

## **CURTIS 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 1-lot, 2.7± acre subdivision which is located on the North and East sides of McCovery Road Extension, 590'± South of McLeod Road, and is located within the Planning Jurisdiction. The applicant states that the subdivision is served by private wells and individual septic tanks.

The purpose of this application is to create a single legal lot of record from a portion of a single metes and bounds parcel. The remainder of the parcel is included in the Travis Family Subdivision (SUB2014-00026), which was heldover in order to ensure that the entirety of the parcel was included in the Subdivision process. The lot size is labeled in both square feet and acres; and the proposed lot would exceed the minimum size requirements of Section V.D.2. of the Subdivision Regulations. The lot sizes should remain in square feet and acres on the Final Plat, if approved.

The 25' minimum building setback line is illustrated for the lot, and should be retained on the Final Plat if approved.

The site appears to lie within the general path of March Road Extension, a planned major street; however, it is not shown on the Mobile Area Transportation Study 2035 plan, therefore staff is unable to determine if or when the proposed March Road Extension would be constructed. Because of the positioning of the right-of-way on the site, dedication or setback would not be possible or practical without significantly impacting the proposed subdivision. Therefore, a note should be placed on the Final Plat stating that the site appears to be in the path of the proposed major street(s), and thus may be impacted by the major street in the future.

The site fronts onto McCovery Road Extension, a minor street without curb and gutter. As a minor street without curb and gutter, McCovery Road Extension should have a minimum right-of-way of 60'. The preliminary plat submitted illustrates an existing right-of-way of 60', making no further dedication necessary.

As a mean of access management, a note should be placed on the Final Plat stating that the lot is limited to the two existing curb cuts to McCovery Road Extension, with the size, design, and location of the curb cuts, if modified, 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. A note regarding this requirement should 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.

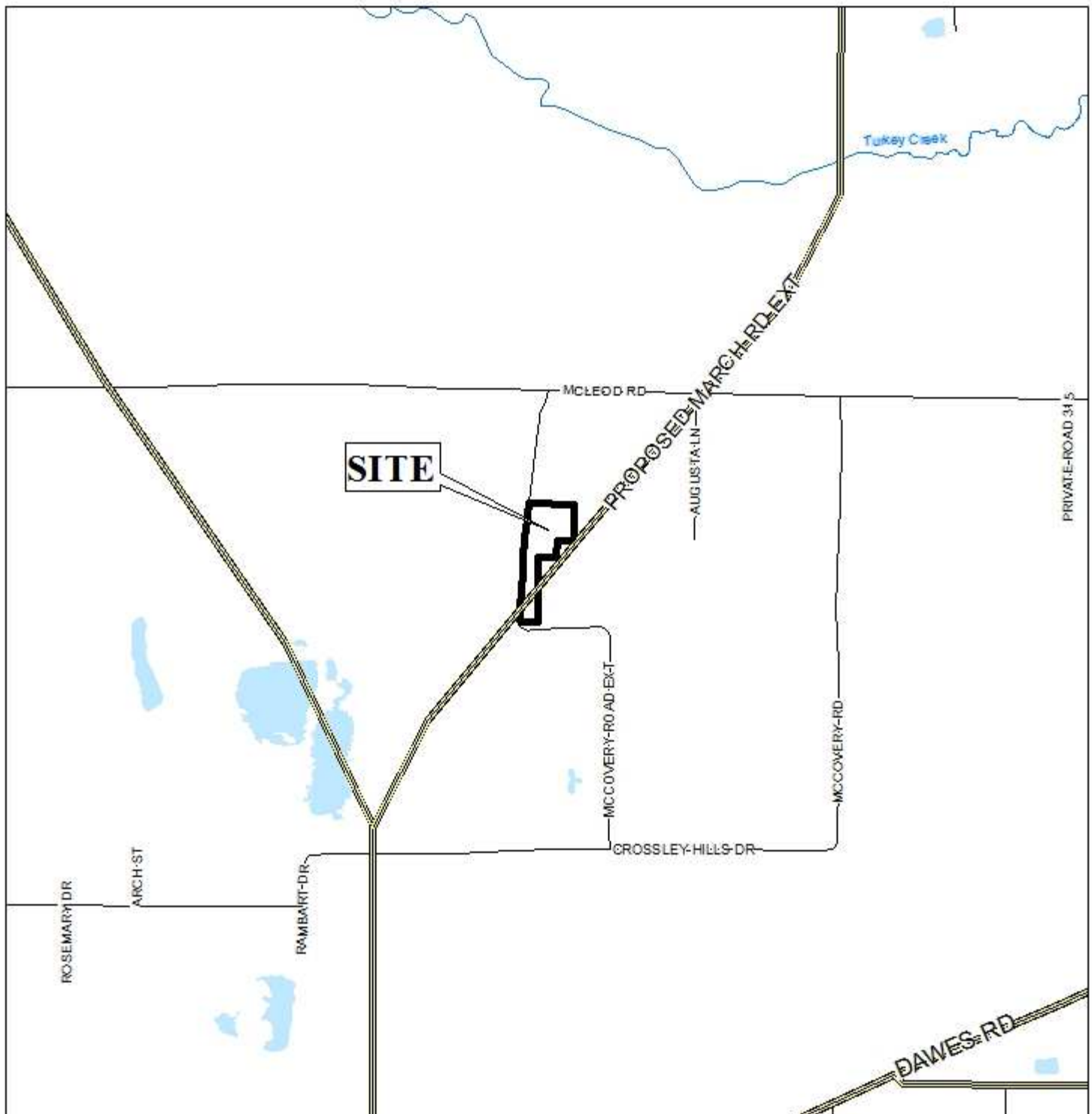
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations 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) retention of the lot size, in square feet and acres, or provision of a table on the Final Plat with the same information;
- 2) placement of a note on the Final Plat stating that the site appears to be in the path of the proposed March Road Extension major street, and thus may be impacted by the major street in the future;
- 3) retention of the 25' minimum building setback line along all frontages;
- 4) 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;
- 5) 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.);*
- 6) 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.);*

- 7) placement of a note on the Final Plat stating that the lot is limited to the existing two curb cuts to McCovery Road Extension, with the size, design, and location of the 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



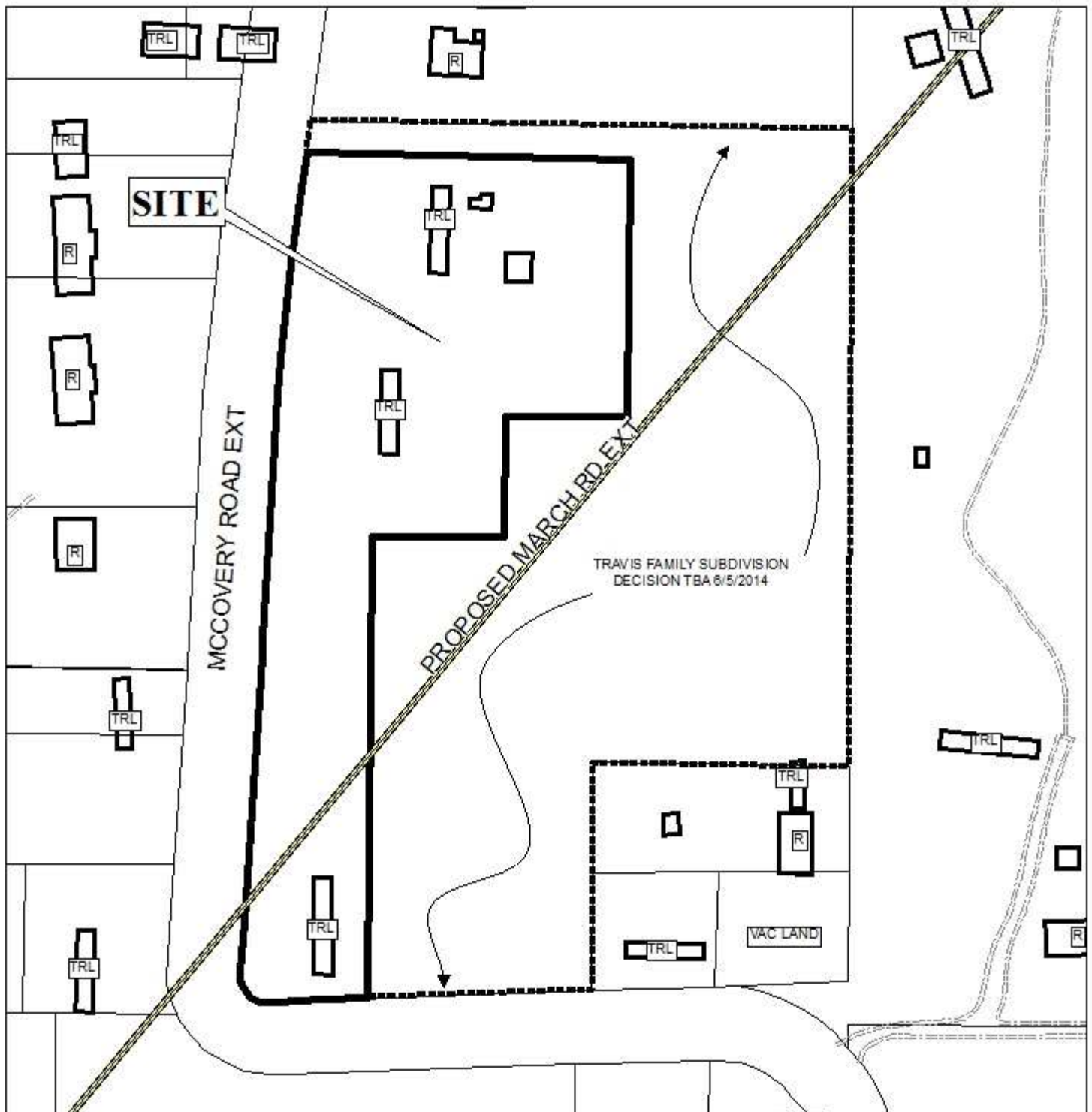
APPLICATION NUMBER 12 DATE June 19, 2014

APPLICANT Curtis Subdivision

REQUEST Subdivision



# CURTIS SUBDIVISION



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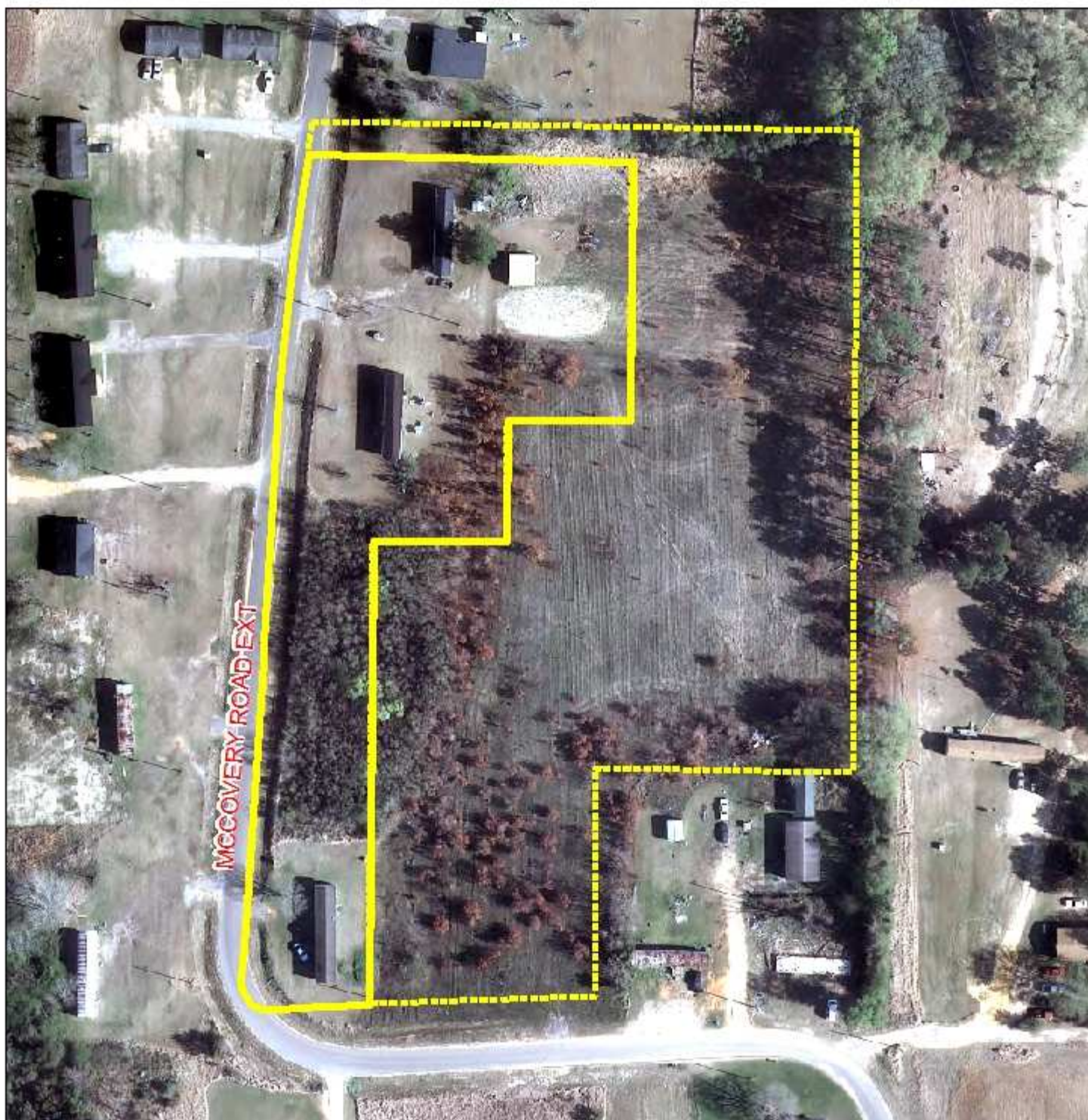
LEGEND

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





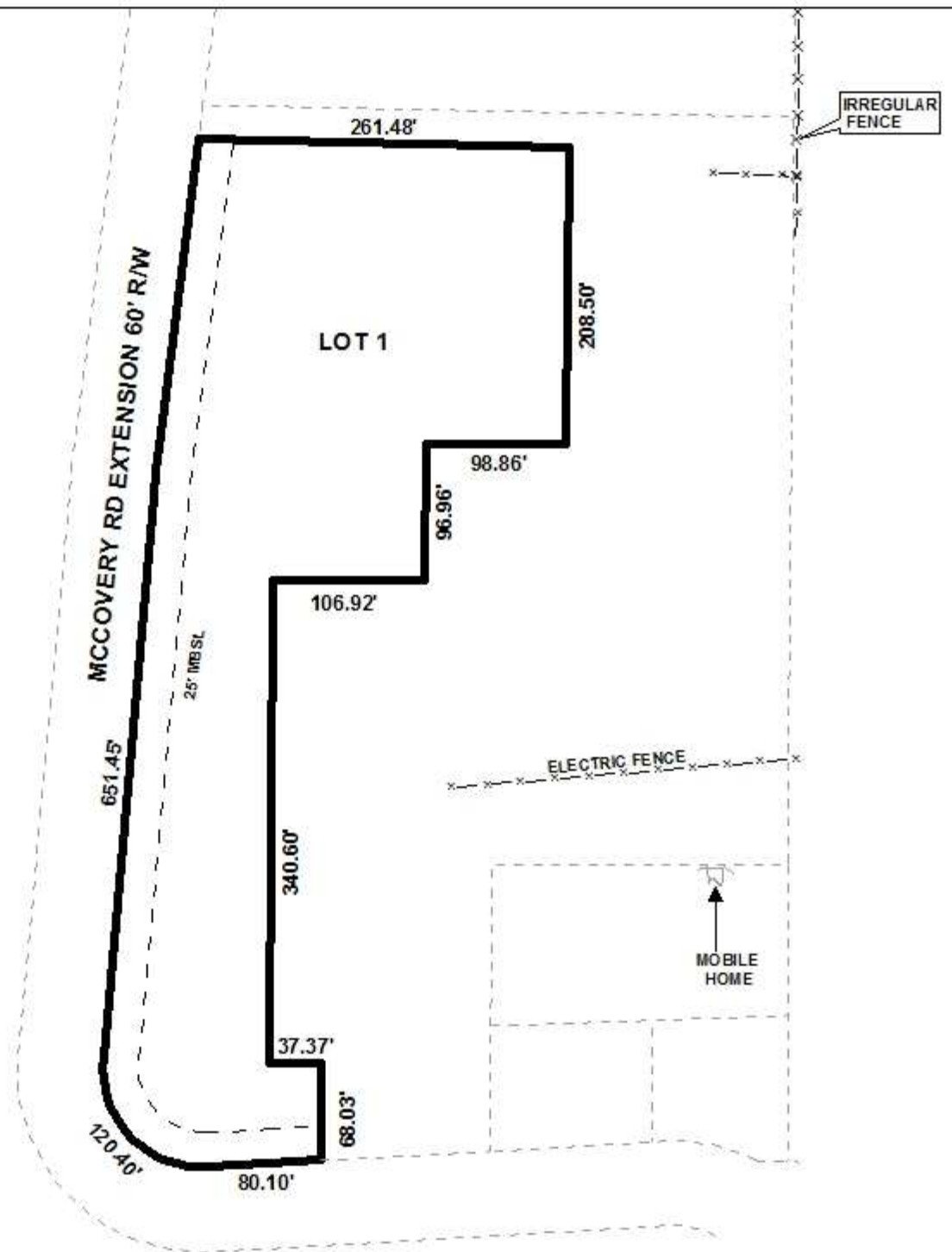
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# DETAIL SITE PLAN



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APPLICANT Curtis Subdivision

REQUEST Subdivision

