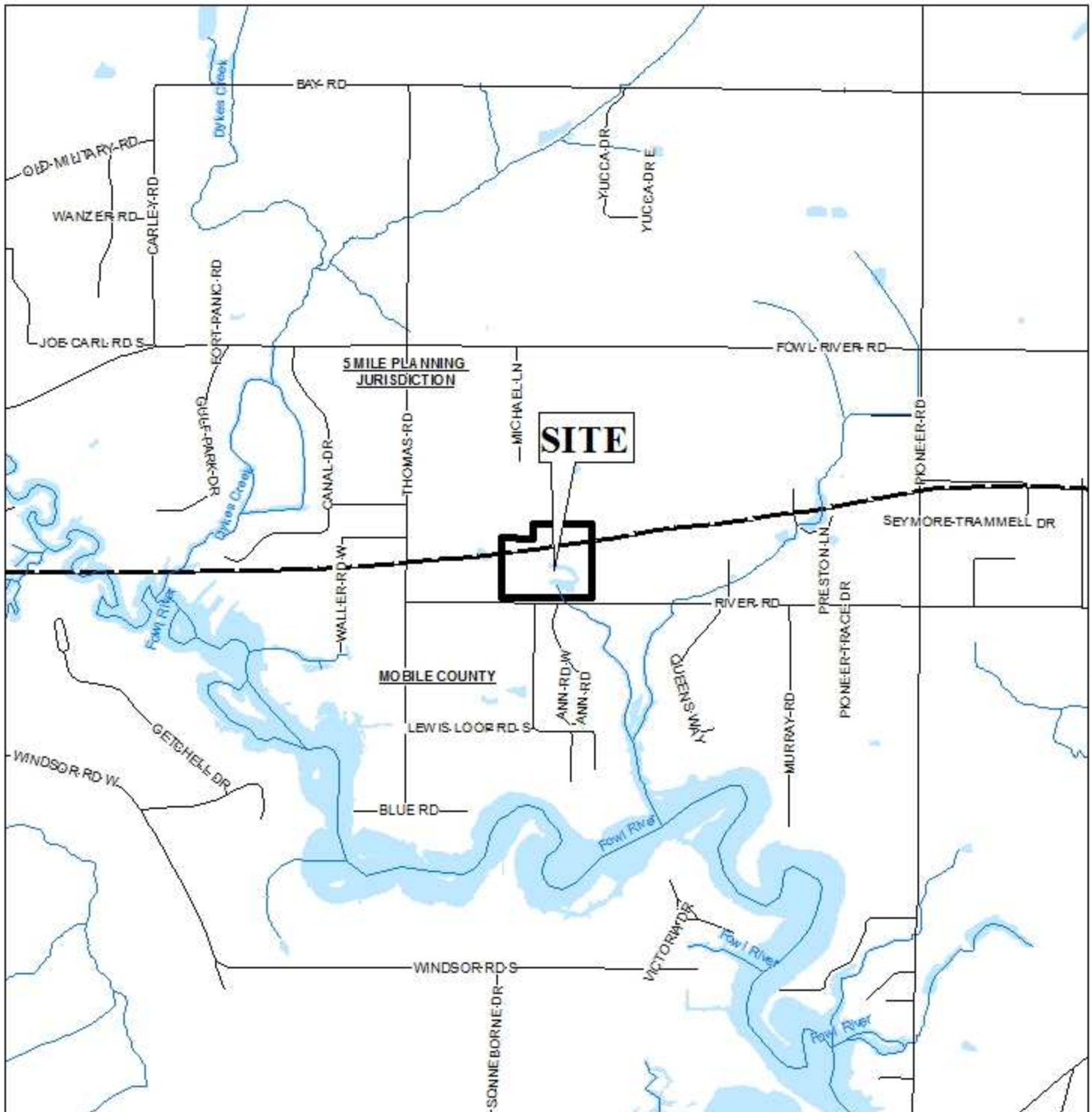
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species. A note reflecting this requirement should appear on the Final Plat.

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

- 1) retention of the lot size, in square feet and acres, or provision of a table on the Final Plat with the same information;
- 2) illustration of the 25' minimum building setback line;
- 3) 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;
- 4) placement of a note on the Final Plat stating the site must comply with the City of Mobile 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.);*
- 5) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;
- 6) placement of a note stating that approval of all applicable Federal, state and local agencies is required for wetland and floodplain issues, prior to the issuance of any permits or land disturbance activities;
- 7) placement of a note on the Final Plat stating that each lot is limited to the existing curb cuts, with the size, design, and location of the curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards; and

- 8) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

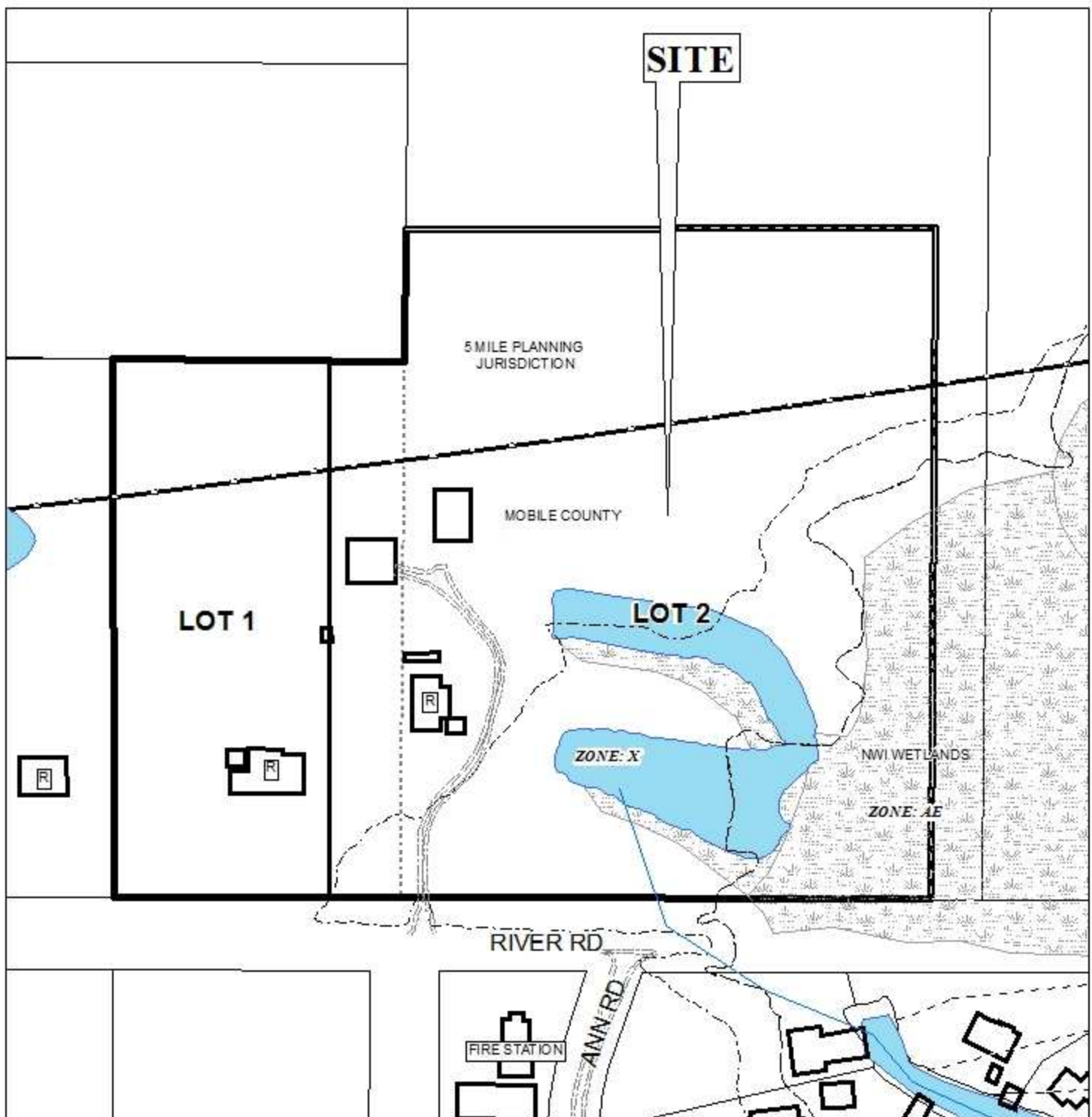
LOCATOR MAP



APPLICATION NUMBER 5 DATE November 6, 2014
APPLICANT Fred & Mildred Johnson Family Division Two Subdivision
REQUEST Subdivision



FRED & MILDRED JOHNSON FAMILY DIVISION TWO 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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