

## **KENNETH THOMAS 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: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile. Commercial buildings and sites within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

MAWWS Comments: MAWSS has no water or sewer services available.

The plat illustrates the proposed 3 lot, 5.0 ± acre subdivision which is located on the North side of Gulley Way at the Northern terminus of East Gulley Way. The applicant states that the subdivision is served by public water and individual septic systems.

The purpose of this application is to subdivide a parcel into three lots. The site was outside of the Planning Jurisdiction until the boundary was extended by the 2008 Theodore / Tillman's Corner annexation. The site is developed with three residences.

The site fronts Gulley Way West, an unpaved minor public road with a prescriptive right-of-way width of approximately 24-feet (according to GIS mapping data, however Mobile County plat information depicts 30-feet). The plat also depicts a prescriptive right-of-way for East Gulley Way along the Eastern side of the site, however, tax parcel data does not show any public right-of-way on this side of the site. Consultation with Mobile County Engineering has confirmed that there is, in fact, an existing County-maintained prescriptive right-of-way to the East. The plat indicates that 18-feet will be dedicated along Gulley Way West, and that 15-feet will be dedicated along East Gulley Way. An additional 15-feet is already claimed by Mobile County on the Eastern side of the site, however, the legal description includes this area, thus it will also be dedicated to Mobile County. It appears all proposed dedication is to ensure a minimum right-of-way width of 30-feet, as measured from the centerline of each road. Mobile County Engineering has verbally requested, during an informal discussion, that the roadway edge be depicted on the final plat, and that dedication be provided to allow 30-feet, as measured from the centerline of the existing road.

Gulley Way West and East Gulley Way, adjacent to the site, are maintained by Mobile County, however, both roads are dirt. Aerial photos indicate the nearest public paved road is approximately ½ mile South of the site, thus it is unlikely that the applicant will be willing to

pave East Gulley Way and Gulley Way West from the existing paved road to the site. Staff must either require paving of the road, or recommend denial of the application. If the Planning Commission is inclined to approve the subdivision request without requiring paving, staff recommends that no additional subdivision be allowed until the roads leading to the site are paved to Mobile County standards.

Access management is a concern. Lot 1 should be limited to a maximum of two curb-cuts, as it is a corner lot with significant frontage, while Lots 2 and 3 should be limited to one curb-cut each, with the size, location and design of all curb-cuts to be approved by Mobile County Engineering, and to conform with AASHTO standards.

It should be noted that proposed Lot 1 is an "L" shaped lot, however it does meet the minimum lot width requirements of the Subdivision Regulations, as well as the width to depth ratio in Section V.D.3.

The 25-foot minimum building setback is shown on the plat, and 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 should appear on the final plat regarding these requirements.

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.

The site will have to comply with the City of Mobile storm water and flood control ordinances.

The lot size information on the preliminary plat should be retained for the final plat.

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

- 1) Revision of the plat, if necessary, to depict the existing edge to edge width of the dirt road travelway;
- 2) Revision of the plat to depict dedication adequate to provide 30-feet from the centerline of the existing road in condition # 1;
- 3) Paving of Gulley Way West and East Gulley Way from the nearest paved public road to the site, to meet minimum Mobile County paving standards;
- 4) Placement of a note on the final plat stating that Lot 1 is limited to two curb-cuts, and that Lots 2 and 3 are limited to one curb-cut each, with the size, design and location to be approved by Mobile County Engineering, and to conform with AASHTO standards;
- 5) Depiction and labeling of the 25-foot minimum building setback line for the final plat;
- 6) Placement of a note on the final plat/site plan stating that approval of all applicable Federal, state and local agencies for endangered, threatened or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;

- 7) 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
- 8) Placement of a note on the final plat stating that *“Development 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 that 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 is required 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.”*