

WOODHAM 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: 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.

MAWSS Comments: MAWSS has NO water or sewer services available.

The plat illustrates the proposed 2-lot, 16.2± acre subdivision which is located on the Southwest corner of Half Mile Road and Padgett Switch Road and is located within the planning jurisdiction. The applicant states that the subdivision is served by individual septic tanks and no information regarding water service was provided.

The purpose of this application is to create two legal lots of record from two metes-and-bounds parcels. The lot sizes are given in acres and square foot, and should be retained on the Final Plat, if approved.

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 on preliminary plat reflects this requirement, and should also appear on the Final Plat.

The 25-foot minimum building setback is shown and labeled on the preliminary plat, and should be retained on the Final Plat, if approved.

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. The note regarding this requirement should also appear on the Final Plat, if approved. It appears that the proposed Lot 2 is currently being used commercially while Lot 1 and the parcel to the South of Lot 2 are used residentially. As such, a buffer should be placed on the West and South sides of Lot 2.

It should be noted that a portion of Lot 1 contains wetlands. The site will have to comply with the City of Mobile storm water and flood control ordinances. 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*

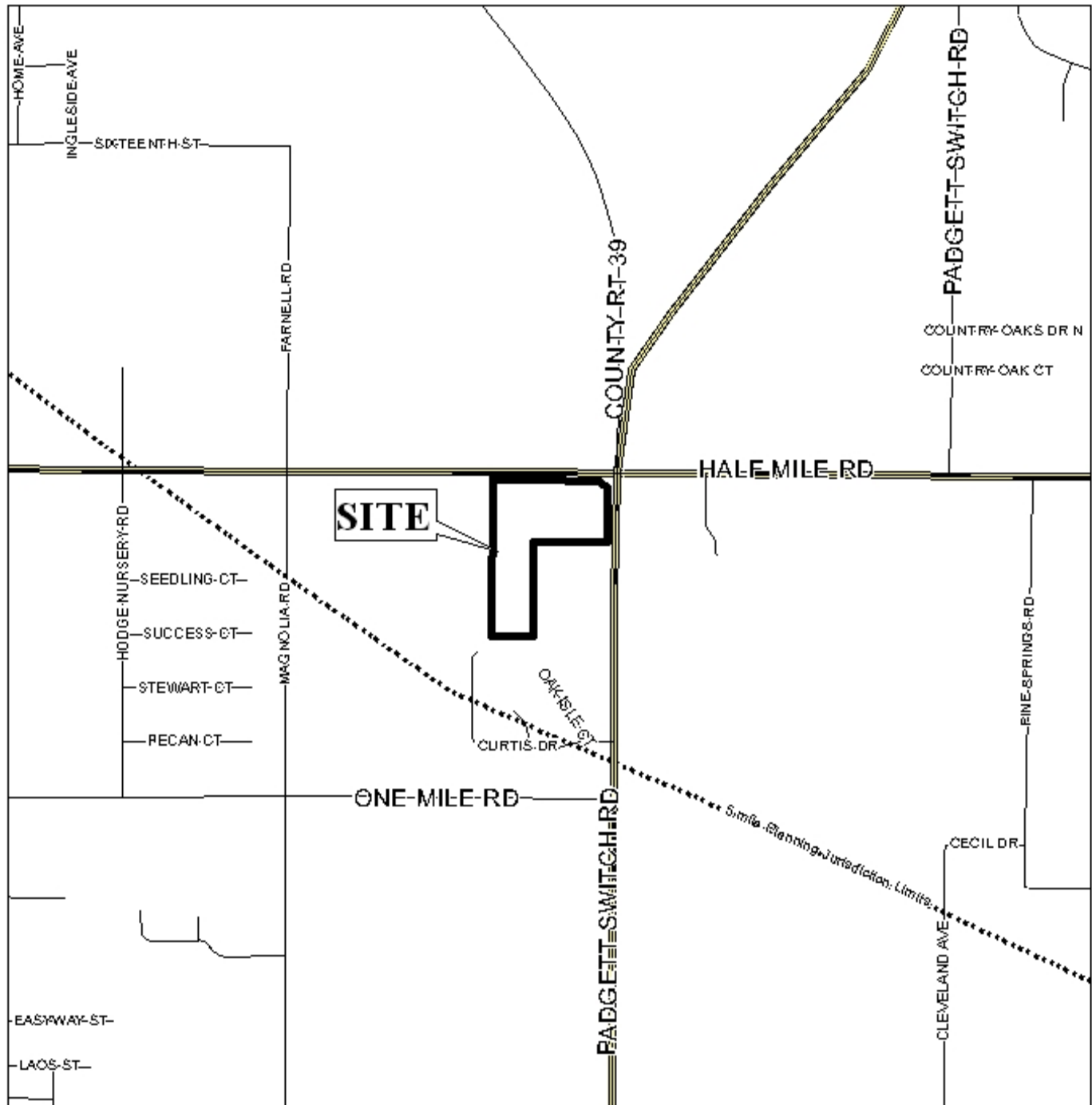
storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any 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 on preliminary plat reflects this requirement, and should also appear on the Final Plat.

Based upon the preceding, the application is recommended for tentative approval, subject to the following conditions:

- 1) depiction of the 25-foot minimum building setback line from all public right-of-ways, as required by Section V.D.9. of the Subdivision Regulations;
- 2) the labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;
- 3) provision of a buffer, in compliance with Section V.A.8. of the Subdivision Regulations prior to the signing of the Final Plat;
- 4) placement of a note on the Final Plat to comply with the City of Mobile storm water and flood control ordinances (*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.*)
- 5) approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities;
- 6) placement of a note on the Final Plat limiting Lot 1 to one curb cut to Half Mile Road, and Lot 2 with one curb cut each on Half Mile Road and Padgett Switch Road, with the size, design, and location of all curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 7) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities; and
- 8) full compliance with all other municipal codes and ordinances.

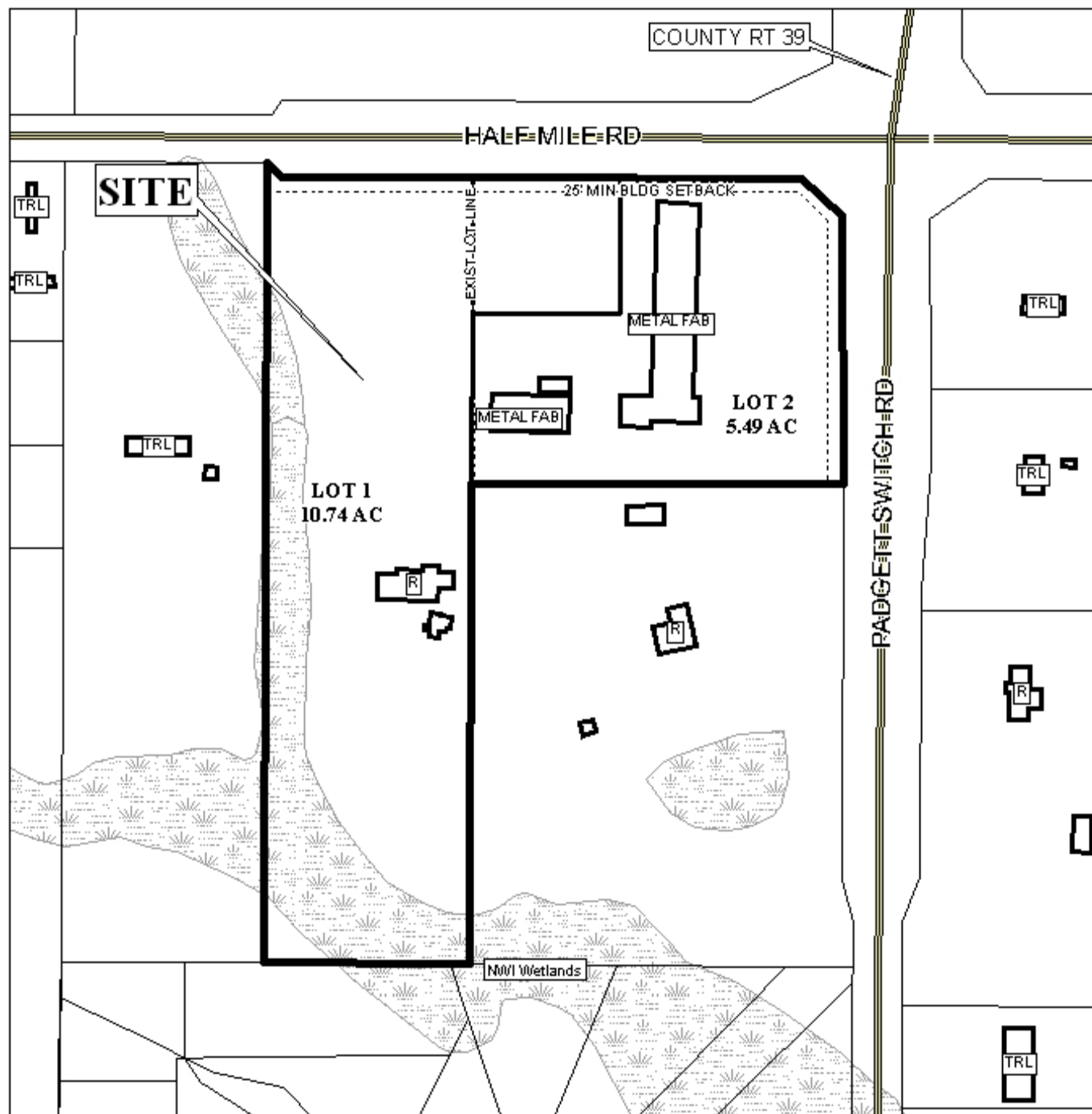
LOCATOR MAP



APPLICATION NUMBER 8 DATE April 21, 2011
APPLICANT Woodham Subdivision
REQUEST Subdivision

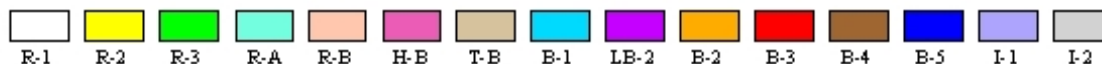


WOODHAM SUBDIVISION



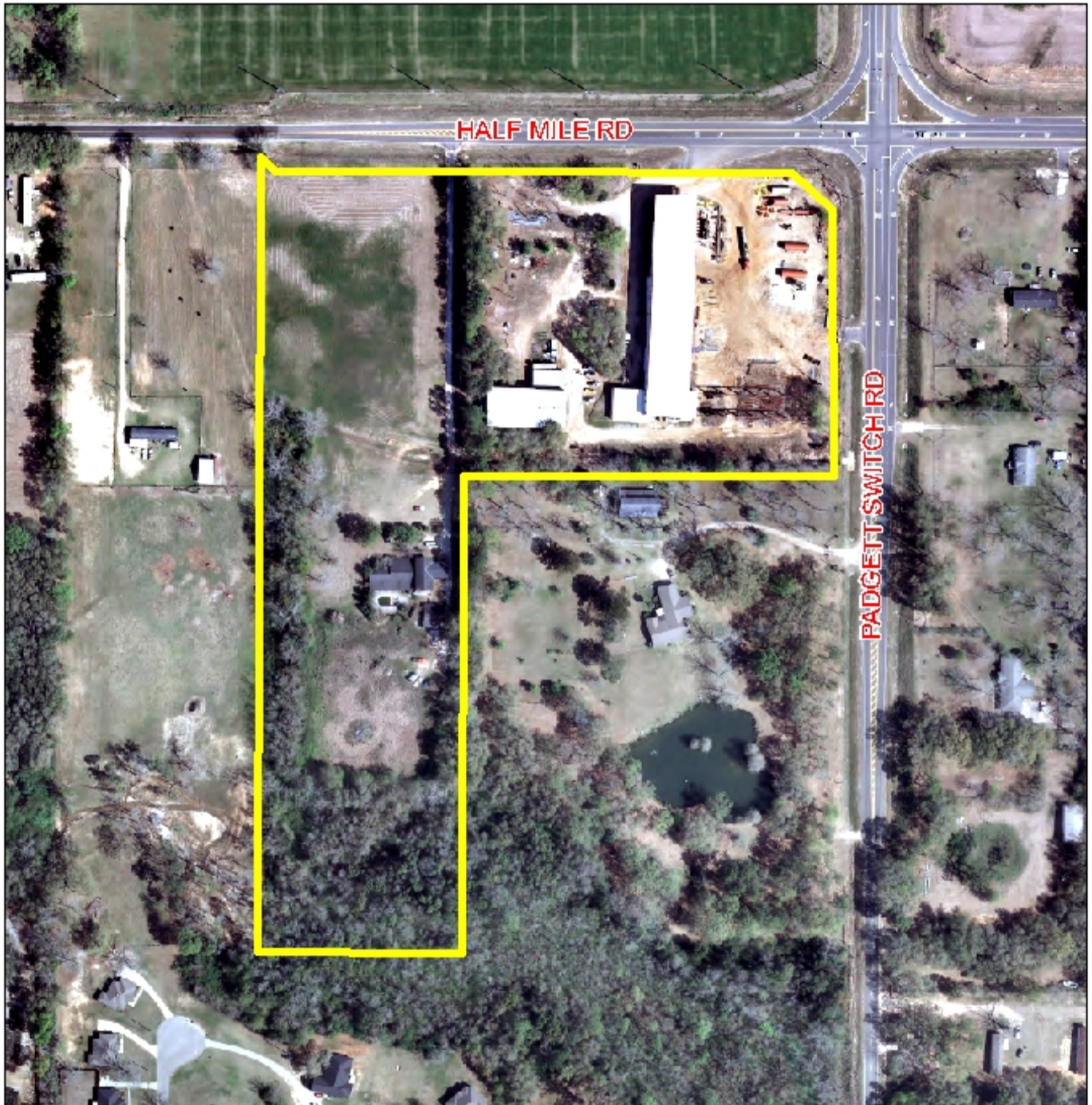
APPLICATION NUMBER 8 DATE April 21, 2011

LEGEND



N
NTS

WOODHAM SUBDIVISION



APPLICATION NUMBER 8 DATE April 21, 2011

