

LOGSDON 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.

Mobile Area Water and Sewer Systems Comments: No Comments

The plat illustrates the proposed 3.1± acre, 1 lot subdivision, which is located South side of Tanner Williams Road, 2/10 mile± West of Old Tanner Williams Road East – within the planning jurisdiction. The applicant states that the site is served by an individual septic tank and a well.

The purpose of this application is to create one legal lot of record from a portion of a metes and bounds parcel. The remainder of the parcel is to be acquired by the Mobile Area Water and Sewer Service for the purpose of maintaining an eroding gully. It should be noted that, while this excluded portion will not have frontage on a public street, it will be contiguous with other property owned by MAWSS. Thus, as noted on the plat, it cannot be developed until a legal lot of record is created with adequate frontage on a public street. The Commission recently approved a similar subdivision immediately adjacent to the East.

The site fronts Tanner Williams Road, a planned Major Street requiring 100' of right-of-way. Currently, the right-of-way for Tanner Williams Road is only 80' in width; however, as illustrated on the plat, the applicant is prepared to dedicate an additional 10' so as to provide 50' from the centerline of Tanner Williams Road.

The subdivision has approximately 330' of frontage along Tanner Williams Road. As a means of access management, a note should be placed on the final plat stating that the subdivision is limited to one curb cut to Tanner Williams Road, with the size, location, and design to be approved by County Engineering and in conformance with AASHTO standards.

As illustrated on the plat, structures exist on the property; they will not be affected by the proposal.

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.

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.

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

- 1) retention of the note on the excluded portion stating that no development shall occur until a legal lot of record is created and adequate frontage on a public street is provided;
- 2) placement of a note on the final plat stating that the subdivision is limited to one curb cut to Tanner Williams Road, with the size, location, and design to be approved by County Engineering and in conformance with AASHTO standards;
- 3) placement of a note on the plat stating that the site must be developed 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 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
- 5) submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.

LOCATOR MAP



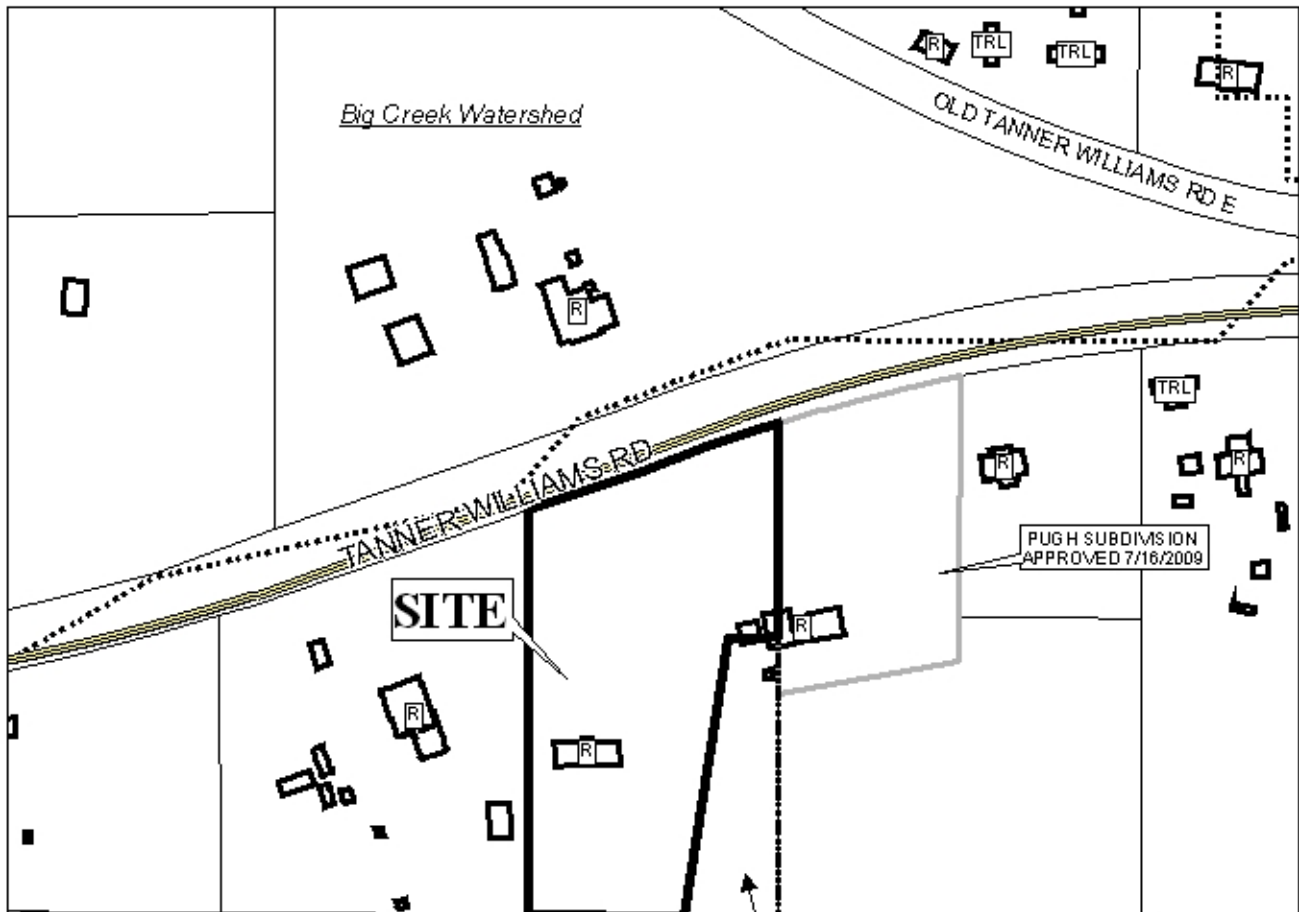
APPLICATION NUMBER 6 DATE September 3, 2009

APPLICANT Logsdon Subdivision

REQUEST Subdivision



LOGSDON SUBDIVISION



REMAINDER OF PARCEL TO BE ACQUIRED BY MAWSS FOR MAINTENANCE OF GULLY

APPLICATION NUMBER 6 DATE September 3, 2009

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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