

AS SUBDIVISION, EAST ADDITION

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 water and 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, 4.6 ± acre subdivision which is located on the South side of Airport Boulevard, 190' ± West of Snow Road. The applicant states that the subdivision is served by city water and sanitary sewer system.

The purpose of this application is to create 1 legal lot of record by combining two metes and bounds parcels and portion of a third parcel. A previous 2-lot subdivision, which includes a piece of the newly proposed subdivision, was approved by the Planning Commission at its November 21, 2013 meeting. A condition placed in the Letter of Decision required a "revision of the plat to eliminate the pole portion of Lot 3, east of Lot 1". The applicant is now proposing to incorporate the remnant of land from the adjacent subdivision to the West with two metes-and-bounds parcels.

The site fronts on Airport Boulevard, a major street, as illustrated on the Major Street Plan with a planned 100-foot right-of-way. The plat indicates the right-of-way width on Airport Boulevard varies however, a 40' right-of-way width from centerline is illustrated on the plat, with an additional 32.01' labeled as a permanent easement and right of way line indicating a total right-of-way width of 72.01'. If approved, no additional dedication will be required and right-of-way widths depicted on the preliminary plat should be retained on the Final Plat.

The 25' minimum building setback line is indicated on a portion of the preliminary plat however it is not depicted along the entire proposed lot. The 25' minimum building setback line should be illustrated across the entire front portion of the property. Revisions should be made to depict the 25' minimum building setback line across the entire lot on the Final Plat, if approved.

As a means of access management, the proposed lot should be limited to a total of two curb-cuts to Airport Boulevard with the location, size and design to be approved by Mobile County Engineering and to conform to AASHTO standards.

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, if approved, 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.

It should be noted the lot size is labeled in square feet and acres; this should be retained of the Final Plat.

It should also be pointed out there is a note on the preliminary plat indicating a permanent easement located along the front property line, within the right-of-way.

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 also appear on the Final Plat, if approved.

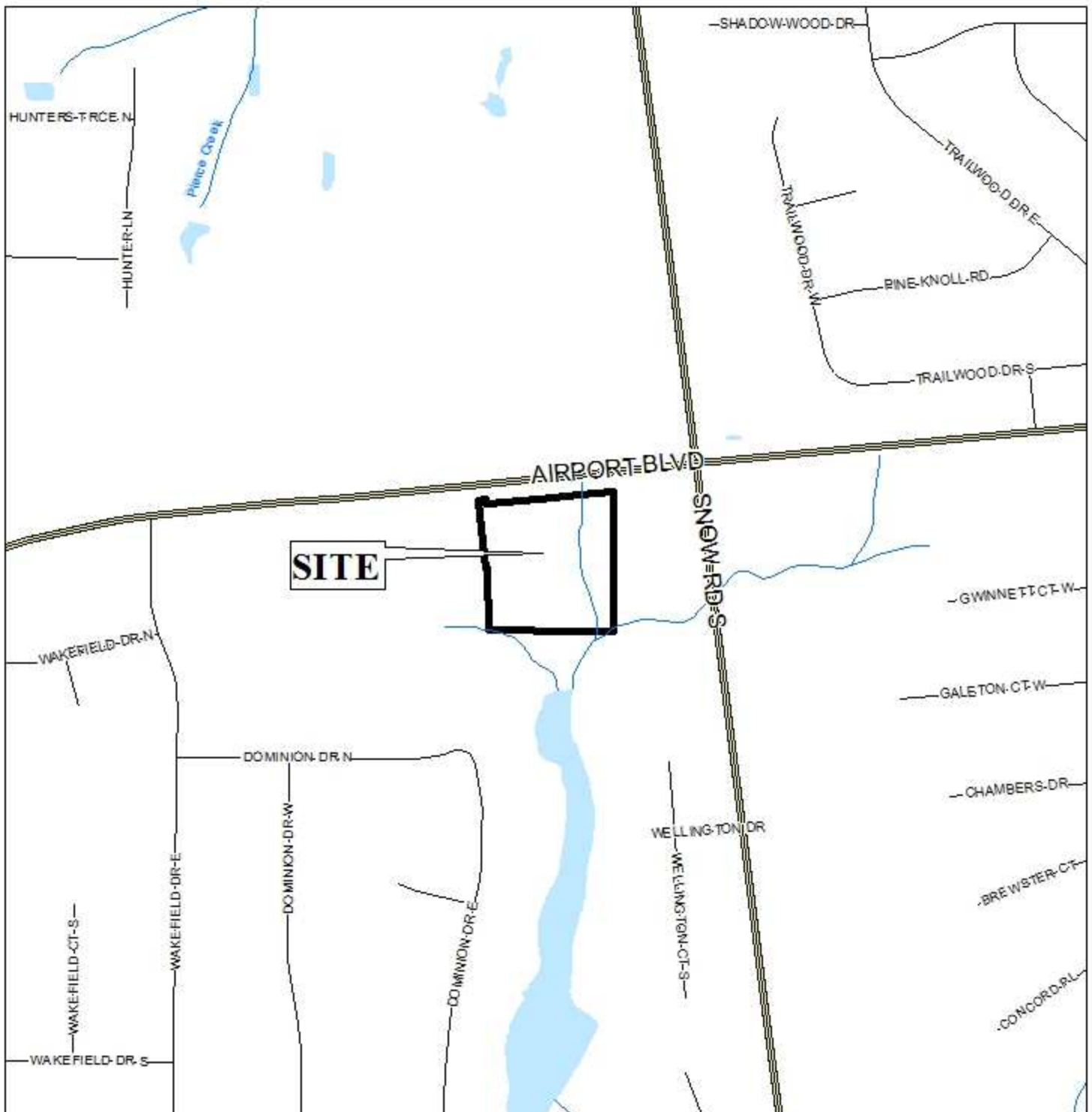
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations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

Based on the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the Final Plat limiting the lot to 2 curb-cuts with the location, size and design to be approved by Mobile County Engineering and to conform to AASHTO standards;
- 2) retention of right-of-way width as depicted on preliminary plat;
- 3) revision of the 25-foot minimum building setback line to include the entire lot on the Final Plat;
- 4) retention of the lot size in square feet and acres on the Final Plat;
- 5) 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;
- 6) 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;
- 7) placement of a note on the Final Plat stating that 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.”* and

- 8) 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.”*

LOCATOR MAP



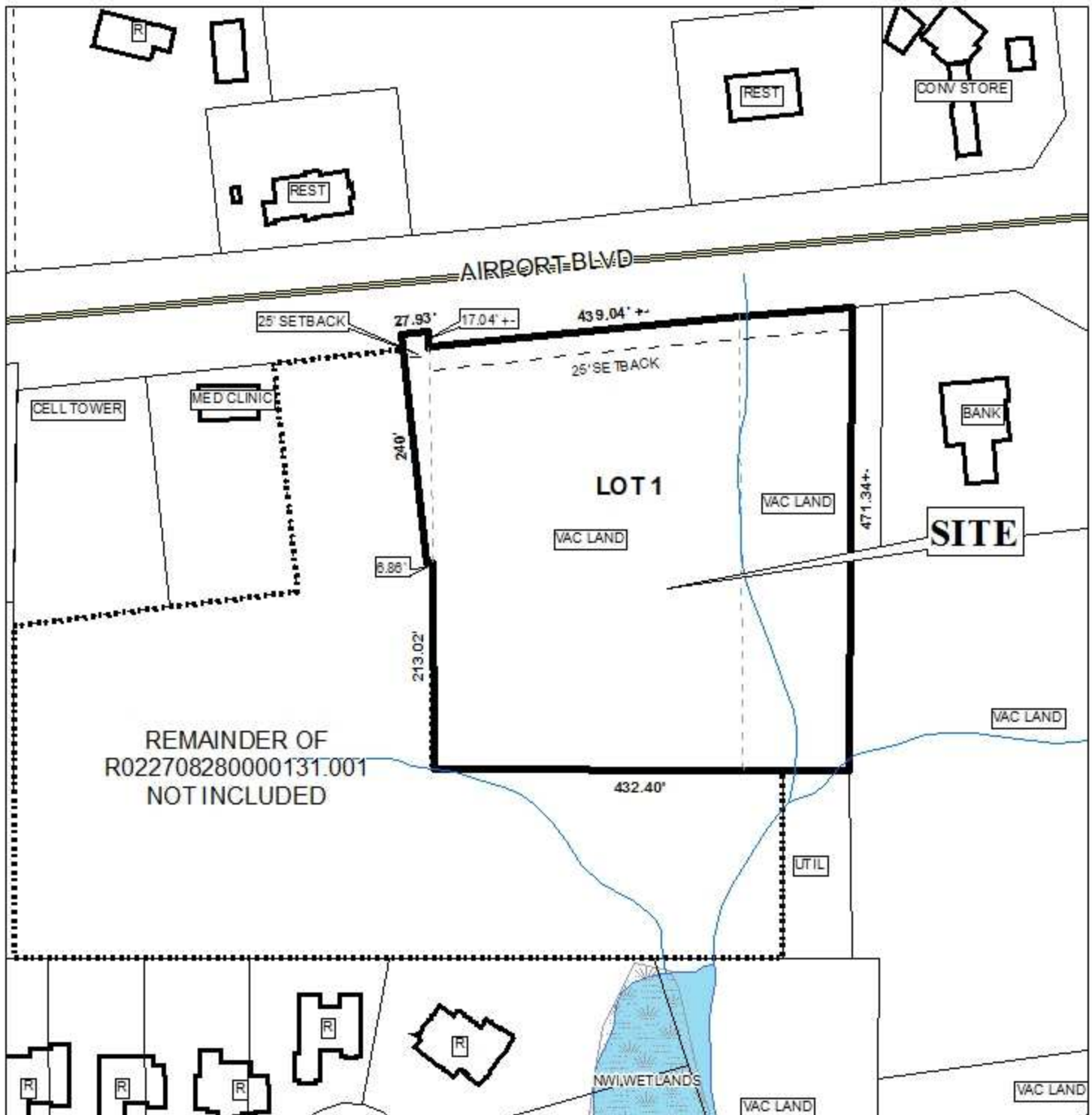
APPLICATION NUMBER 6 DATE March 20, 2014

APPLICANT AS Subdivision, East Addition

REQUEST Subdivision



AS SUBDIVISION, EAST ADDITION



APPLICATION NUMBER 6 DATE March 20, 2014

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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APPLICATION NUMBER 6 DATE March 20, 2014

