

RINGFELLOW 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 water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed one lot, 1.1± acre subdivision which is located on the West side of Cody Road, 199'± South of Howells Ferry Road. The subdivision, which is located outside the Mobile City Limits, is served by public water and sewer facilities.

The purpose of this application is to create a legal lot from an existing tax parcel that was created in 2007. The parcel in question is a remainder of a parent parcel that was subdivided in 2007; however, this site was not included in that subdivision. Current tax parcel data indicates that the subject site is part of a larger tax parcel. Deeds furnished with the previous application indicate that the subject site was purchased intact by the previous applicant in 1964, and the remainder was deeded to the applicant in June 1984. Therefore, this portion of the property was not included in the previous application, thus a new application has been submitted.

The site has road frontage on Cody Road which is shown as a major street on the Major Street Plan component of the Comprehensive Plan. The preliminary plat submitted indicates that Cody Road has a current 80' right-of-way along the property; however, a minimum of 100' right of way is required by the Major Street Plan. Therefore, dedication of sufficient right of way along Cody Road to provide 50' from centerline will be required.

The site should be limited to one curb cut to Cody Road, with the size, location, and design to be approved by the Mobile County Engineering Department, and conform to AASHTO standards.

The preliminary plat depicts the 25-foot minimum building setback line from the current right of way line of Cody Road. This should be adjusted on the final plat to be depicted from the revised dedicated frontage along Cody Road.

There appears to be an error regarding the legal description with reference to the point of beginning for the site. The description states the point of beginning is located at the southwest corner of lot 2 when in fact it should state the northwest corner of lot 2. This should be revised on the final plat to depict the corrected revisions.

Since this site is in the County, a note should be placed 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.

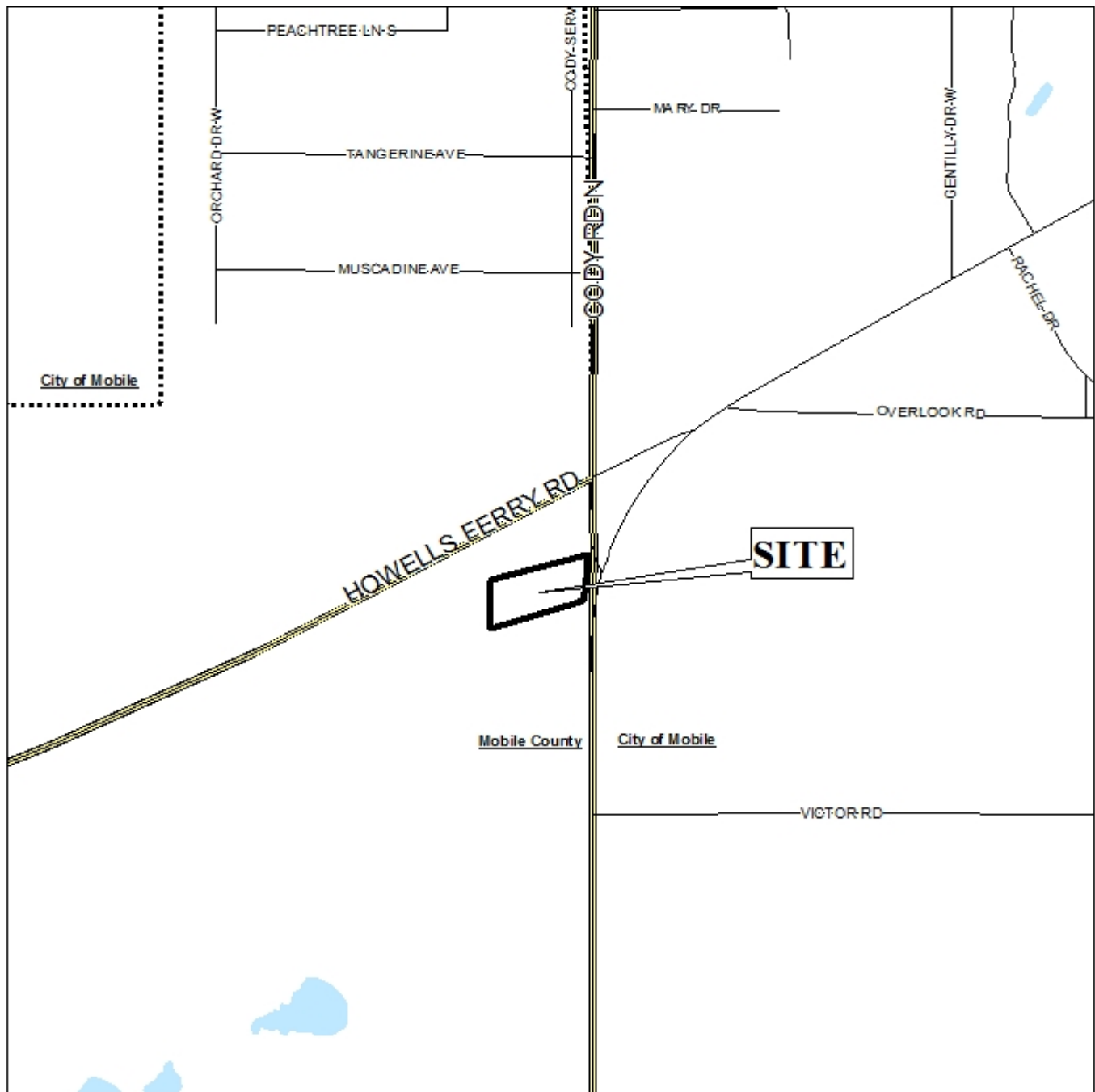
The site is in an unincorporated part of Mobile County; nevertheless, development should be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances. Submission of certification from a licensed engineer certifying that the 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 should be required. Certification should be submitted to the Planning Section of Urban Development and County Engineering.

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

- 1) dedication of sufficient right-of-way to provide 50' from the centerline of Cody Road;
- 2) placement of a note on the Final Plat stating that the site is limited to one curb cut to Cody Road, with the size, location, and design of all curb cuts to be approved by the Mobile County Engineering Department, and conform to AASHTO standards;
- 3) adjustment of the 25-foot minimum building setback line to be measured from the dedicated right-of-way along Cody Road;
- 4) revisions regarding the legal description of the point of beginning depicted as the northwest corner of lot 2 on the final plat;
- 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 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 Section of Urban Development and County Engineering; and
- 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.

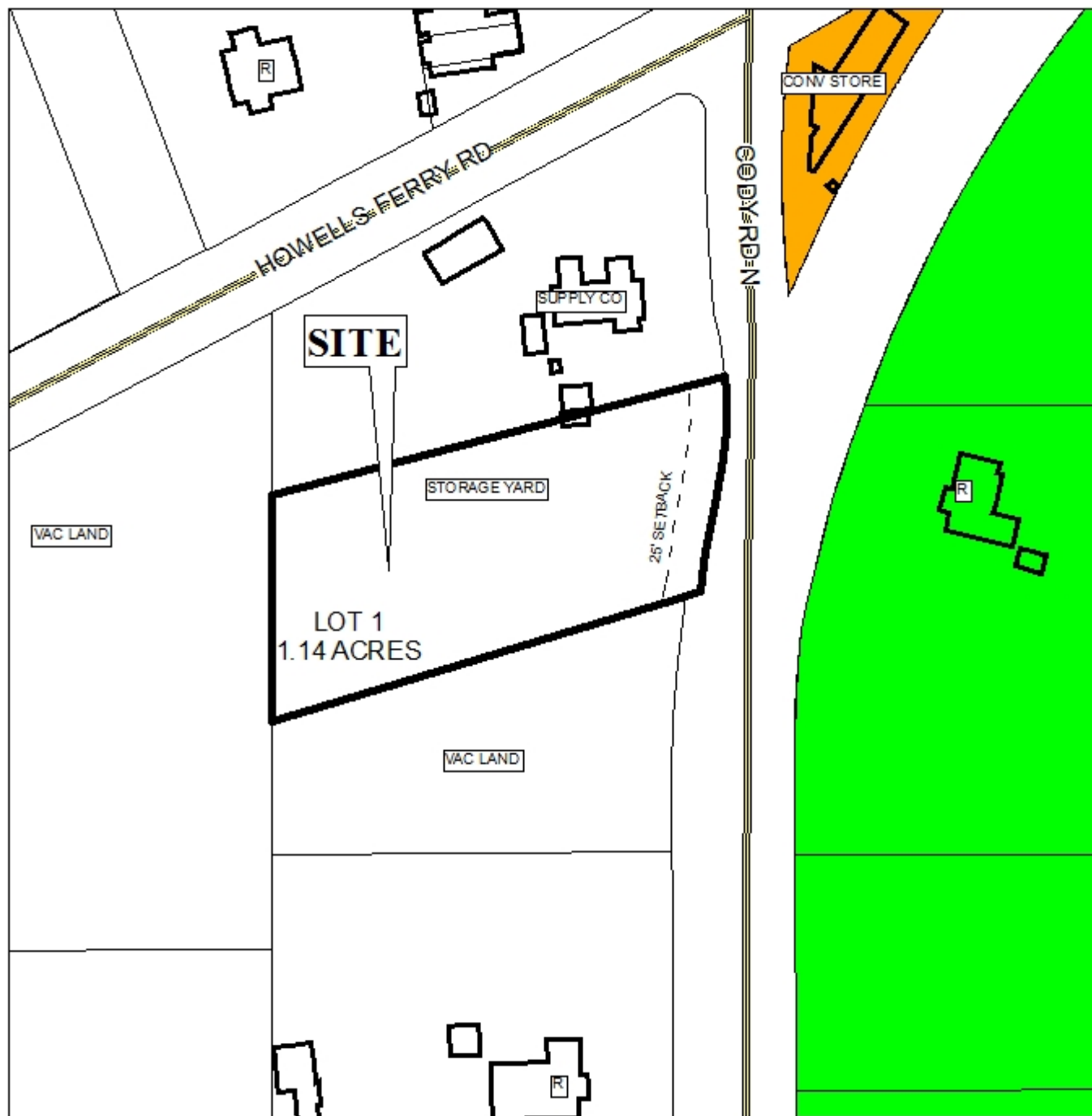
LOCATOR MAP



APPLICATION NUMBER 10 DATE June 6, 2013
APPLICANT Ringfellow Subdivision, Chuck Vance Addition to
REQUEST Subdivision



RINGFELLOW SUBDIVISION, CHUCK VANCE ADDITION TO



APPLICATION NUMBER 10 DATE June 6, 2013

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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RINGFELLOW SUBDIVISION, CHUCK VANCE ADDITION TO



APPLICATION NUMBER 10 DATE June 6, 2013

