

LEDIAN M. WILLIAMS SUBDIVISION

Engineering Comments: The following comments should be addressed prior to acceptance and signature by the City Engineer:

- a. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045).
- b. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity.
- c. Add a signature block for the Traffic Engineer.
- d. There are two (2) signature blocks for the County Engineer. One is labeled Mobile County Engineer.
- e. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- f. Provide larger street name labels in the vicinity map. Include Dekle Dr. and I-165.
- g. Some bearing/distance callouts show actual and record information; but the curve data does not indicate that there was a difference between the record and actual. Please clarify.
- h. Show and label the MFFE (Minimum Finished Floor Elevation) on LOT 2.
- i. Provide and label the POC, the POB, and the tie line in between the two points.
- j. Provide a Drainage Easement for the existing drainage ditch. Size and location to be approved by the City Engineer.

Traffic Engineering Comments: Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

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.

MAWWS Comments: MAWSS has **No** water and sewer services available.

The preliminary plat illustrates the proposed 2-lot, 4.4 ± acre subdivision which is located at the South side of Bear Fork Road, 470' ± West of Salem Street, and is in Council District 1. The applicant states that the subdivision is served by city water and sewer.

The purpose of this application is to create 2 legal lots of record from one large metes-and-bounds parcel.

In accordance with the Subdivision Regulations, the proposed lots are compliant with the minimum size requirements. The 25-foot minimum building setback line and lot size in square feet are illustrated on the preliminary plat and should be retained on the Final Plat, if approved.

The site fronts Bear Fork Road, a minor street which does not have curb and gutter. In compliance with Section V.B.14. of the Subdivision Regulations, a 60' right-of-way is required and is illustrated on the preliminary plat; however, it should be pointed out that the current right-of-way appears to be 40', which would provide only 20' as measured from centerline. As a result, the applicant has proposed a dedication of 10' which should provide 30' from the centerline of Bear Fork Road; but, if necessary, dedication will still be required in order to provide 30' as measured from centerline if dedication is not sufficient.

As a means of access management, both proposed Lot 1 and Lot 2 should be limited to one curb-cut each along Bear Fork Road. The size, design and location of both curb-cuts are to be approved by Traffic Engineering and conform to AASHTO standards.

GIS data indicates the western portion of the proposed Lot 2 is located within AE and X-Shaded flood zones due to the proximity to Eight Mile Creek. The presence of a flood zone would indicate that the area may be environmentally sensitive; therefore, if approved, the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities.

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.

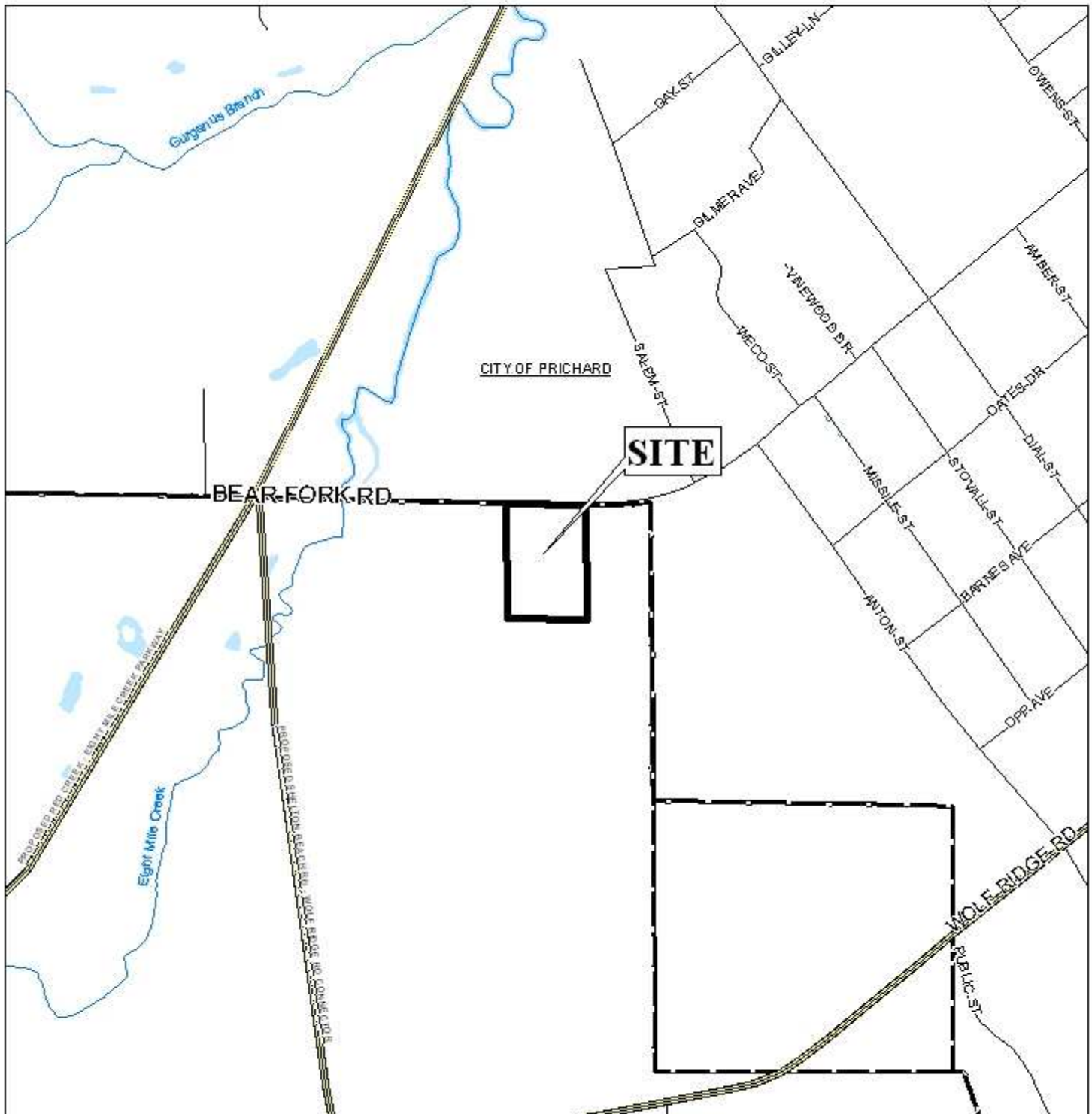
Based on the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) Dedication, if necessary, to provide 30' from the centerline of Bear Fork Road;
- 2) Retention of the 25-foot minimum setback line and lot size information on the Final Plat and adjusted for dedication;
- 3) Placement of a note on the Final Plat limiting each lot one curb-cut to Bear Fork Road with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) Placement of a note on the Final Plat stating: *(The approval of all applicable federal, state and local environmental agencies is required for wetland and flood zone issues prior to the issuance of any permits or land disturbance activities.);*
- 5) Placement of a note on the Final Plat stating: *(Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);*
- 6) Compliance with Engineering Comments: *(The following comments should be addressed prior to acceptance and signature by the City Engineer: a. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). b. Add a note to the Plat stating that the approval of all applicable federal, state, and local*

agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity. c. Add a signature block for the Traffic Engineer. d. There are two (2) signature blocks for the County Engineer. One is labeled Mobile County Engineer. e. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. f. Provide larger street name labels in the vicinity map. Include Dekle Dr. and I-165. g. Some bearing/distance callouts show actual and record information; but the curve data does not indicate that there was a difference between the record and actual. Please clarify. h. Show and label the MFFE (Minimum Finished Floor Elevation) on LOT 2. i. Provide and label the POC, the POB, and the tie line in between the two points. j. Provide a Drainage Easement for the existing drainage ditch. Size and location to be approved by the City Engineer.);

- 7) *Compliance with Traffic Engineering Comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 8) *Compliance with Urban Forestry Comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).); and*
- 9) *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.).*

LOCATOR MAP



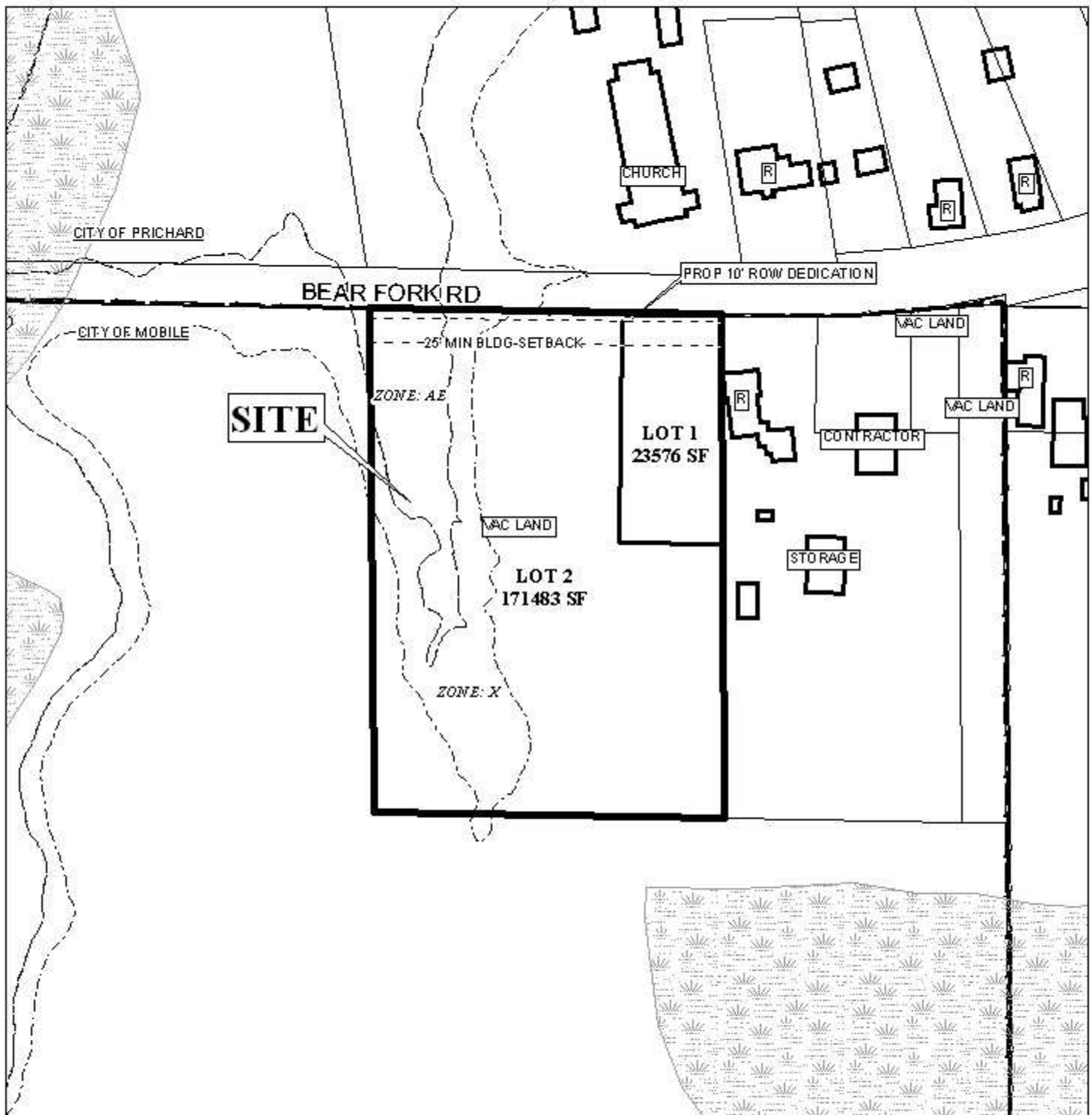
APPLICATION NUMBER 13 DATE November 21, 2013

APPLICANT Ledian M. Williams Subdivision

REQUEST Subdivision



LEIDAN M. WILLIAMS SUBDIVISION

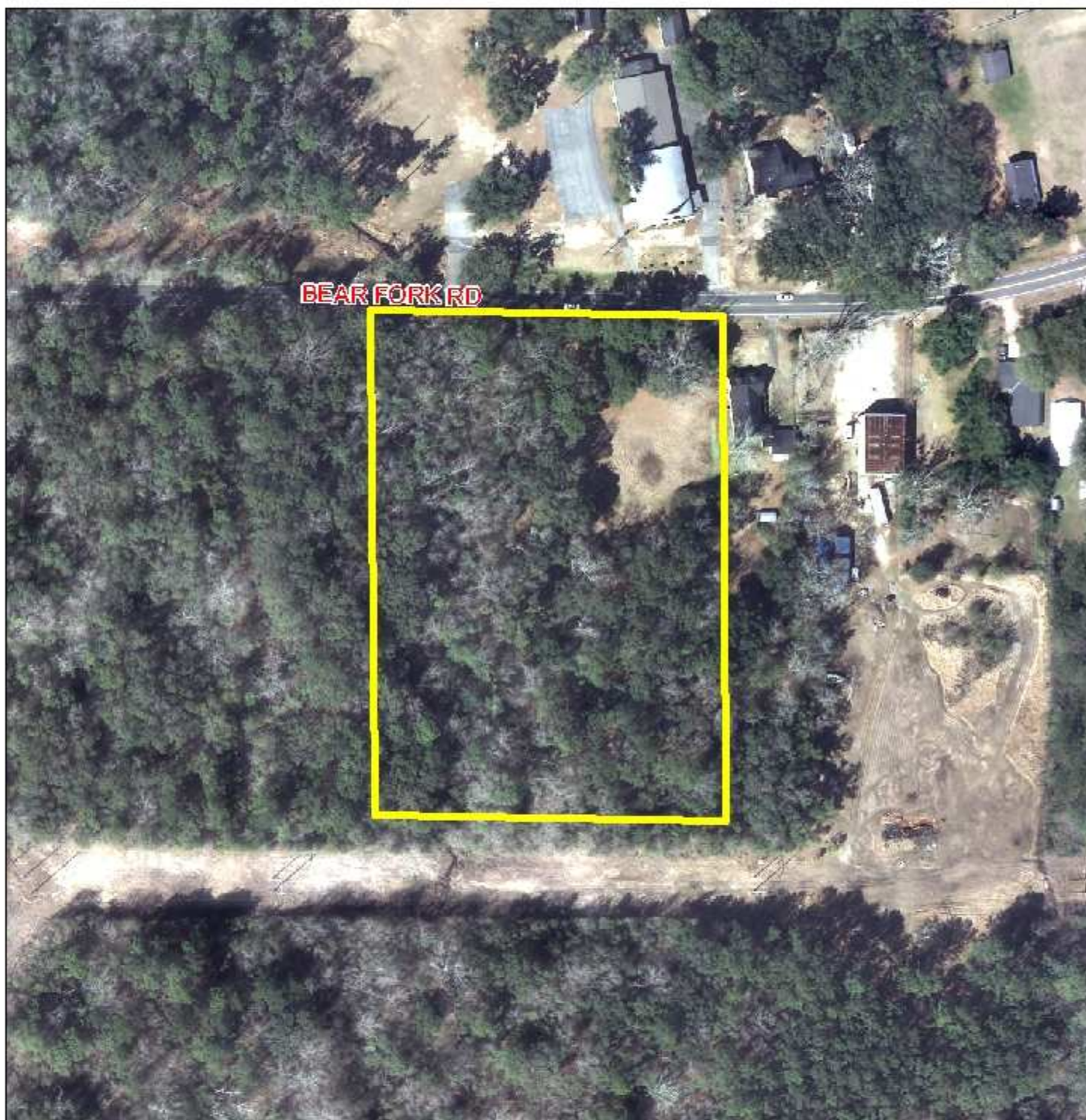


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LEGEND															
	R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



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