

## **LUMPKIN 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 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: MAWSS has No water or sewer services available.

The plat illustrates the proposed 1-lot, 2.0± acre subdivision located at the Northwest corner of Airport Boulevard and Calvert Road North, within the Planning Jurisdiction. The applicant states that the subdivision is served by public water and sanitary sewer services.

The purpose of this application is to create one legal lot of record from an existing metes-and – bounds parcel.

The site has frontage along Airport Boulevard and Calvert Road North. Airport Boulevard is a component of the Major Street Plan with a planned 100' right-of-way. As the plat indicates a current right-of-way width of 80', dedication to provide 50' from the centerline of Airport Boulevard would be required. Calvert Road North is an un-paved road and the plat indicates a current right-of-way width along all portions of the site of at least 30' from the centerline of Calvert Road North; therefore, no dedication would be required. A 25' corner radius dedication would be required at the intersection of Airport Boulevard and Calvert Road North and at the Northeast corner of the site at the turn of Calvert Road North. The 25' minimum building setback line should be revised along Airport Boulevard to be measured from any required right-of-way dedication.

The proposed lots meet the minimum size requirements of the Subdivision Regulations. The plat should be revised to label the lot with its size in both square feet and acres, after required dedications, or a table should be furnished on the Final Plat providing the same information.

As the lot would have slightly more than 200 linear feet of frontage along Airport Boulevard, a note should be placed on the Final Plat stating that Lot 1 is limited to two curb cuts to Airport Boulevard, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards. Access to Calvert Road North should be denied until such time it is paved in asphalt or similar material to Mobile City Engineering standards. Once improved, the lot should be limited to a maximum of three curb cuts to Calvert Road North. If the site is developed commercially, a note should be required on the Final Plat denying access to all portions of Calvert Road North.

The plat does not indicate any easements on the site. If any easements are illustrated on the Final Plat, a note should be required on the Final Plat stating that no structures may be placed or constructed within any easement.

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 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.

A note should be placed on the Final Plat stating that if the site is developed commercially and adjoins residentially developed property, a buffer must be provided in compliance with Section V.A.8. of the Subdivision Regulations.

The site is a portion of a much larger tax parcel which is dissected by several roads and is not contiguous. However, the portion containing the site is contiguous and contains a large area to the West indicated as Future Development on the plat. The Final Plat should be revised to also include the entirety of the Future Development area.

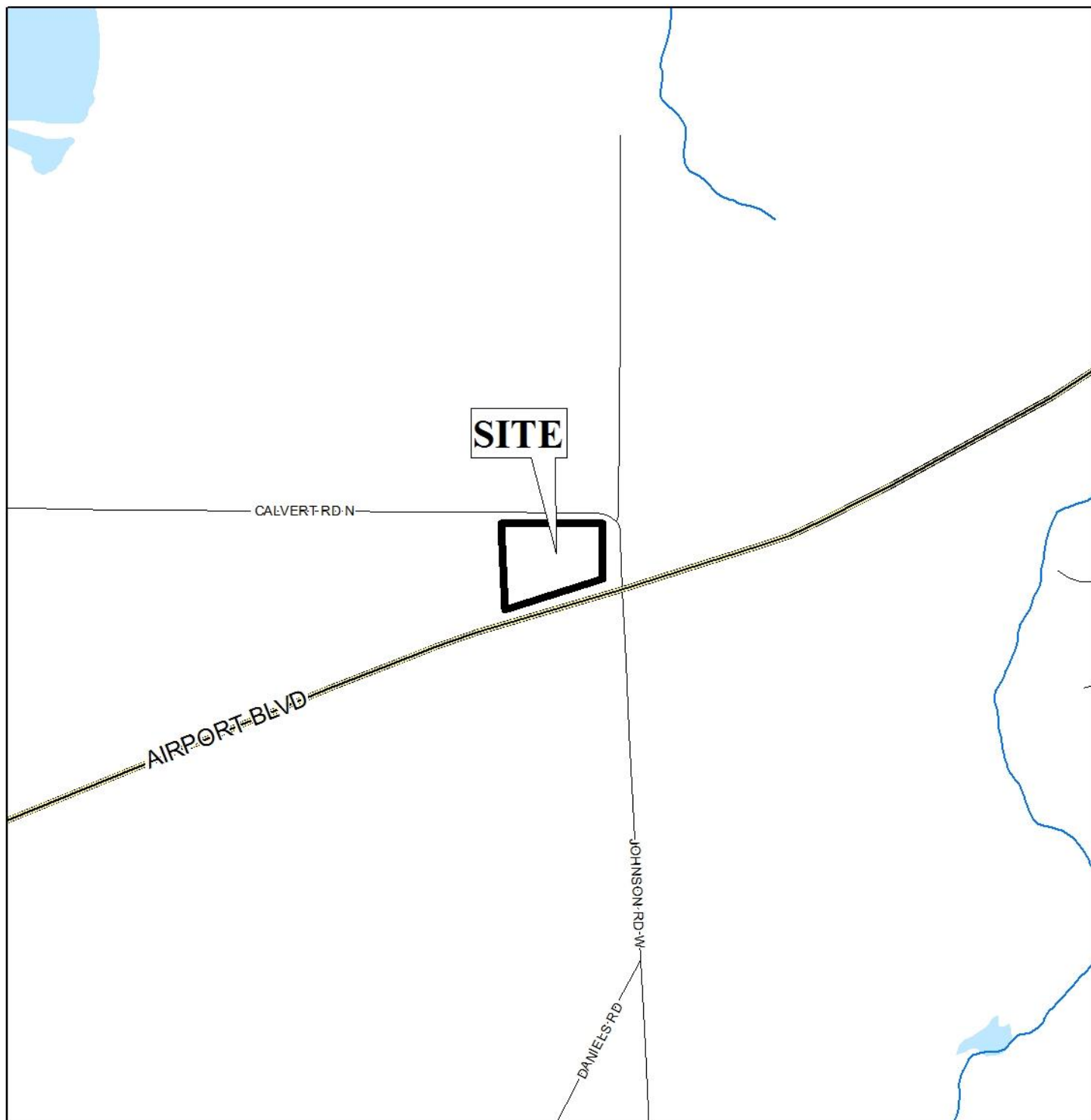
The plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval, subject to the following conditions:

- 1) dedication to provide 50' from the centerline of Airport Boulevard;
- 2) dedication of a 25' corner radius at the intersection of Airport Boulevard and Calvert Road North;
- 3) dedication of a 25' corner radius at the Northeast corner of the site at the turn of Calvert Road North;
- 4) revision of the 25' minimum building setback line along Airport Boulevard to be measured from required dedication;
- 5) revision of the plat to label the lot with its size in both square feet and acres, after required dedications; or the furnishing of a table on the Final Plat providing the same information;
- 6) placement of a note on the Final Plat stating that Lot 1 is limited to two curb cuts to Airport Boulevard, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards;
- 7) placement of a note on the Final Plat stating that if Lot 1 is developed commercially, access is denied to all portions of Calvert Road North;
- 8) placement of a note on the Final Plat stating that Lot 1 is denied access to Calvert Road North until it is improved;
- 9) if any easements are illustrated on the Final Plat, a note is required on the Final Plat stating that no structures may be placed or constructed within any easement;
- 10) placement of a note on the Final Plat stating that the site must 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;

- 11) placement of a note on the Final Plat stating that if the site is developed commercially and adjoins residentially developed property, a buffer must be provided, in compliance with Section V.A.8. of the Subdivision Regulations; and
- 12) compliance with the 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



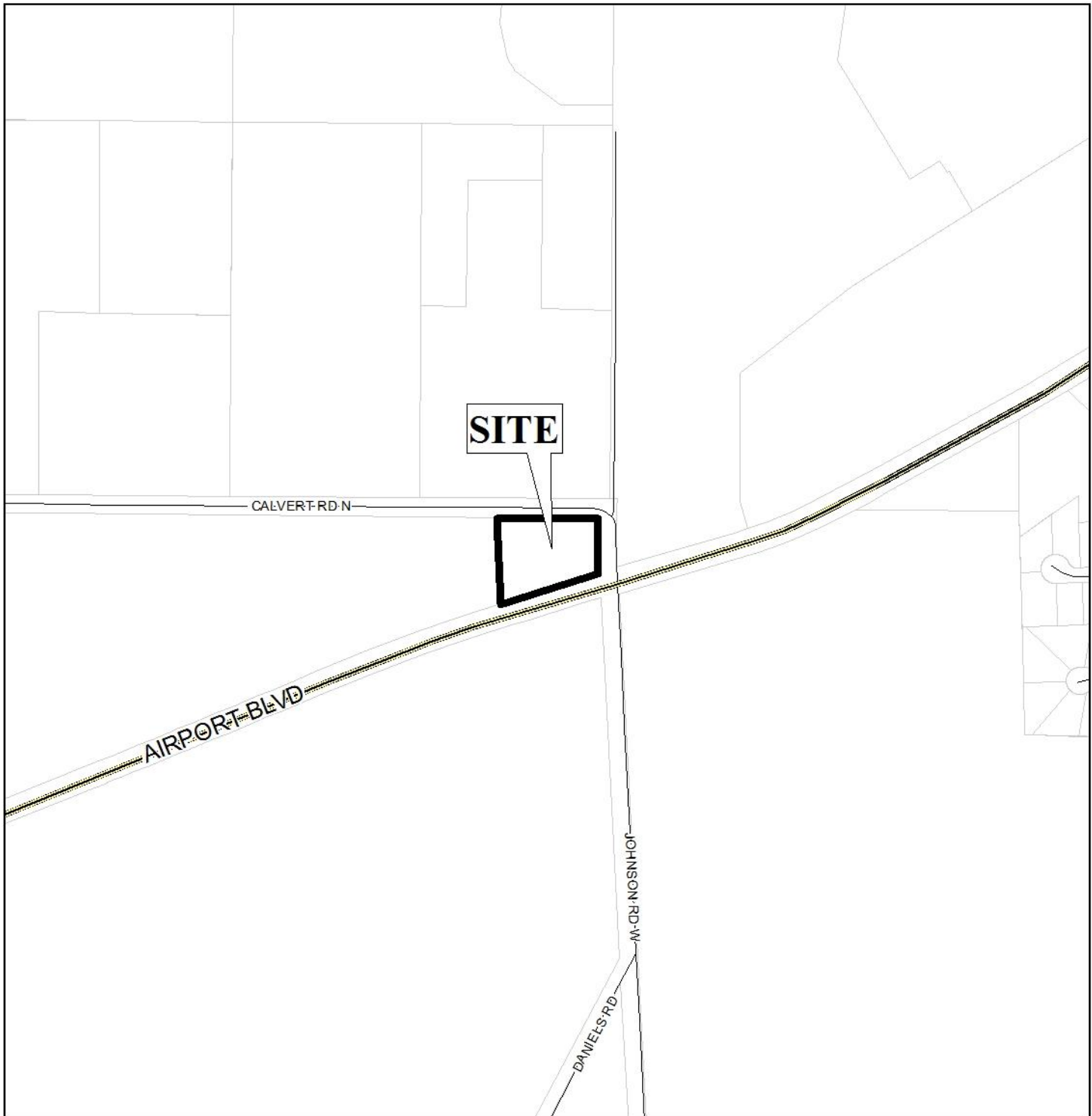
APPLICATION NUMBER 6 DATE October 20, 2016

APPLICANT Lumpkin Subdivision

REQUEST Subdivision



# LOCATOR ZONING MAP



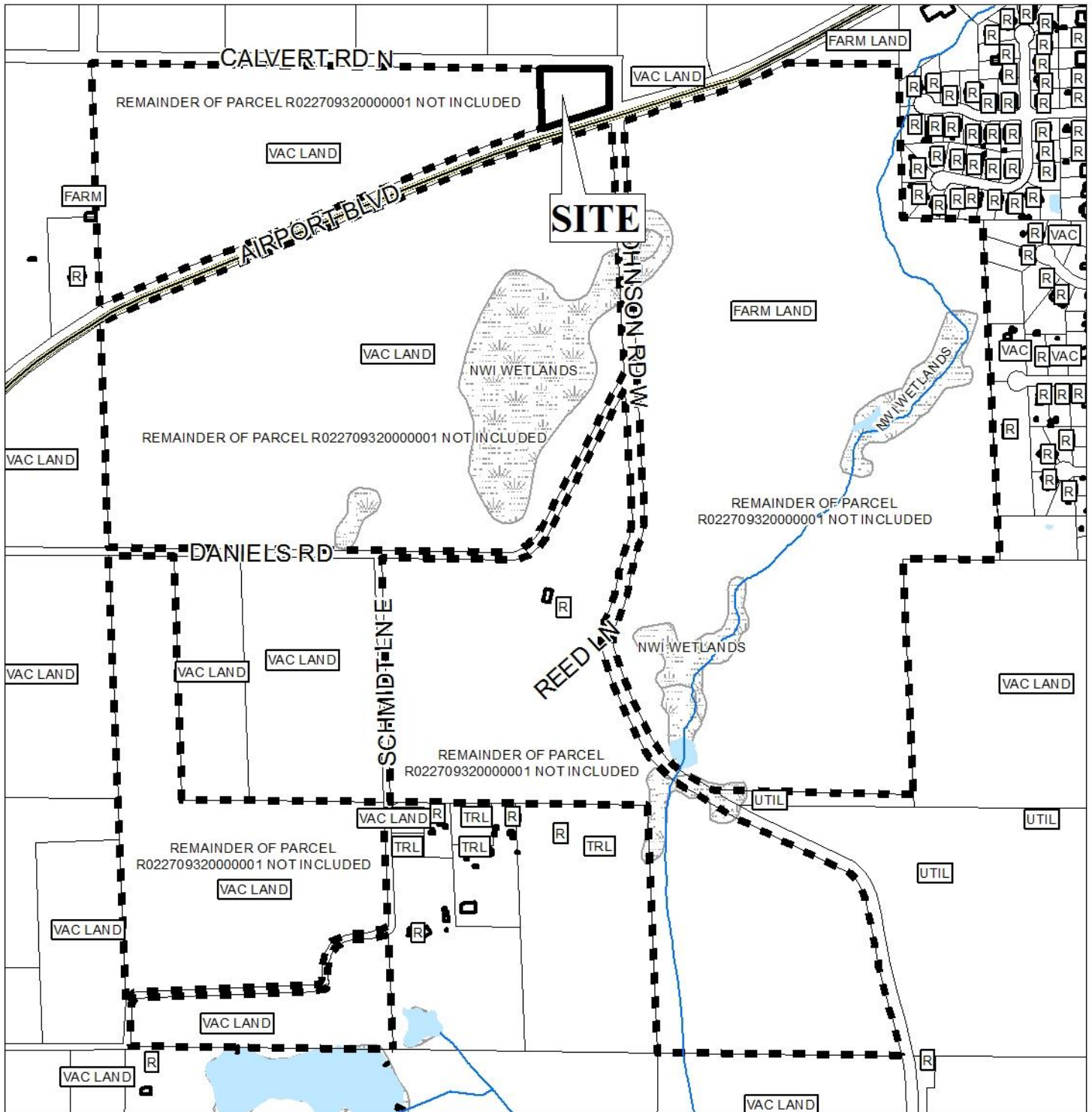
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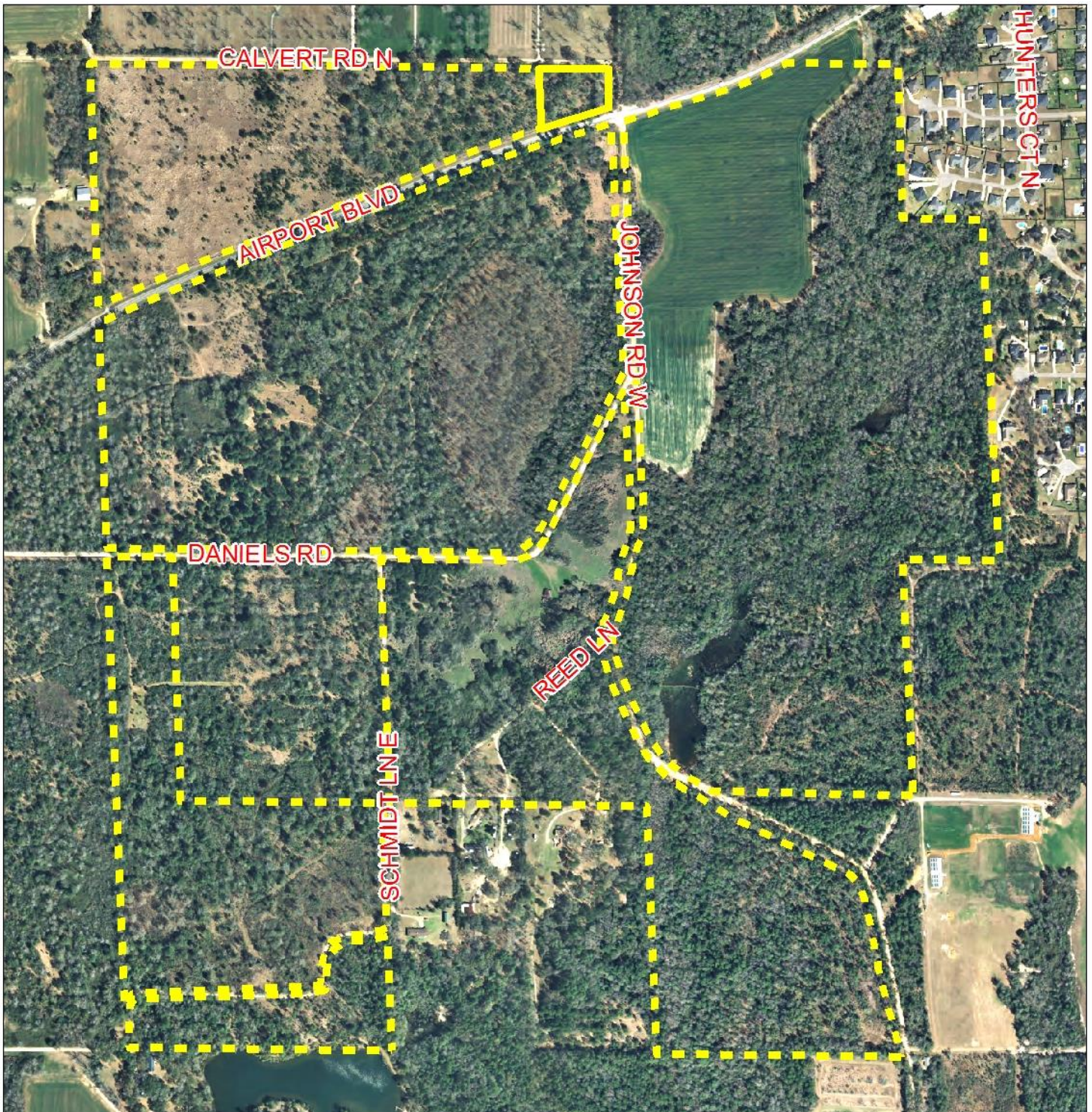
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6





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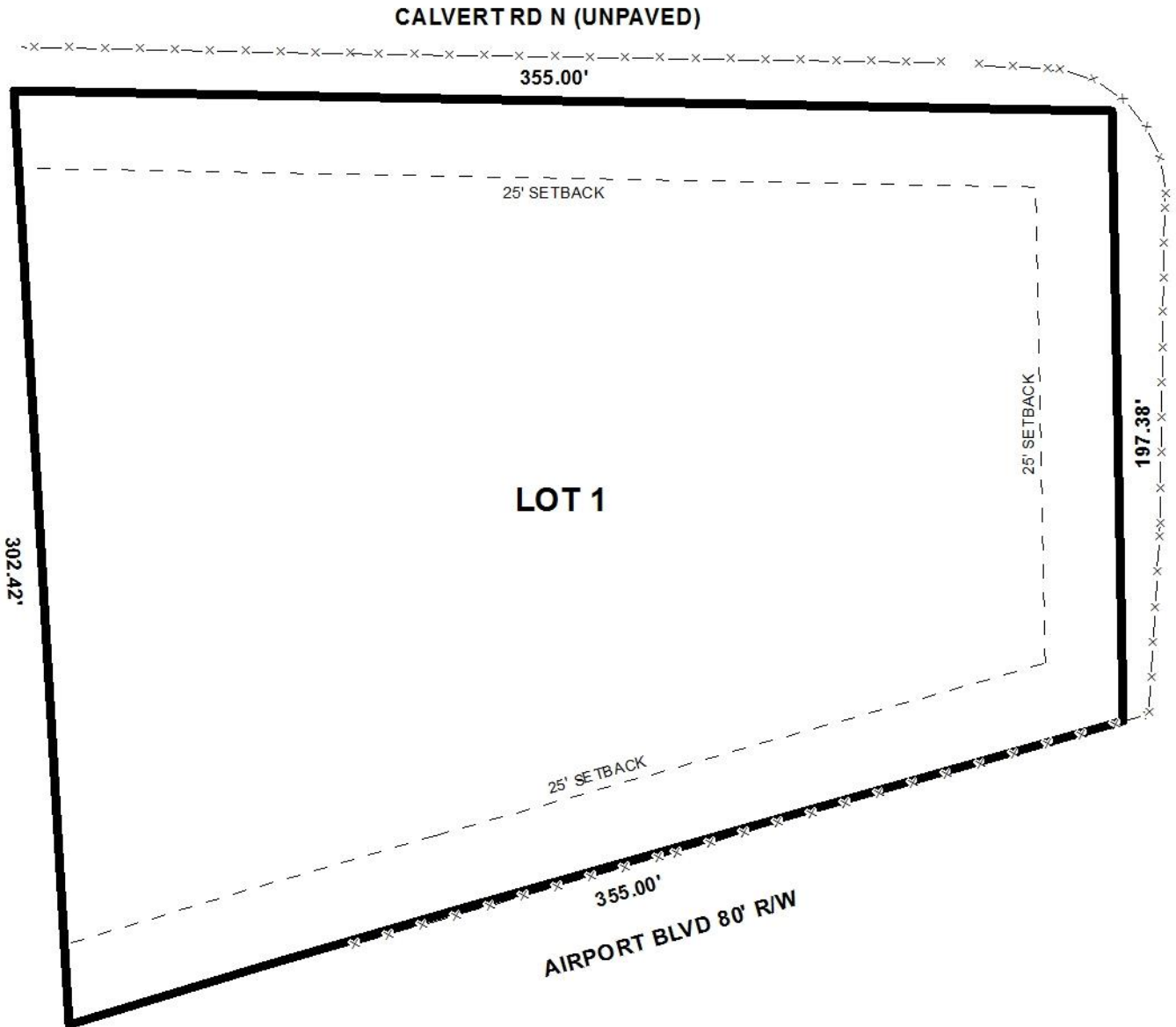


APPLICATION NUMBER 6 DATE October 20, 2016





# DETAIL SITE PLAN



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APPLICANT Lumpkin Subdivision

REQUEST Subdivision



NTS