

GOODSON PLACE 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, 20.2 ± acre subdivision which is located on the North side of Cook Avenue, 4/10 mile± East of Cleveland Avenue, within the Planning Jurisdiction. It should be noted that only about the Northern quarter of the property lies within the Planning Jurisdiction, but since that portion is within the PJ, the subdivision must be governed by the Subdivision Regulations of the City of Mobile, and not the County Subdivision Regulations. The applicant states that the subdivision is served by public water and individual septic services.

The purpose of this application is to create two legal lots of record from an existing legal lot of record. Each lot would meet the minimum size requirements of the Subdivision Regulations.

The site fronts onto Cook Avenue, an unpaved minor street. A note on the preliminary plat indicates that the right-of-way width in front of the property is 80'; however, information available to staff indicates a right-of-way width of only 50'. If the right-of-way for Cook Avenue is in fact only 50', dedication to provide 30' from the centerline should be provided. It appears that the pond at the South end of the site may not allow sufficient room for each proposed lot to have a driveway. As a mean of access management, a note should be placed on the Final Plat limiting each lot to one curb cut to Cook Avenue, with the size, design, and location of the curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards.

As on the preliminary plat, the 25' building setback line should be illustrated along Cook Avenue. The plat should be revised to label each lot with its size in square feet and acres, or a table should be furnished on the Final Plat providing the same information.

As proposed, each lot would exceed the width-to-depth ratio of Section V.D.3. of the Subdivision Regulations. However, older recorded lots within the area typically exceed the current standard; therefore a waiver of Section V.D.3. would seem in order. Also the buildable site area outside the floodplain and wetlands is more in line with the width-to-depth ratio of

Section V.D.3. A note should be placed on the Final Plat stating that no further resubdivision of either lot is allowed until additional frontage on a public street is provided.

A 50' pipeline easement crosses the property; therefore, a note should be required on the Final Plat stating that no structures are to be placed within the pipeline easement. Although not indicated on the plat, the site is within the X-shaded and AE flood zones, and contains NWI wetlands and a floodway within its Northern half. Therefore, the plat should be revised to indicate the flood zones, NWI wetlands, and the floodway. The presence of the floodway and wetlands indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

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.

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.

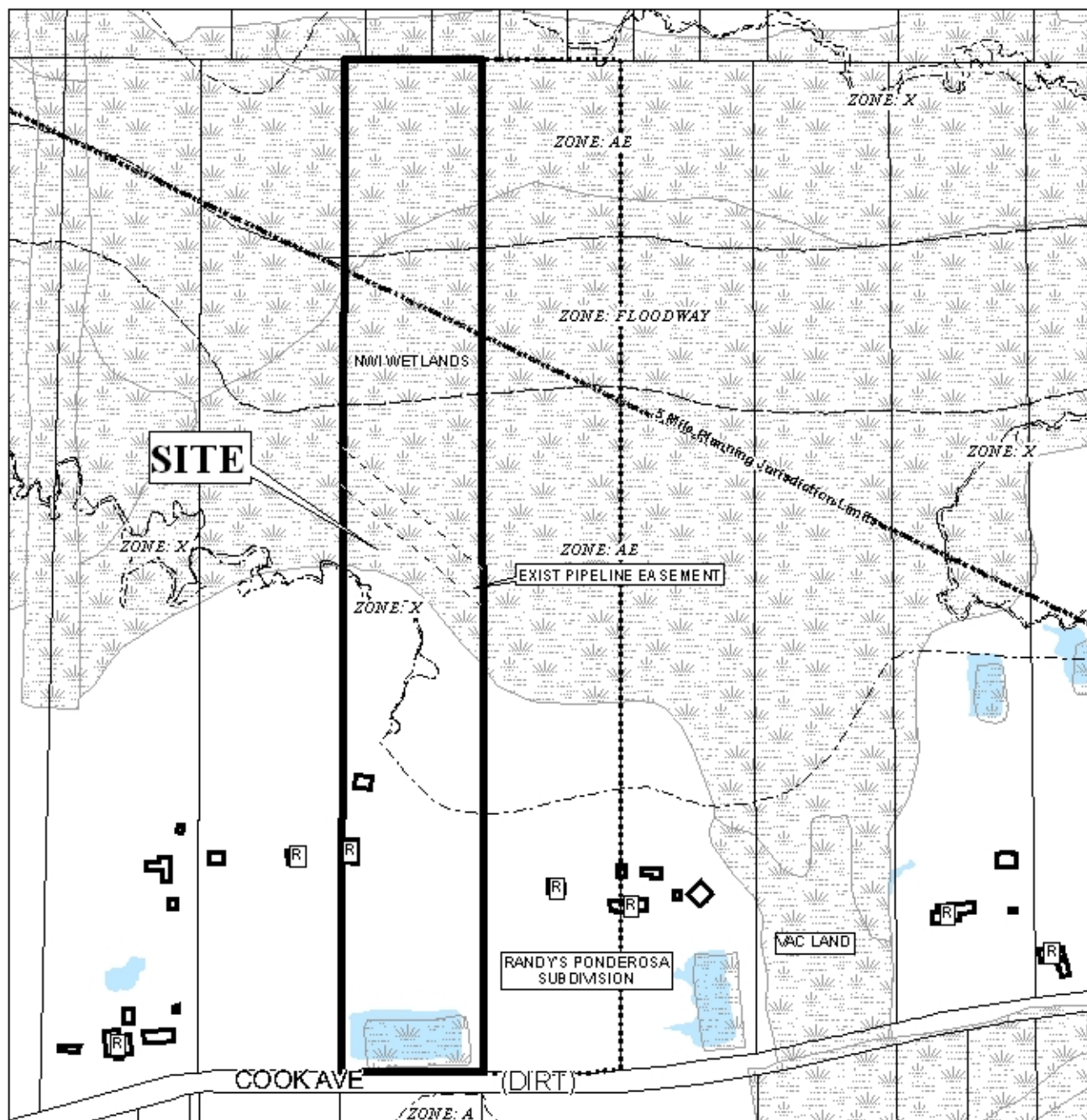
This site is located in the County; therefore, a note should be required on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.

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

- 1) verification of the right-of-way width of Cook Avenue, and dedication to provide 30' from centerline if the right-of-way is less than 60' in width;
- 2) placement of a note on the Final Plat stating that each lot is limited to one curb cut to Cook Avenue, with the size, design, and location of the curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 3) illustration of the 25' minimum building setback line along Cook Avenue;
- 4) labeling of each lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 5) placement of a note on the Final Plat stating that no further resubdivision of either lot is allowed until additional frontage on a public street is provided;
- 6) placement of a note on the Final Plat stating that no structures are to be located within the 50' pipeline easement;

- 7) revision of the plat to indicate the flood zones, NWI wetlands, and the floodway;
- 8) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for floodplain and wetland issues prior to the issuance of any permits or land disturbance activities;
- 9) 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;
- 10) 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.);*
- 11) 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; and
- 12) compliance with 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.).*

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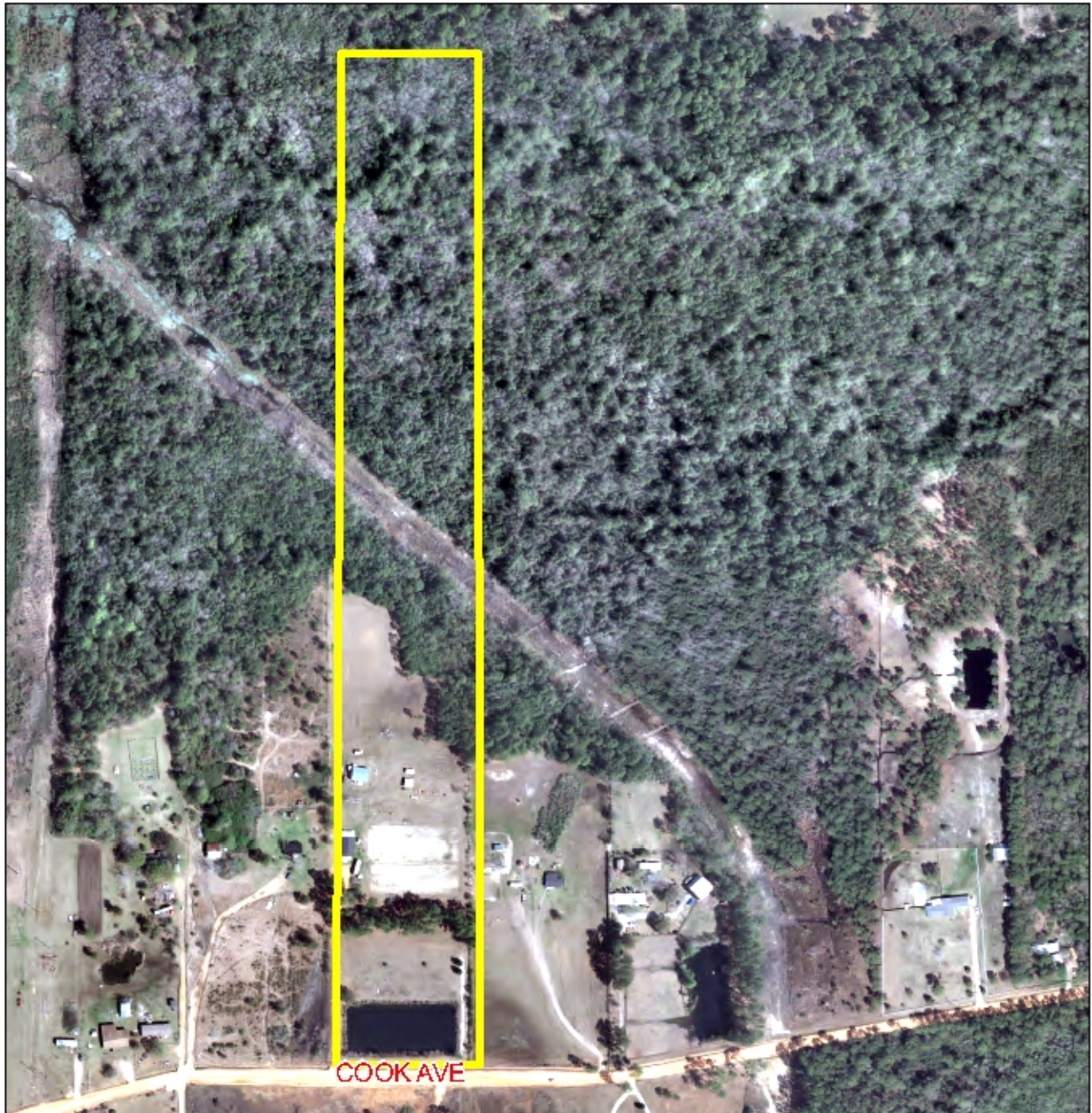
APPLICATION NUMBER 11 DATE December 6, 2012

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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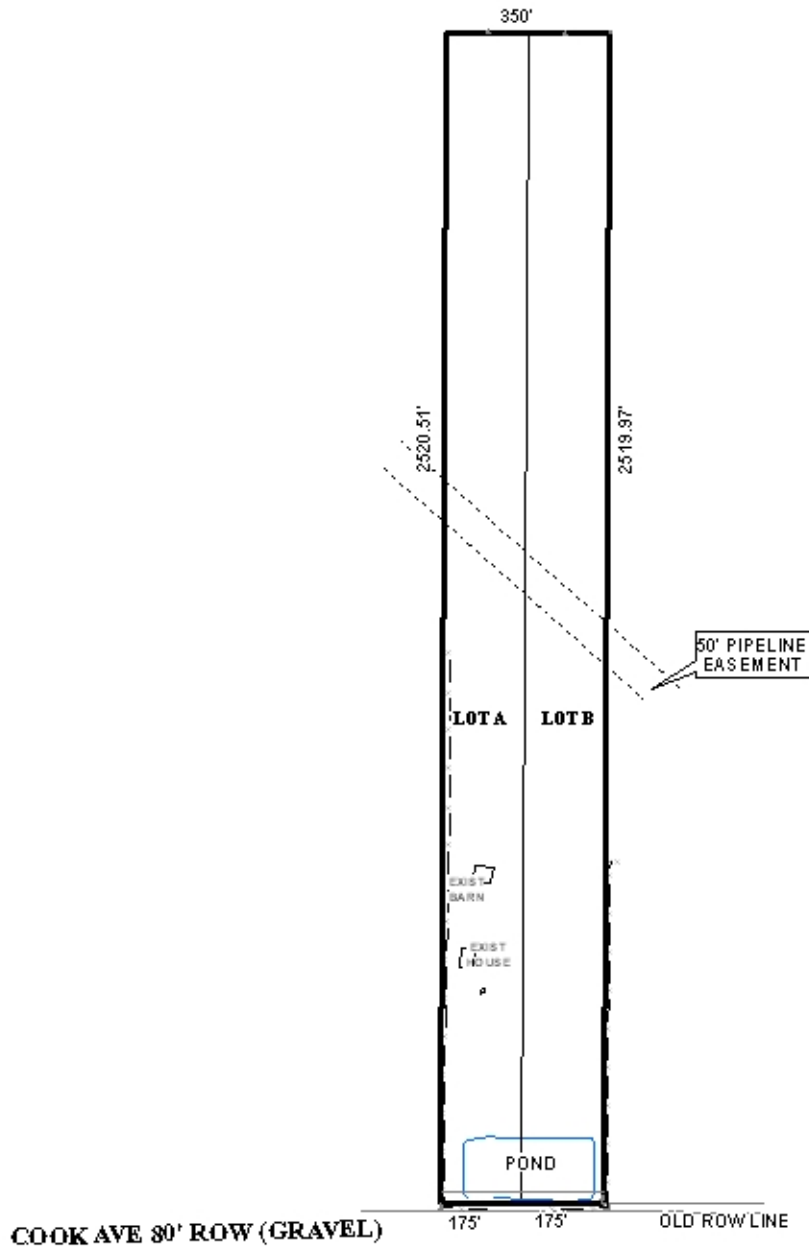
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APPLICATION NUMBER 11 DATE December 6, 2012



DETAIL SITE PLAN



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APPLICANT Goodson Place Subdivision

REQUEST Subdivision

