

## **REVISED BRACELAND 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 3-lot, 19.2± acre subdivision which is located at the West side of Harvey Hill Road, 105'± North of Howells Ferry Road and is located within the planning jurisdiction. The applicant states that the subdivision is served by public water and individual septic systems.

The purpose of this application is to relocate the interior lot lines of three legal lots of record. The subdivision was previously approved at the March 1, 2007 meeting of the Planning Commission.

The site is located on Harvey Hill Road, a county maintained gravel drive. As part of the original Braceland Subdivision in 2007, a condition of approval was that the applicant make a dedication to Mobile County to provide 30' from the centerline of Harvey Hill Road. However, it appears that the dedication was never made. If approved, the dedication to provide 30' from the centerline of Harvey Hill Road should be required. Another condition of approval at the 2007 meeting was that there be no future resubdivision until Harvey Hill Road is constructed to Mobile County standards. A note stating this should be placed on the Final Plat if approved.

As a mean of access management, a note should be placed on the Final Plat limiting the lot to one curb cut to Harvey Hill Road, with the size, design, and location of all curb cuts to be approved by Mobile County 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 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 lot sizes are labeled in square feet and acres on the preliminary plat. This information should be retained on the Final Plat, if approved.

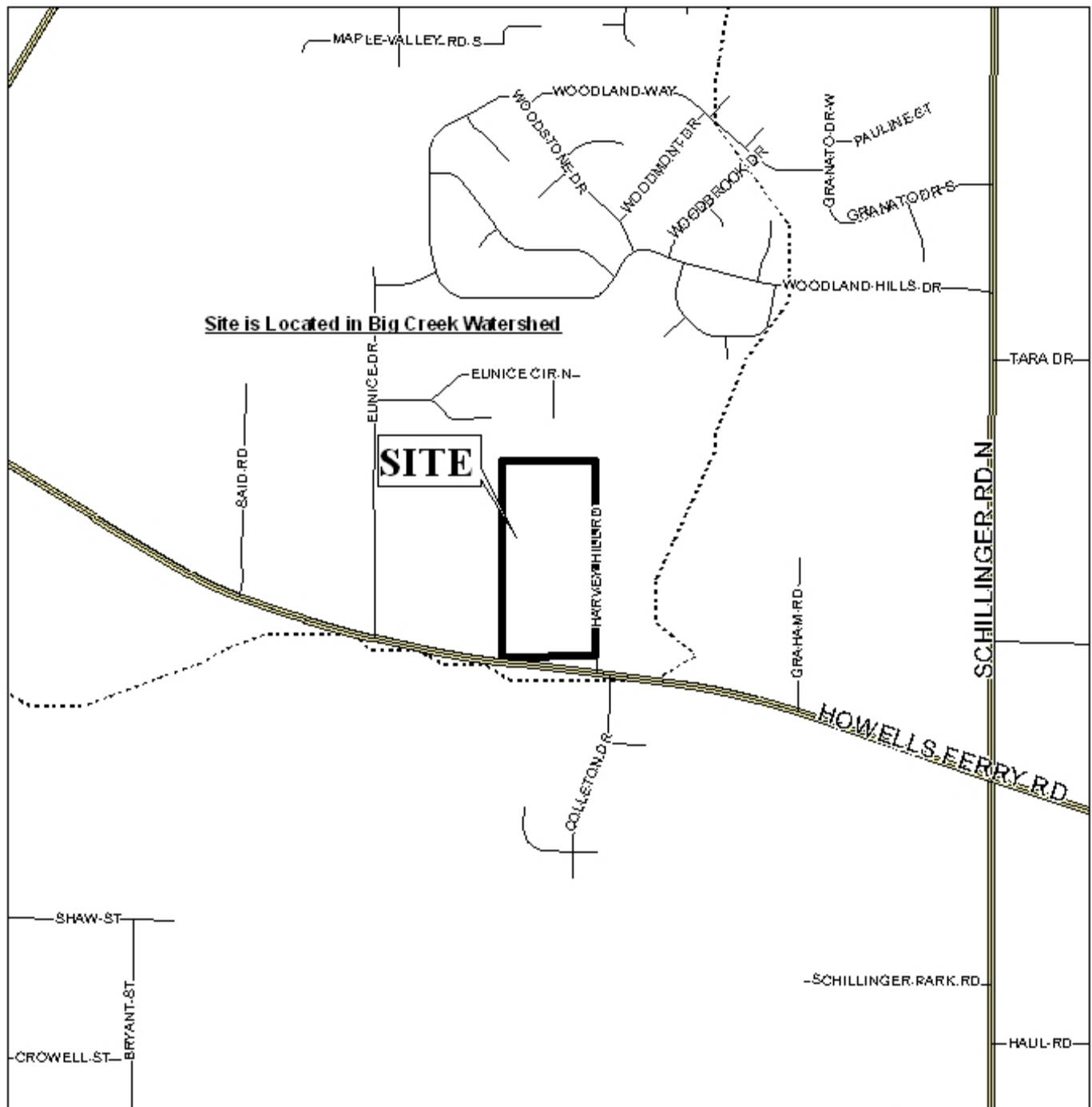
The 25-foot minimum building setback is shown on the preliminary plat. If approved, this should be retained on the Final Plat.

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.

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

- 1) dedication to provide 30' from the centerline of Harvey Hill Road to Mobile County;
- 2) placement of a note on the Final Plat that no further resubdivision will be allowed until Harvey Hill Road is constructed to Mobile County standards;
- 3) depiction of the 25-foot minimum building setback line from Harvey Hill Road, as required by Section V.D.9. of the Subdivision Regulations;
- 4) labeling of the lot sizes, in square feet and acres, or provision of a table on the Final Plat with the same information;
- 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 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.);
- 7) placement of a note on the Final Plat limiting each lot to one curb cut to Harvey Hill Road, with the size, design, and location of all curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards; and
- 8) 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.

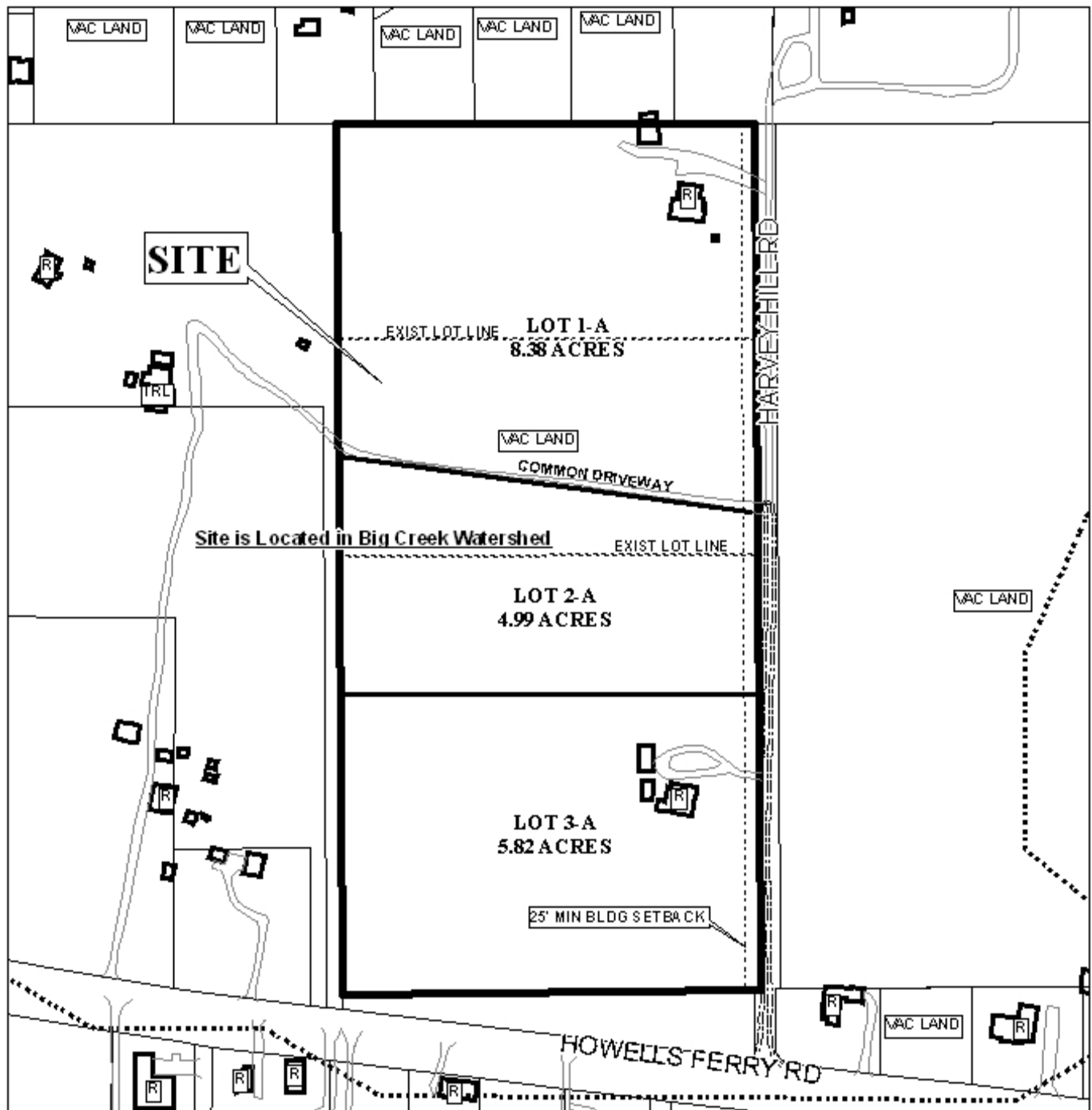
# LOCATOR MAP



APPLICATION NUMBER 11 DATE January 19, 2012  
APPLICANT Revised Braceland Subdivision  
REQUEST Subdivision



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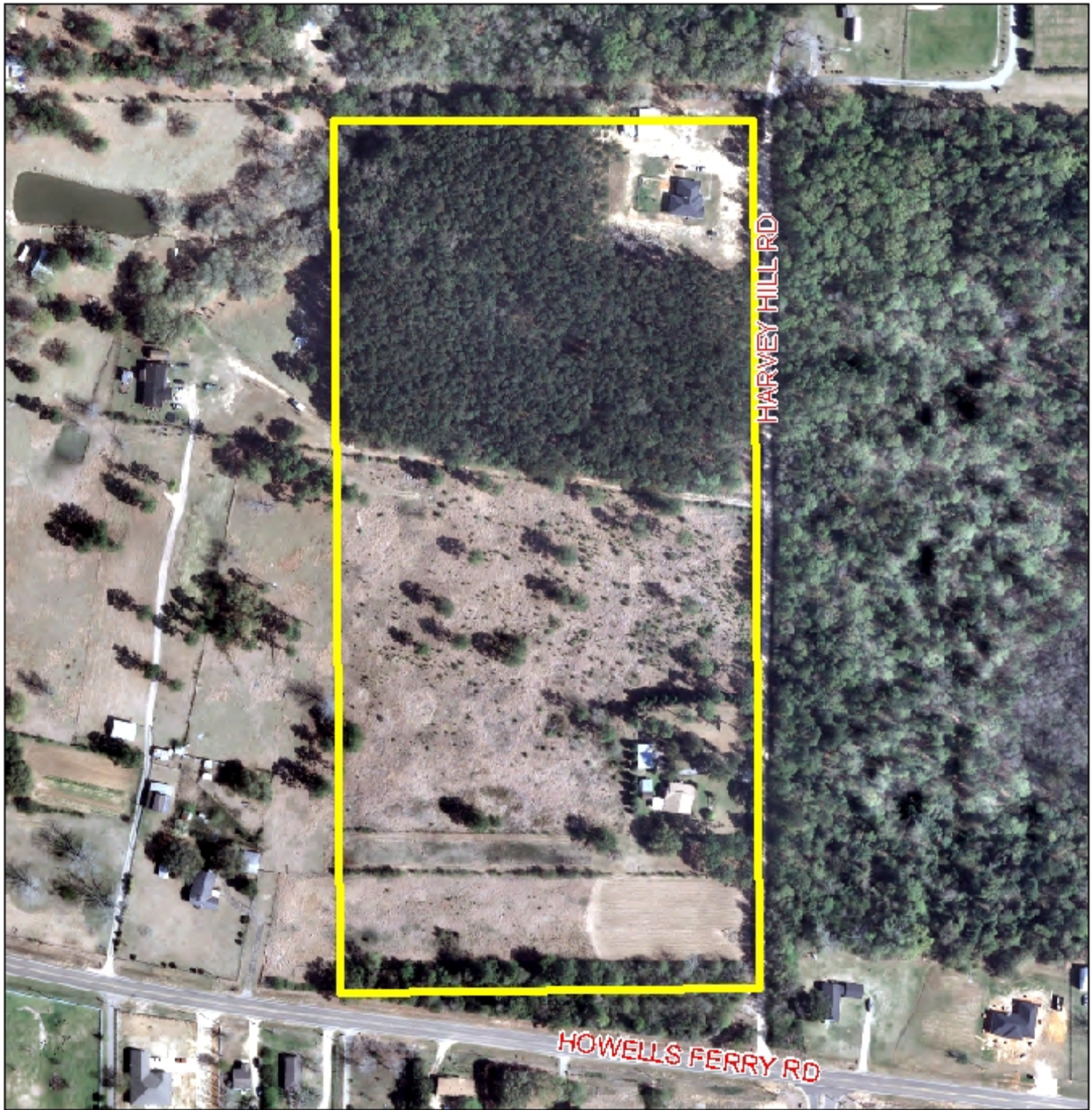
LEGEND

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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