

CHARLTON FAMILY DIVISION 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.

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 2-lot, 1.5 \pm acre subdivision which is located in Mobile County on the south side of Busby Road, \pm 1300' south of the intersection of Newman Road and Busby Road. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by public water and individual septic tank.

The intent of this application is to create two legal lots of record from two meets-and-bounds parcels which were divided most recently in 1999, according to Mobile County Revenue Department records. Parcels of land created prior to May 1984 when the City of Mobile extended its Planning Jurisdiction into Mobile County are considered legal lots of record. However, any land divided after 1984 is required to submit a subdivision application as noted in Section I.E of the Subdivision Regulations.

The proposed subdivision is accessed by one public street, Busby Road, which is not provided with curb and gutter and one private road which has sufficient private right-of-way. The preliminary plat states that the right-of-way for Busby Road varies; however, Section V.B.14. of the Subdivision Regulations states that the right-of-way widths for minor streets with no curb and gutter shall be 60 feet.

The applicant has made a dedication of Lot 1 along Busby Road; however, additional dedication is needed to provide 30 feet of right-of-way as measured from centerline. Dedication for a curb radii is needed at the intersection of the private road and Busby Road and should be compliant with Section V.D.6. of the Subdivision Regulations. The final plat should be revised to reflect these adjustments and the 25-foot minimum building setback line should be modified as well.

As a means of access management, the final plat should state that each lot is limited to one curb cut, with the size, location and design to be approved by County Engineering and conform to AASHTO standards.

In accordance with Section V.D.2. of the Subdivision Regulations, Lots 1 and 2 are compliant with the minimum size requirements for lots with public water and individual septic tanks. The 25-foot minimum building setback line and the lot sizes in square feet are noted on the preliminary plat for both lots and should be revised to reflect dedication on the final plat.

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.

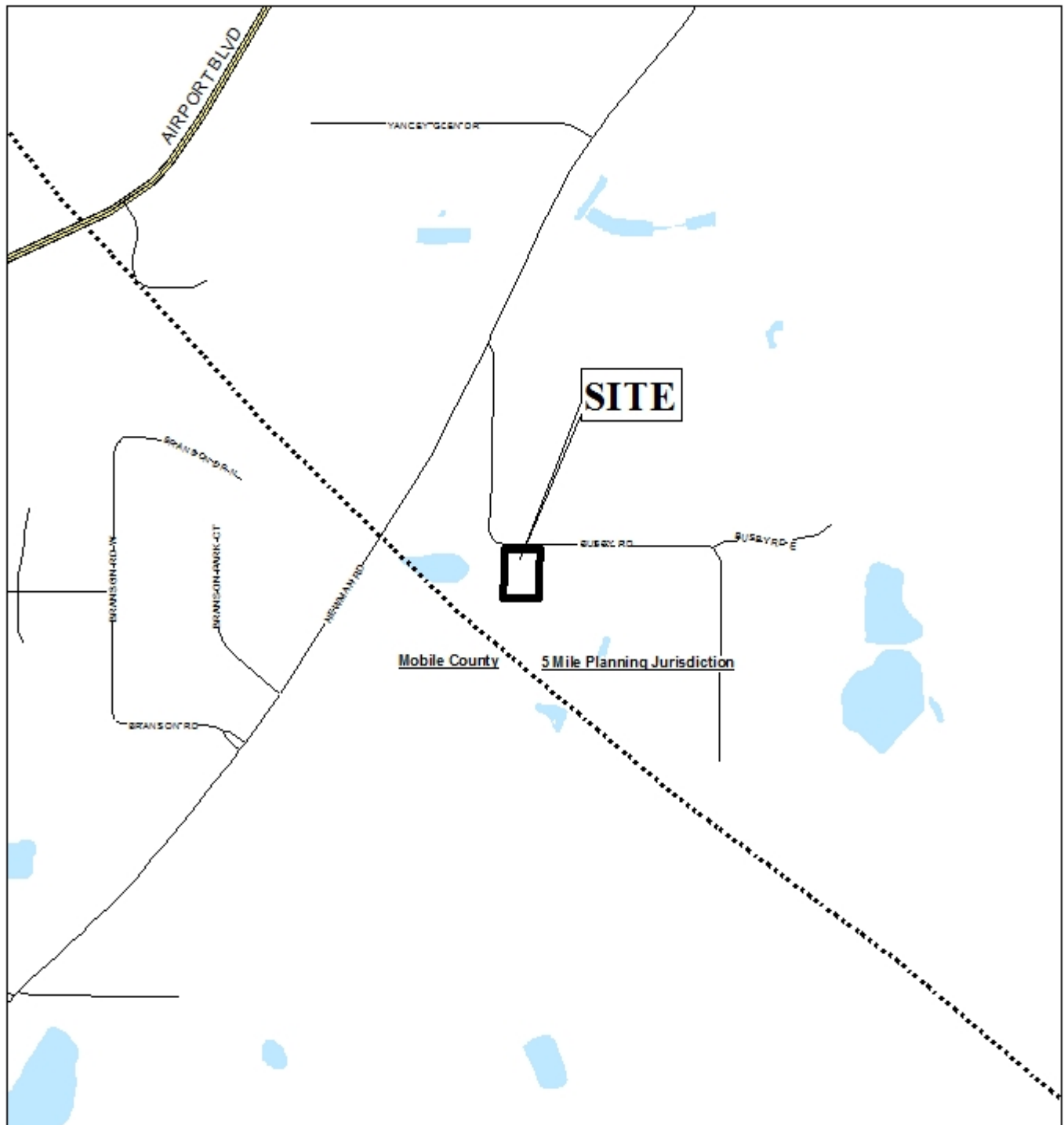
A note stating “Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from 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 also 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) The lot size information on the preliminary plat should be revised for any required dedication on the final plat;
- 2) The final plat should illustrate a dedication to provide 30ft from centerline as compliant with Section V.D.6. of the Subdivision Regulations manual;
- 3) The final plat should be revised to reflect additional dedication of Lot 1 along Busby Road and the dedication of the corner radius;
- 4) The 25-foot minimum building setback line should be modified for Lot 1 to reflect dedication and retained elsewhere on the final plat;
- 5) Placement of a note on the final plat stating that each lot is limited to one curb-cut, with the size, design and location to be approved by Mobile County Engineering; and
- 6) Placement of notes on the final plat relating to endangered/threatened species, buffering of commercial development, and storm water compliance.

LOCATOR MAP



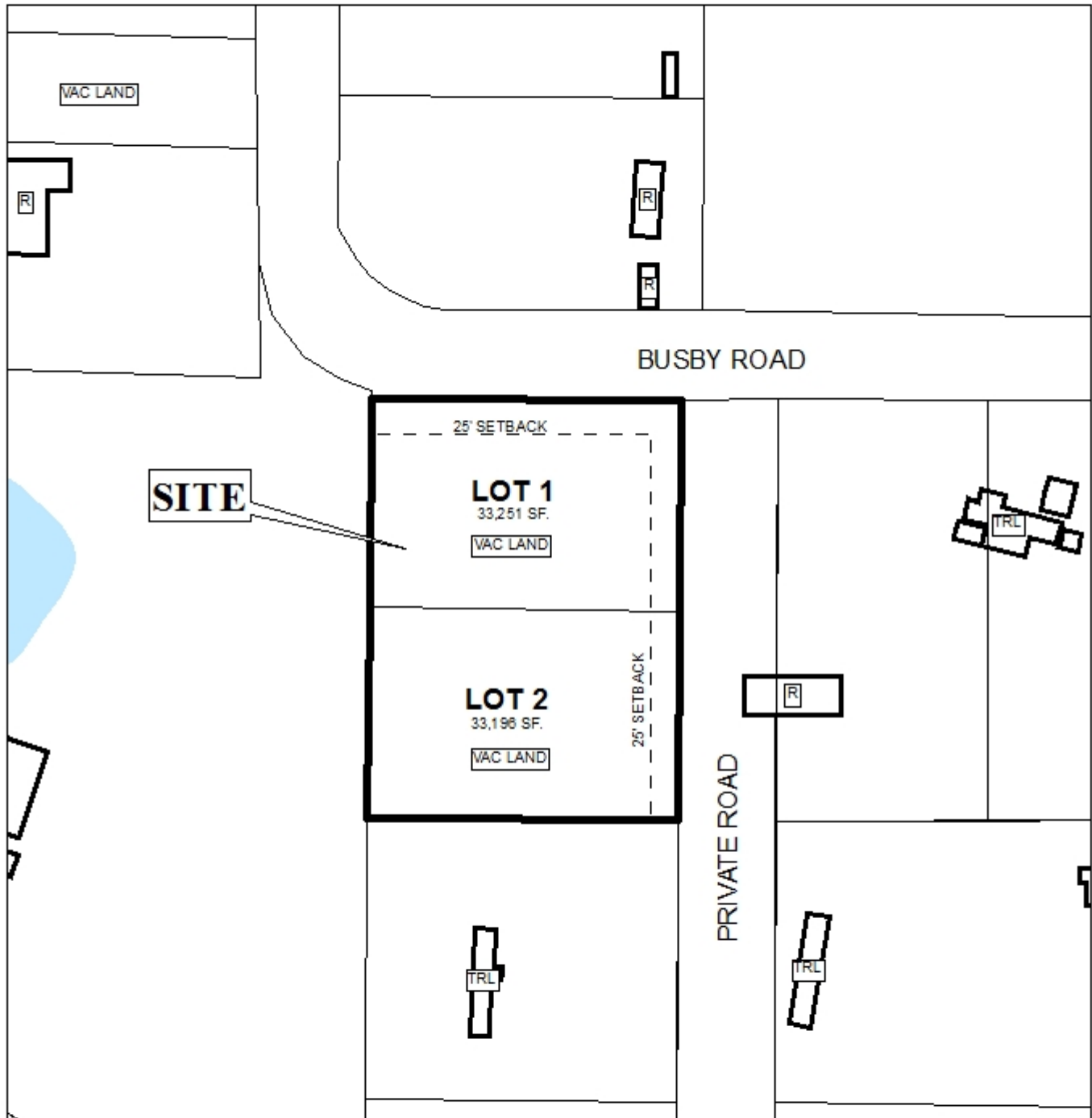
APPLICATION NUMBER 7 DATE June 6, 2013

APPLICANT Charlton Family Division Subdivision

REQUEST Subdivision



CHARLTON FAMILY DIVISION SUBDIVISION

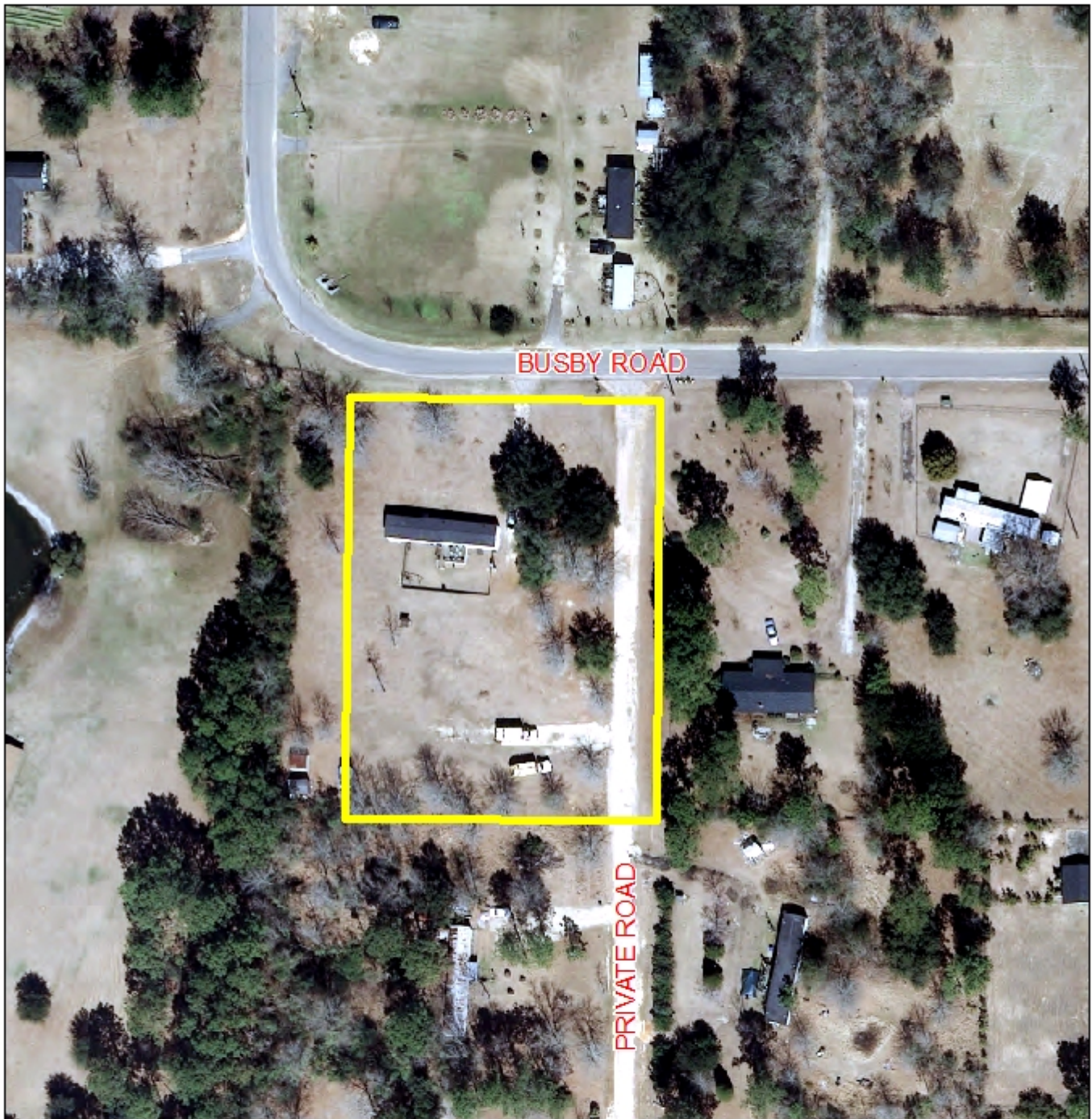


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LEGEND

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
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