

WILLIAM POPE SUBDIVISION, FIRST ADDITION TO

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.

MAWWS Comments: No comments available.

The preliminary plat illustrates the proposed 1-lot, $1.0 \pm$ acre subdivision which is located on the West side of Baird Coxwell Road, $\frac{1}{4} \pm$ mile south of McLeod Road. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by public water and an individual septic tank.

The intent of this application is to create a 1-lot subdivision from a large metes-and-bounds parcel. The remaining portion of the metes-and-bounds parcel is labeled future development, and must receive Subdivision Approval from the Planning Commission for any development.

The 25-foot minimum setback line is depicted on the preliminary plat and in accordance with the Subdivision Regulations, the proposed lot is compliant with the minimum lot size requirements, however, it appears that the lot size in acres is larger than the lot size in square feet. The 25-foot minimum setback line and lot size in square feet should be retained on the Final Plat if approved and the lot size in acres should be revised to depict the correct area.

It should be noted that there appears to be a discrepancy in the legal description and what is illustrated along the northern property boundary on the preliminary plat. The legal description states that the northern property line runs S89°48'45"E, however, the preliminary plat depicts the property line running S89°48'46"E. The Final Plat should be revised to illustrate the correct bearings of the northern property line.

The proposed lot fronts Baird Coxwell Road, a minor street which does not have curb or gutter. The existing 60-foot right-of-way is compliant and as a result, no dedication is needed. As a means of access management, a note should be placed on the Final Plat stating that the site is limited to two curb-cuts along Baird Coxwell Road, with the size, design and location to be approved by Mobile County Engineering and comply with AASHTO standards.

This site is located in the County, and therefore 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. The note regarding this requirement should also appear on the final plat.

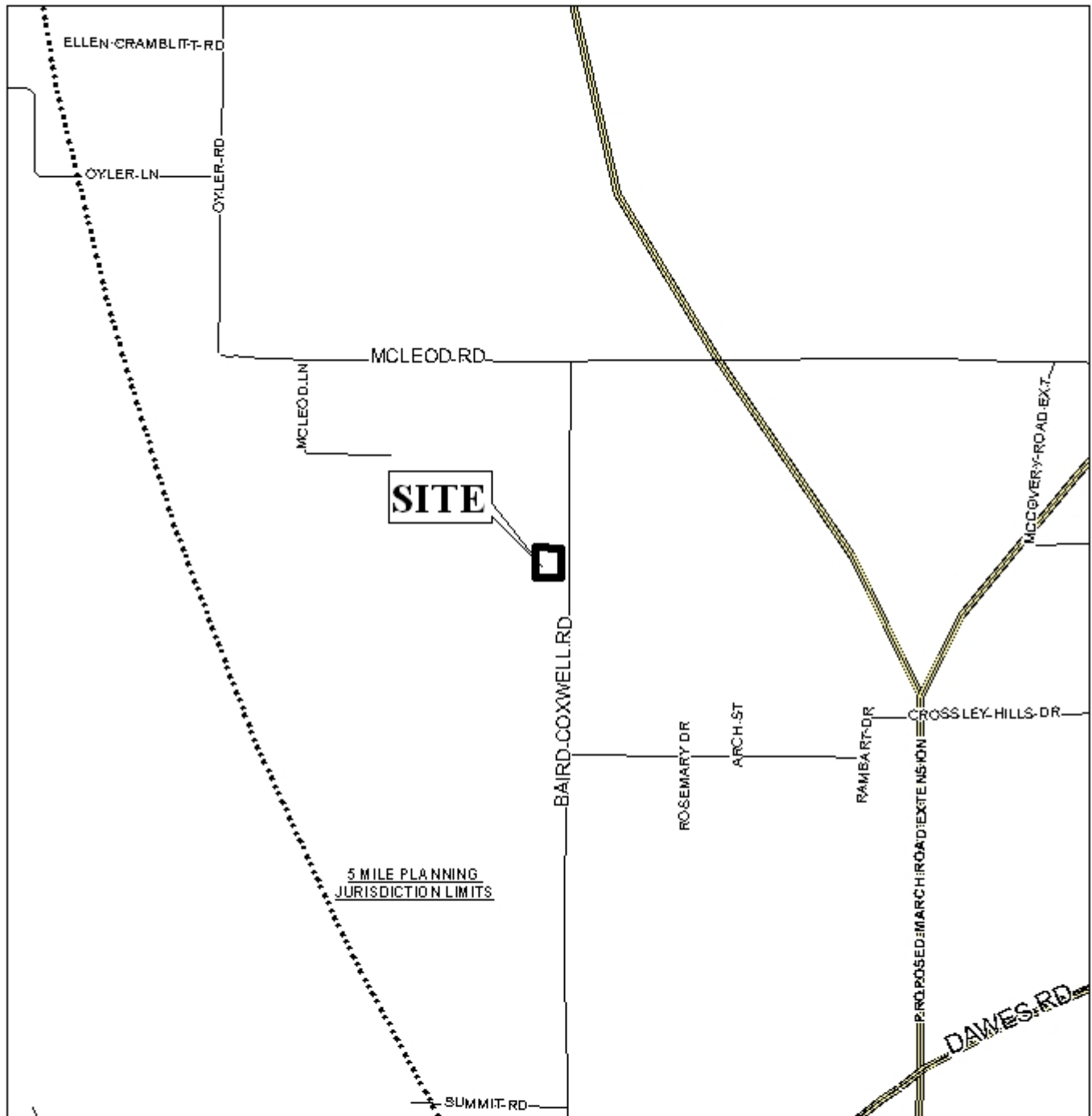
A note stating “Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from 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.

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 should appear on the final plat to reflect this requirement.

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

- 1) Retention of 25-foot minimum building setback line and lot size in square feet on the Final Plat;
- 2) Correction of the lot size in acres on the Final Plat;
- 3) The correct bearings of the northern property line should be illustrated on the Final Plat and in the legal description;
- 4) Placement of a note on the Final Plat limiting the site to two curb-cuts along Baird Coxwell Road, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;
- 5) Placement of a note on the Final Plat 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;)*
- 6) Placement of a note on the Final Plat stating: *(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.);*
- 7) Placement of a note on the Final Plat stating: *(This site is located in the County, and therefore 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.);* 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.)*

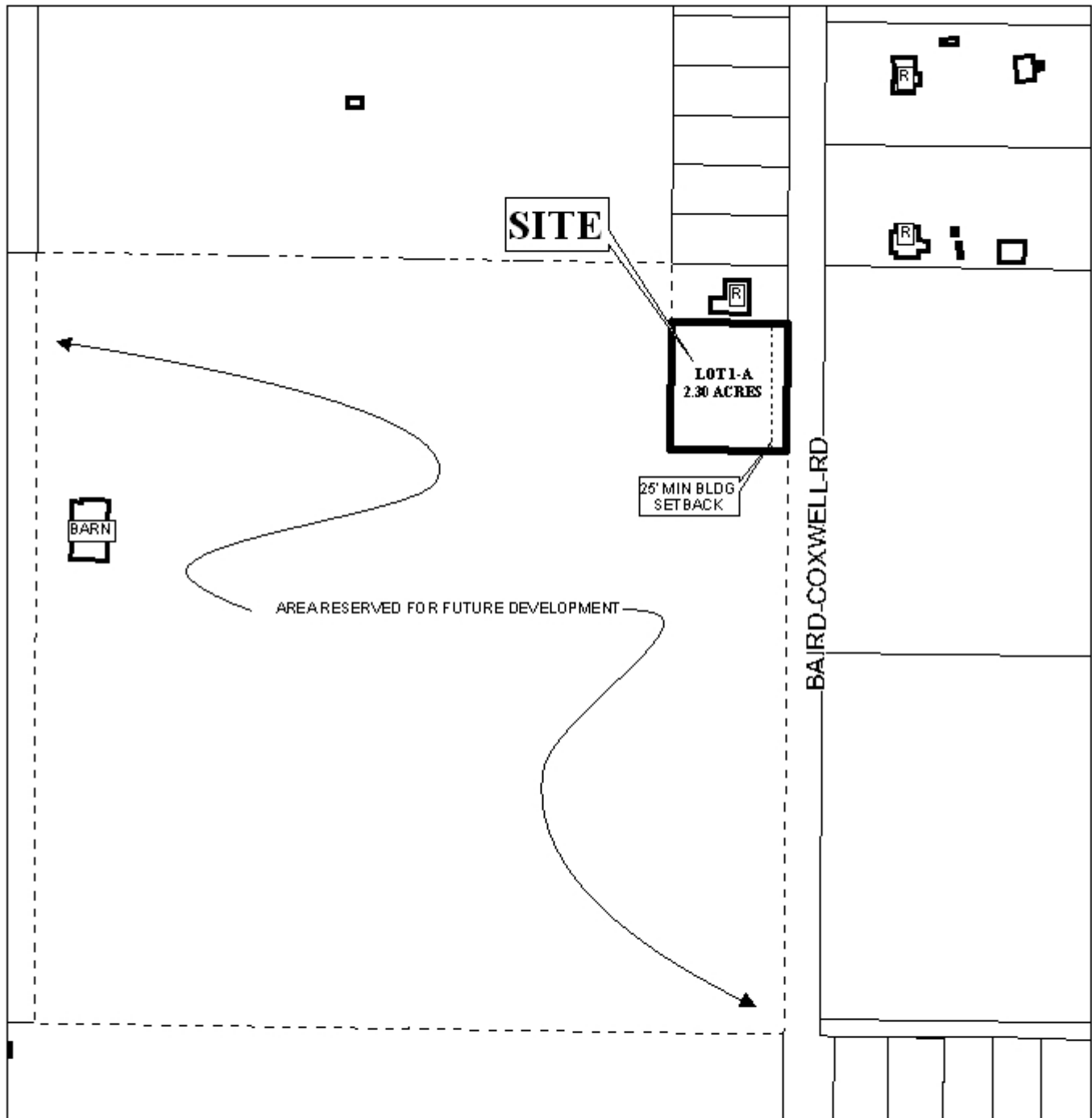
LOCATOR MAP



APPLICATION NUMBER 6 DATE August 8, 2013
APPLICANT William Pope Subdivision, First Addition to
REQUEST Subdivision



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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

N
NTS

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