

J & M COLEMAN ACRES

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.

Mobile Area Water and Sewer Systems Comments: No Comments

The plat illustrates the proposed 1.9± acre, 1 lot subdivision, which is located on the North side of Begeman Road, 240'± West of Norton Road (private road) – within the planning jurisdiction. The applicant states that the site is served by public water and an individual septic tank.

The purpose of this application is to create a legal lot of record from a metes and bounds parcel. The subject parcel is a child of Tax Parcel R022705220000016; however, this parent parcel was created prior the county's adoption of the city's Subdivision Regulations, thereby making it a "legal parcel." It does not need to be included in the subdivision process.

The site fronts Begeman Road, a minor street with 60' right-of-way. No dedication is required.

The subdivision has approximately 120' of frontage along Begeman Road. As a means of access management, a note should be placed on the final plat stating that the subdivision is limited to one curb cut to Begeman Road, with the size, location, and design to be approved by County Engineering and in conformance to AASHTO standards.

As proposed, the lot exceeds the maximum depth to width ratio. However, the adjacent parent parcel also currently exceeds this requirement; thus, a waiver of Section V.D.3 of the Subdivision Regulations may be appropriate.

As illustrated on the plat, the proposed lot is 1.9 acres, well above the minimum size requirement for lots with access to public water and individual septic tanks. However, it is recommended that the applicant revise the plat to also label the lot with square feet (in addition to acreage).

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.

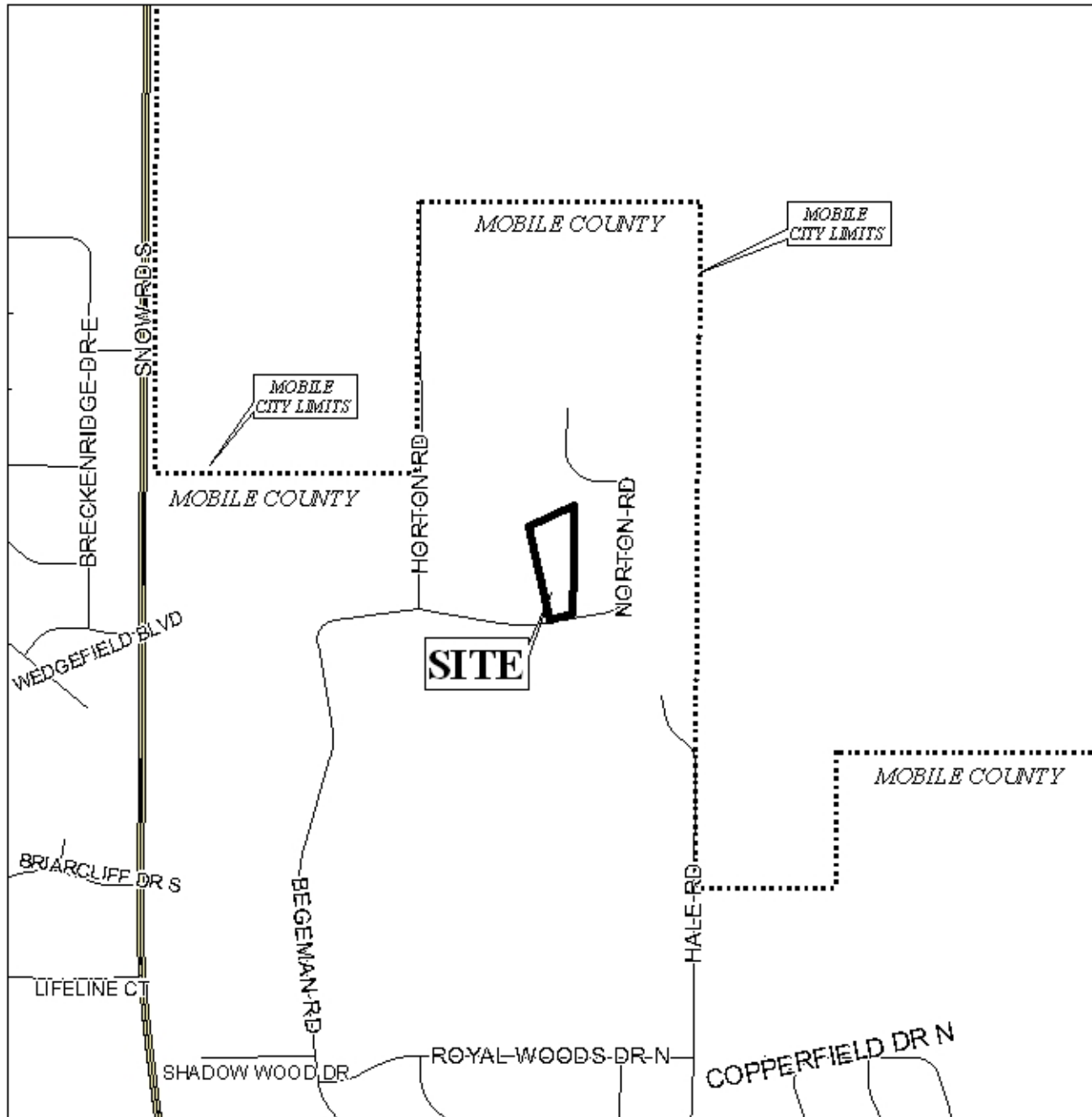
The site is located in the county. Therefore, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

With a waiver of Section V.D.3 of the Subdivision Regulations, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that the subdivision is limited to one curb cut to Begeman Road, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;
- 2) labeling of the lot with its size in square feet (in addition to acreage) prior to signing the final plat;
- 3) placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 4) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and
- 5) submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.

LOCATOR MAP



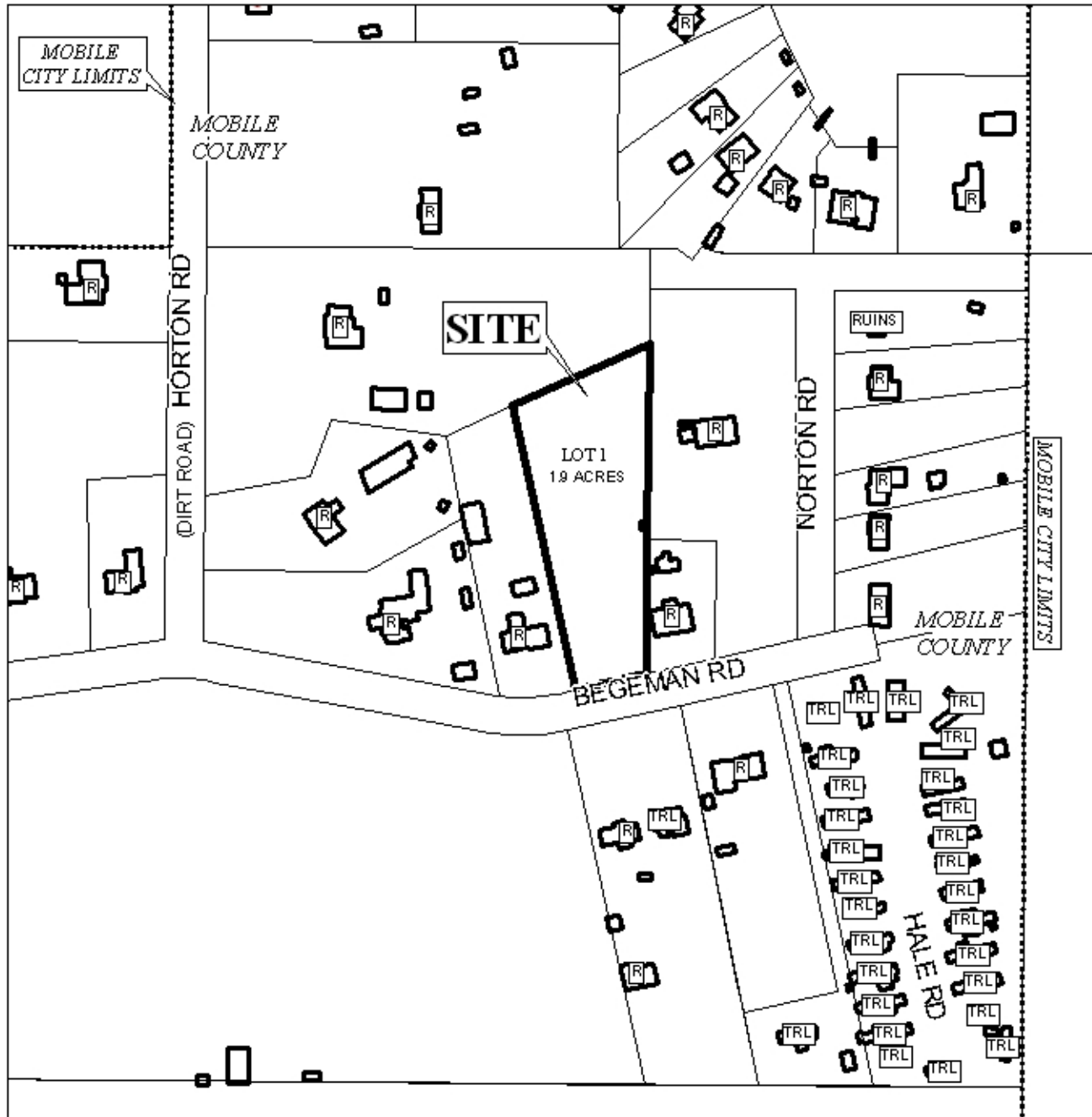
APPLICATION NUMBER 10 DATE December 18, 2008

APPLICANT J & M Coleman Acres Subdivision

REQUEST Subdivision



J & M COLEMAN ACRES SUBDIVISION



APPLICATION NUMBER 10 DATE December 18, 2008

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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J & M COLEMAN ACRES SUBDIVISION



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