

## **NORTH THEODORE T.S. 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: 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 3-lot, 47.5± acres subdivision which is located on the South side of U.S. Highway 90 West, 3/10 mile± East of Padgett Switch Road. The site is within the Planning Jurisdiction and the applicant states that the subdivision does not have water or sanitary sewer service.

The purpose of this application is to create three legal lots of record from two metes-and-bounds parcels.

It should be noted that the proposed Lots 2 and 3 do not have frontage on a street. There is a 30' roadway illustrated at the rear of Lot 3, but it is not a constructed road. The applicant, Alabama Power, does have right-of-way that extends along the edge of the proposed Lot 3, adjacent to the proposed Lot 2, thereby providing access to the otherwise landlocked lots, making a waiver of Section V.D.4. of the Subdivision Regulations appropriate.

U.S. Highway 90 West, a major street as illustrated on the Major Street Plan, is illustrated as having a right-of-way that varies. As a major street, U.S. Highway 90 West should have a right-of-way of at least 250', thereby possibly requiring dedication to provide 125' from the centerline.

Access management is a concern, therefore Lot 1 should be limited to its existing curb cuts with any changes in the size, location, and design to be approved by the Mobile County Engineering Department and conform to AASHTO standards.

The 25-foot minimum building setback line is not depicted. This should be illustrated for Lot 1 on the Final Plat, if approved.

The lot size is indicated in acres on the preliminary plat and should be indicated in square feet and acres on the Final Plat, or there should be the provision of a table on the plat depicting the same information, if approved.

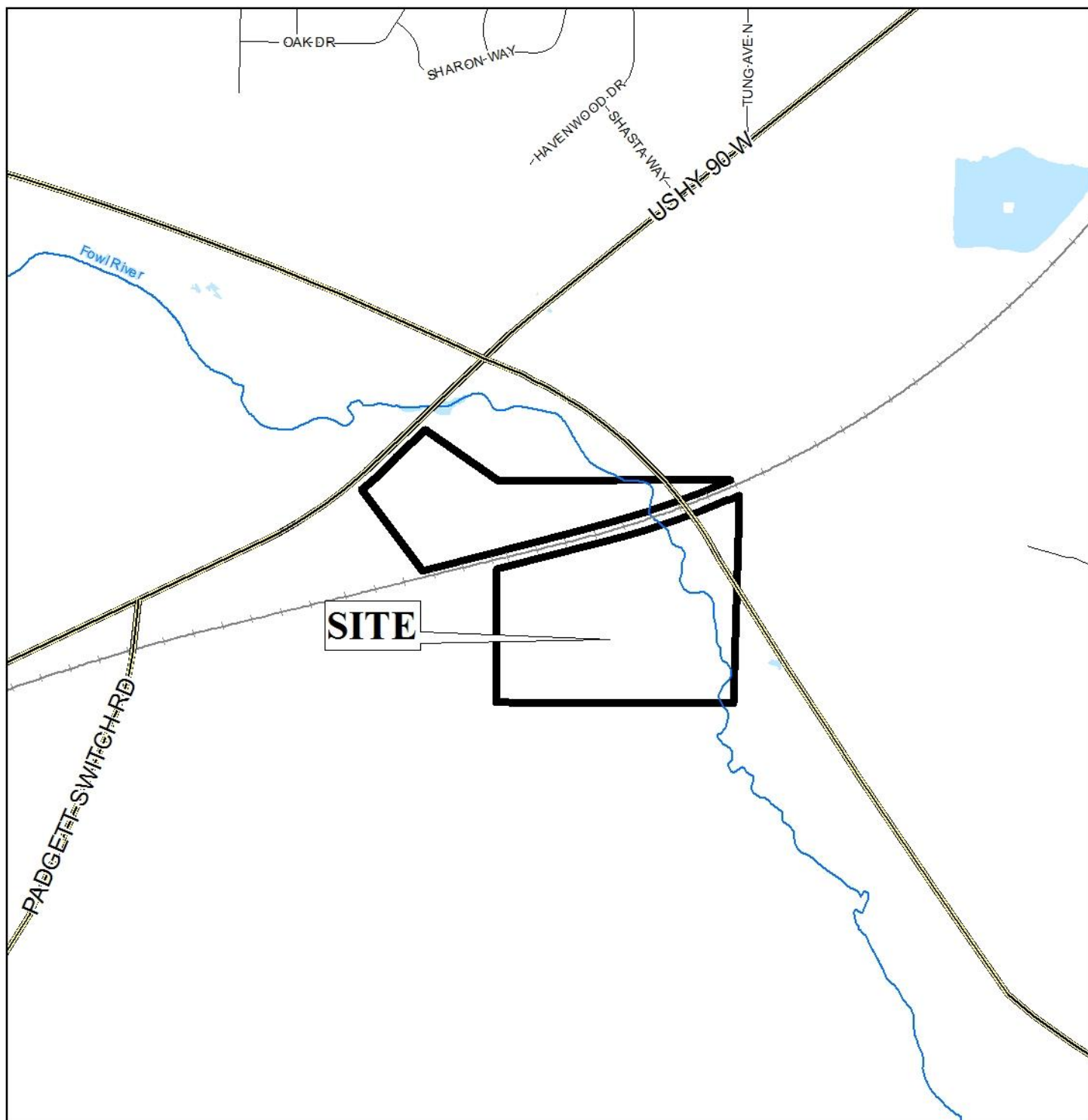
There are several drainage, utility, and access easements located on the site. If approved, a note should be placed on the Final Plat stating no structures shall be constructed or placed within any easements unless they are a necessary function of the associated easements.

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

- 1) either dedication to provide 125' from the centerline of U.S. Highway 90 West, or illustration that sufficient right-of-way exists;
- 2) illustration of the 25' minimum building setback line for Lot 1;
- 3) placement of a note on the Final Plat stating that Lot 1 should be limited to the existing curb-cuts to U.S. Highway 90 West with changes in the size, location, and design to be approved by the Mobile County Engineering Department and conform to AASHTO standards;
- 4) provision of the lot sizes in square feet and acres, or provision of a table on the plat depicting the same information;
- 5) 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;
- 6) placement of a note on the Final Plat stating no structures shall be constructed or placed in any drainage, utility or access easements unless they are a necessary function of the associated easements; and
- 7) placement of a note on the Final Plat stating that development will be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits. Certification to be submitted to the Planning and Zoning and County Engineering.

# LOCATOR MAP



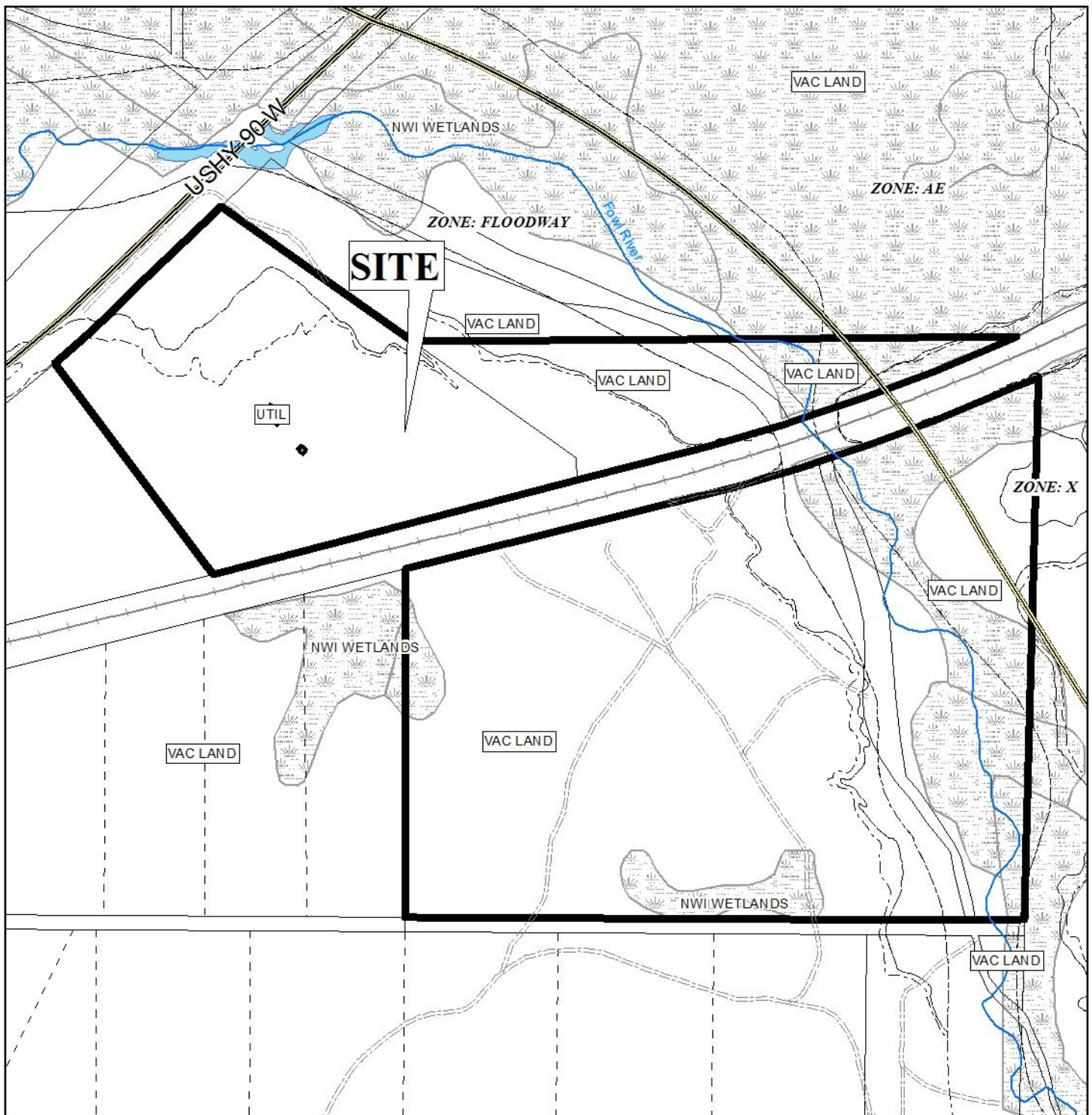
APPLICATION NUMBER 6 DATE June 2, 2016

APPLICANT North Theodore T.S. Subdivision

REQUEST Subdivision



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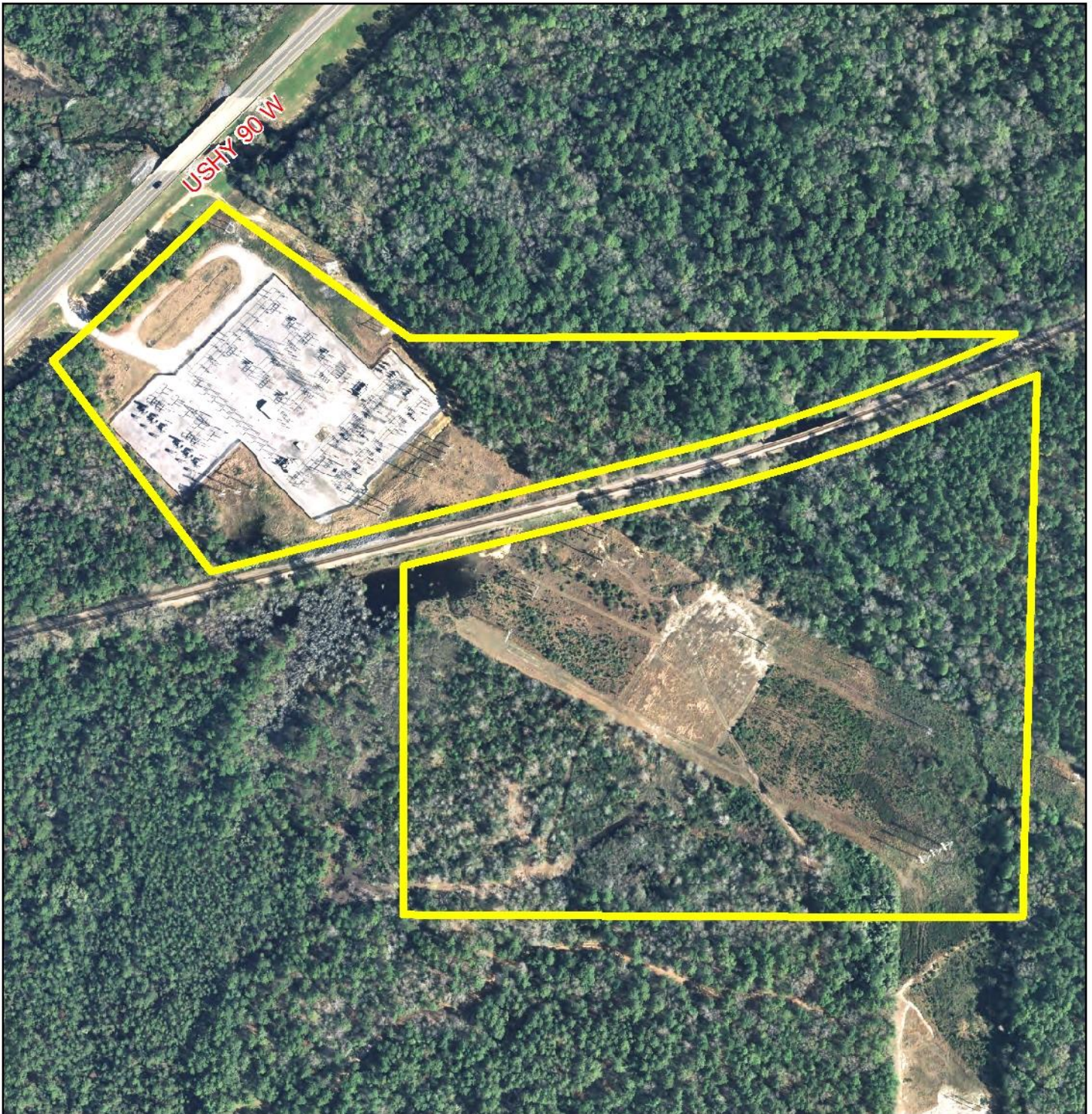
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6





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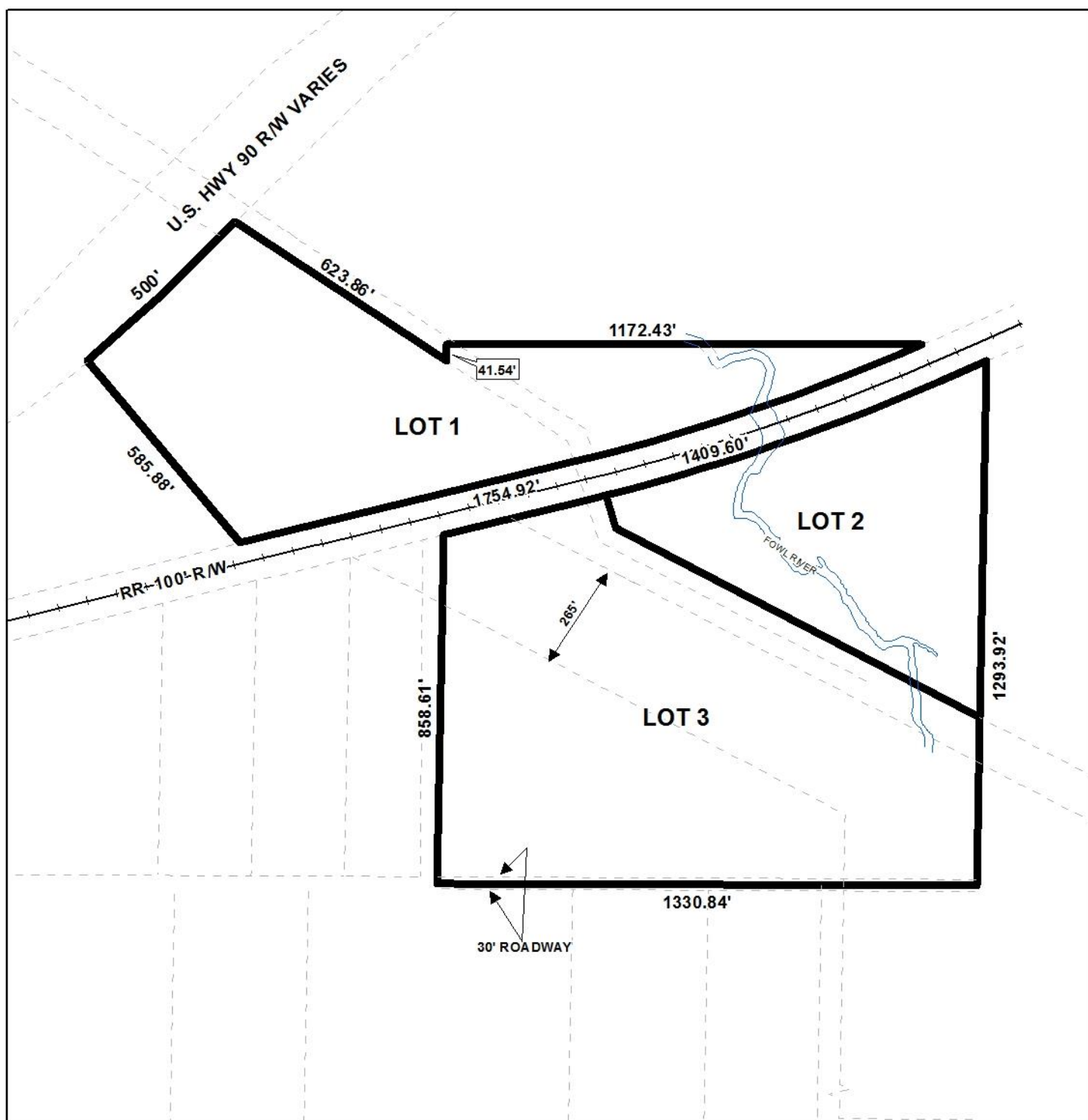


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# DETAIL SITE PLAN



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REQUEST Subdivision

