

## **TBG COUNTY ROAD 56 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 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 5.0± acres, 2 lot Subdivision which is located at the Southeast corner of Airport Boulevard and Newman Road. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create two legal lots of record from two metes-and-bounds parcels.

The site fronts onto Airport Boulevard and Newman Road. Airport Boulevard is indicated to have a current right-of-way width of 80' on the plat; dedication to provide 50' from the centerline necessary. Newman Road, which is a collector street, shows an 80' right-of-way; therefore, no dedication is necessary. It should also be noted per Section V.B.16. of the Subdivision Regulations, it appears that dedication should be made to provide a minimum radius of 20', or as otherwise approved by the County Engineer and conform to AASHTO standards.

The plat should be revised to show dedication of 50' from the centerline of Airport Boulevard if approved. The 25' minimum building setback that is shown along all street frontages should be adjusted to be measured from any required dedication.

The proposed lots as depicted meets the minimum size and frontage requirements as regulated by the Subdivision Regulations. The area of the lots are depicted on the preliminary plat, and should also be retained on the Final Plat, revised to account for any required dedication, or a table provided on the Final Plat with the same information, if approved. A note should be placed on the Final Plat that lot 1 is limited to one curb-cut each to Newman Road, and Lot 2 is limited to one curb-cut each to Airport Boulevard

and Newman Road, if approved. The size, design and location of each curb-cut should be approved by Traffic Engineering and conform to AASHTO standards.

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.

The site must comply with the City of Mobile storm water and flood control ordinances. Therefore, 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.

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 lot sizes are labeled in acres on the preliminary plat. This information 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 reflecting this requirement should appear on the Final Plat.

The subdivision meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval, subject to the following conditions:

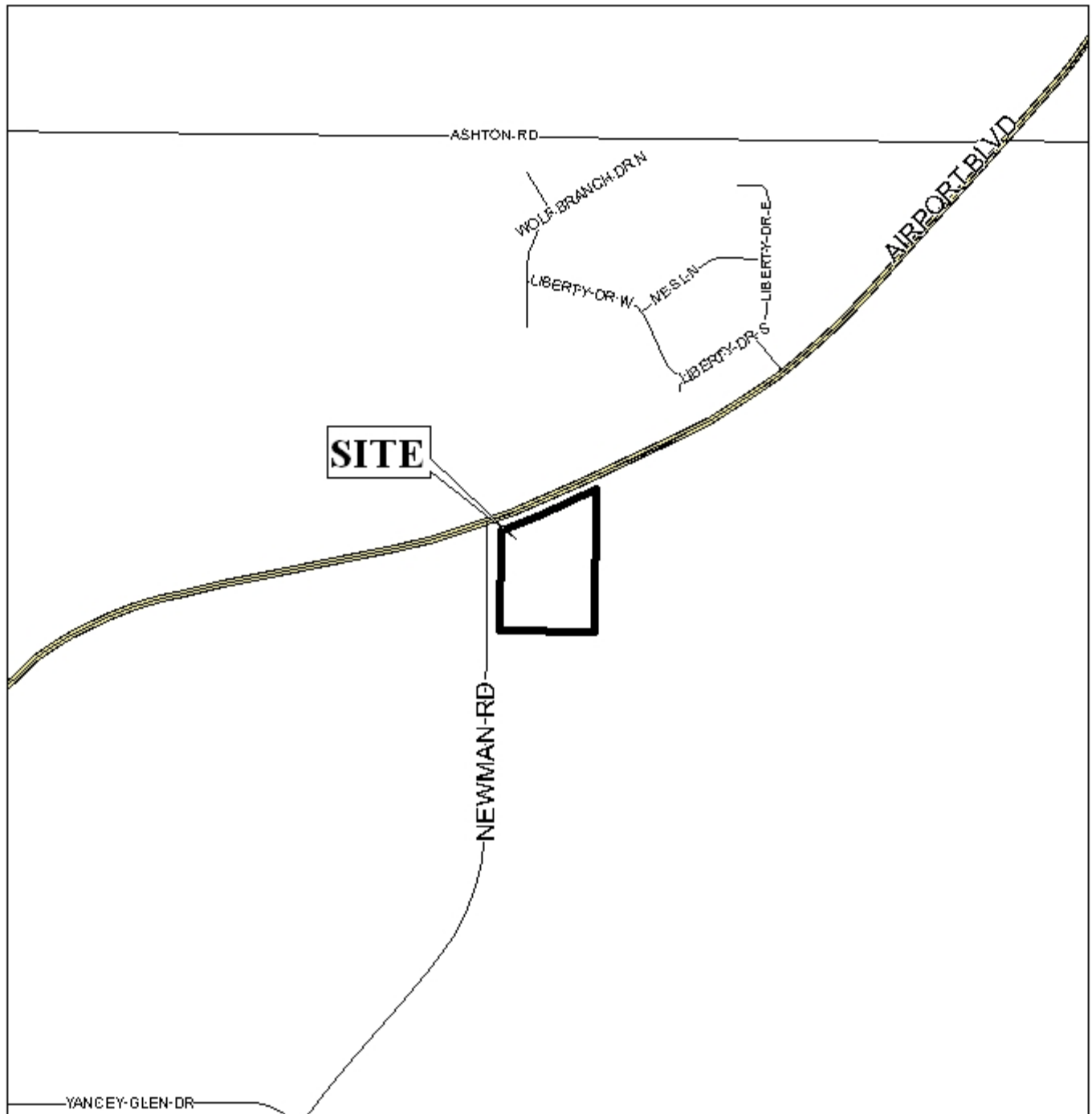
- 1) depiction of the 25-foot minimum building setback line from Newman Road, as required by Section V.D.9. of the Subdivision Regulations;
- 2) labeling of the lot sizes, in acres, or provision of a table on the Final Plat with the same information;
- 3) placement of a note on the Final Plat stating 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;
- 4) placement of a note on the Final Plat stating the site must 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) placement of a note on the Final Plat limiting Lot 1 to one curb cut to Newman Road and Lot 2 is limited to one curb-cut each to Airport Boulevard and Newman Road with the size, design, and location of all curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 6) 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
- 7) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.



# LOCATOR MAP



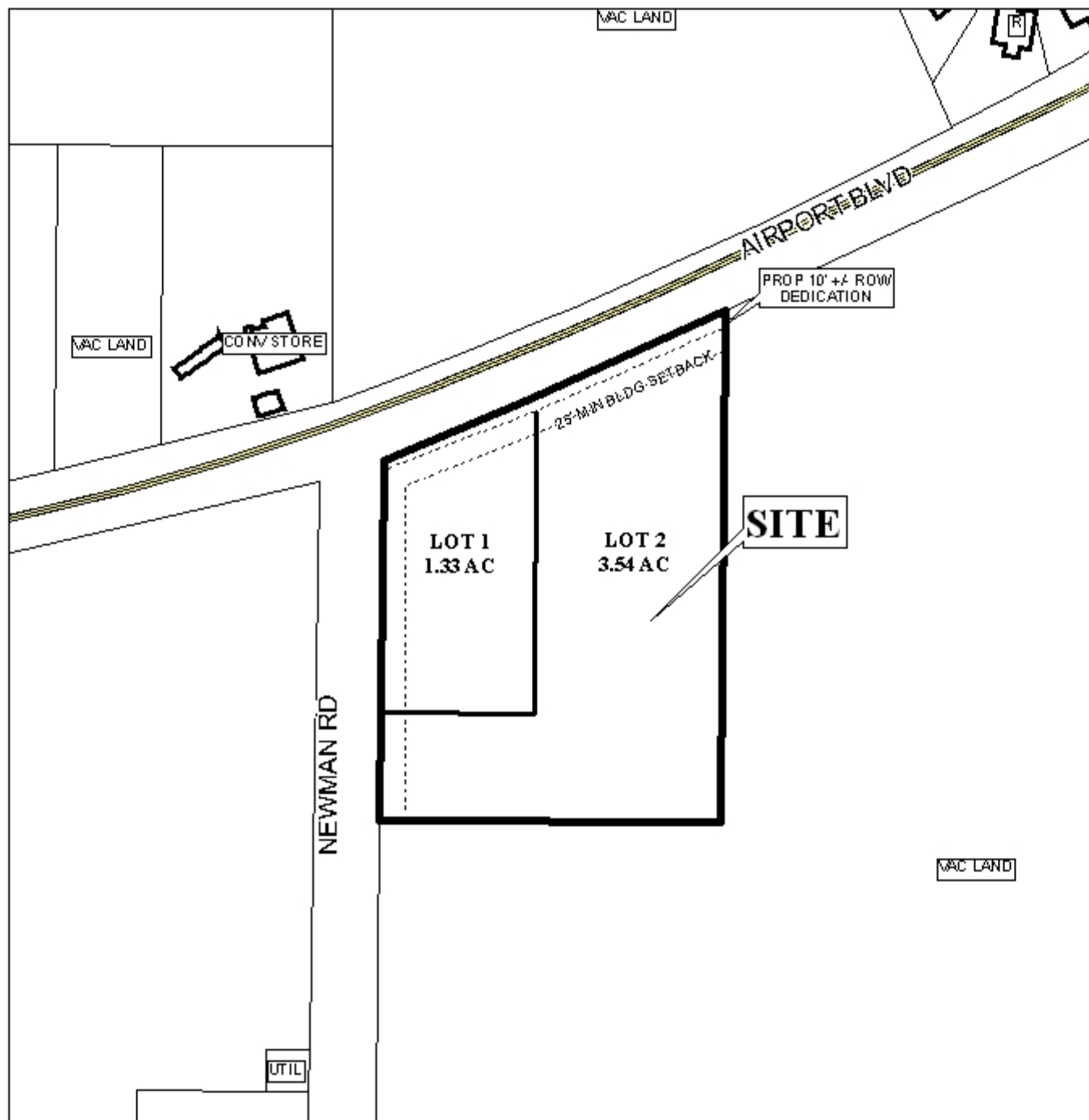
APPLICATION NUMBER 10 DATE January 3, 2013

APPLICANT TBG County Rd 56 – A Subdivision in Mobile County, AL

REQUEST Subdivision



# TBG COUNTY RD 56 – A SUBDIVISION IN MOBILE COUNTY, AL



APPLICATION NUMBER 10 DATE January 3, 2013





TBG COUNTY RD 56 – A SUBDIVISION IN MOBILE COUNTY, AL



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