

SHELLY'S ROOST 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, 0.9± acre subdivision which is located on the North side of Leroy Stevens Road, 495'± East of Gold Mine Road, within the Planning Jurisdiction. 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 metes-and-bounds legal description. Each lot would meet the minimum size requirements of the Subdivision Regulations.

The site fronts onto Leroy Stevens Road, a paved street with a compliant 80' right-of-way; therefore, no dedication would be required. As a means of access management, a note should be placed on the Final Plat limiting each lot to one curb cut to Leroy Stevens Road, 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 Leroy Stevens Road. Each lot should be labeled with its size in square feet and acres, or a table should be furnished on the Final Plat providing the same information.

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-

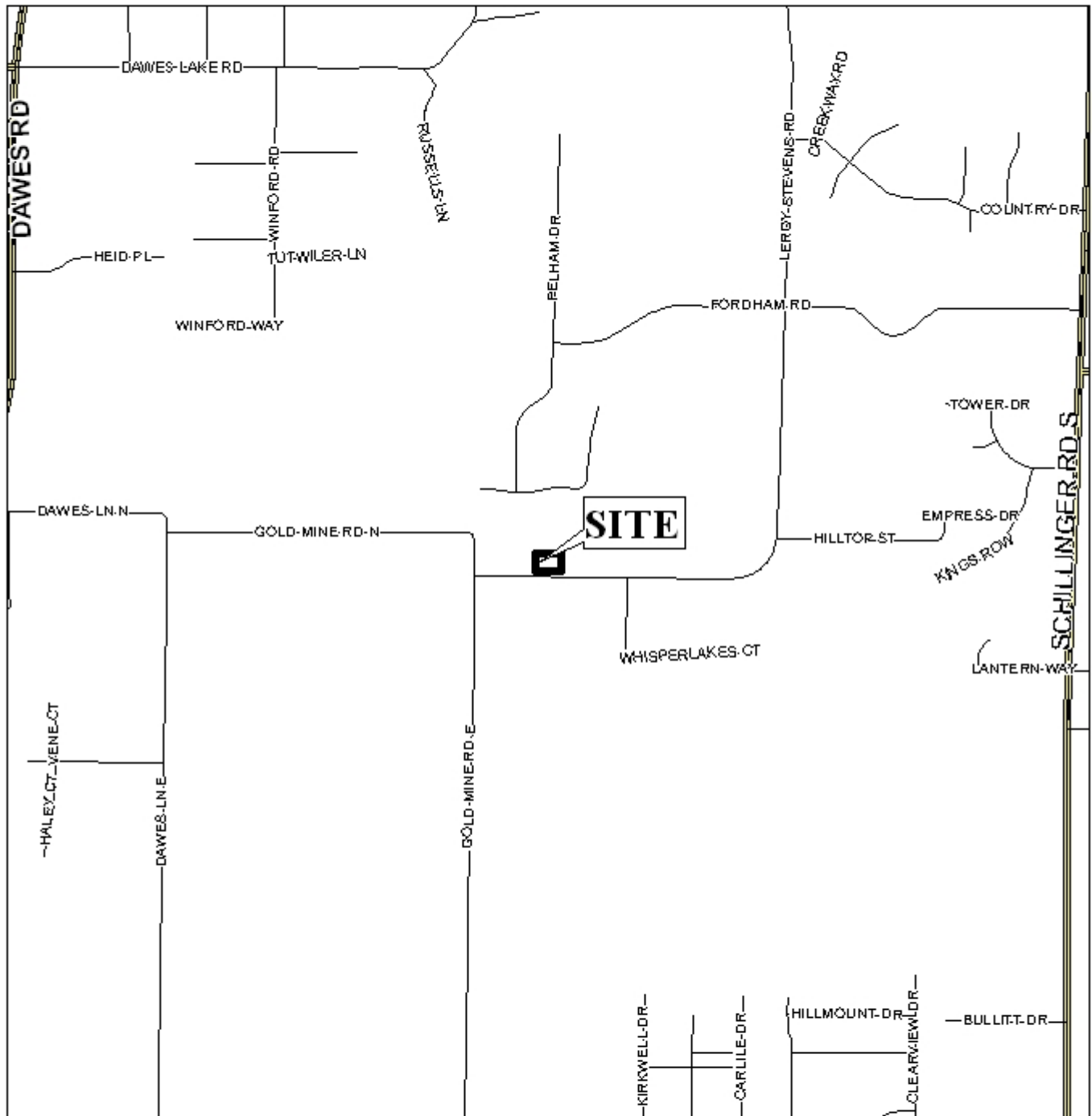
game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species. A note reflecting this requirement should appear on the Final Plat.

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.

The plat meets the minimum requirements of the Subdivision Regulations is recommended for tentative approval, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that each lot is limited to one curb cut to Leroy Stevens Road, with the size, design, and location of the curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 2) illustration of the 25' minimum building setback line along Leroy Stevens Road;
- 3) 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;
- 4) 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.);*
- 5) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 6) 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
- 7) 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



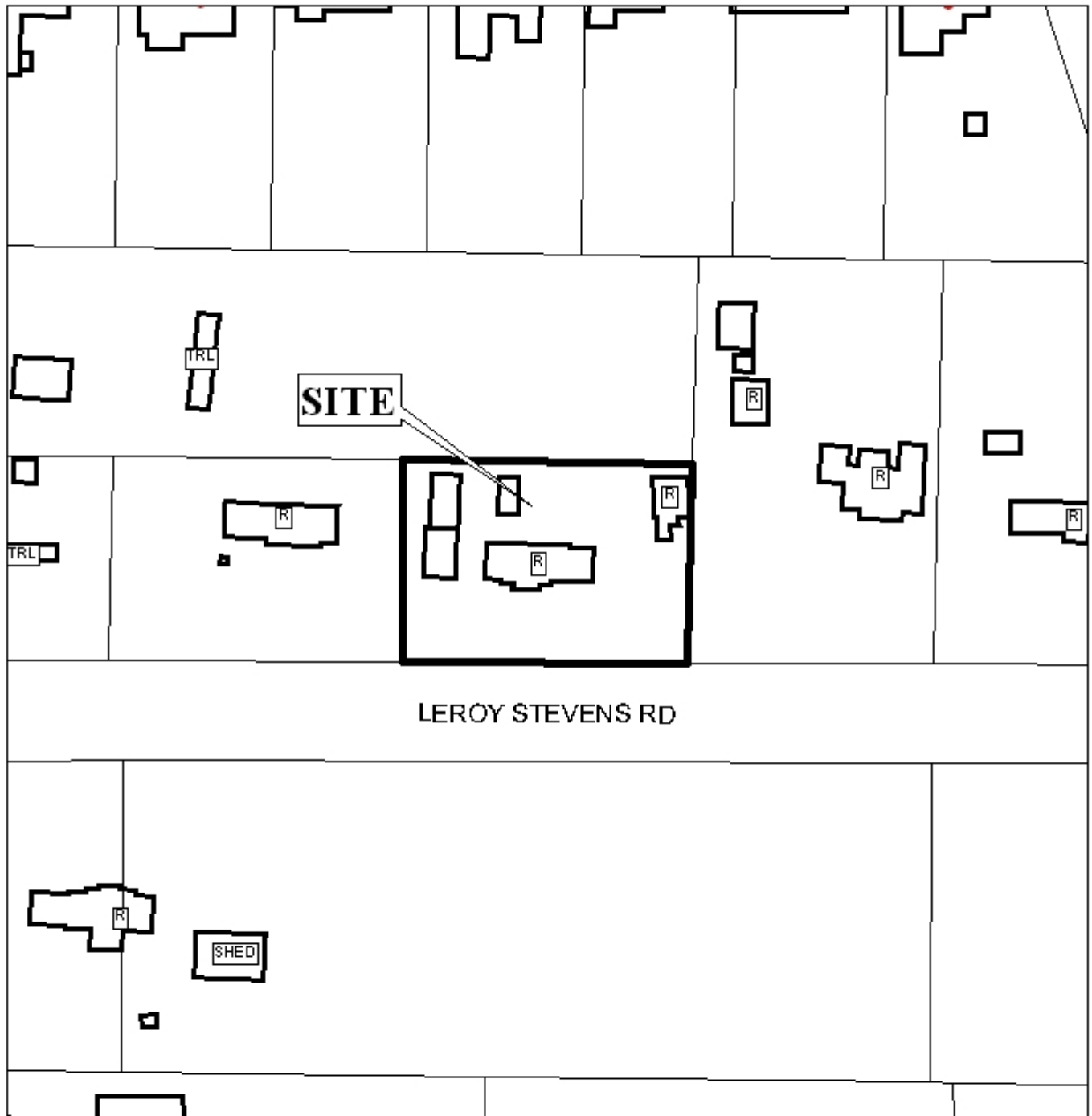
APPLICATION NUMBER 13 DATE April 4, 2013

APPLICANT Shelly's Roost Subdivision

REQUEST Subdivision



SHELLY'S ROOST SUBDIVISION



APPLICATION NUMBER 13 DATE April 4, 2013

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



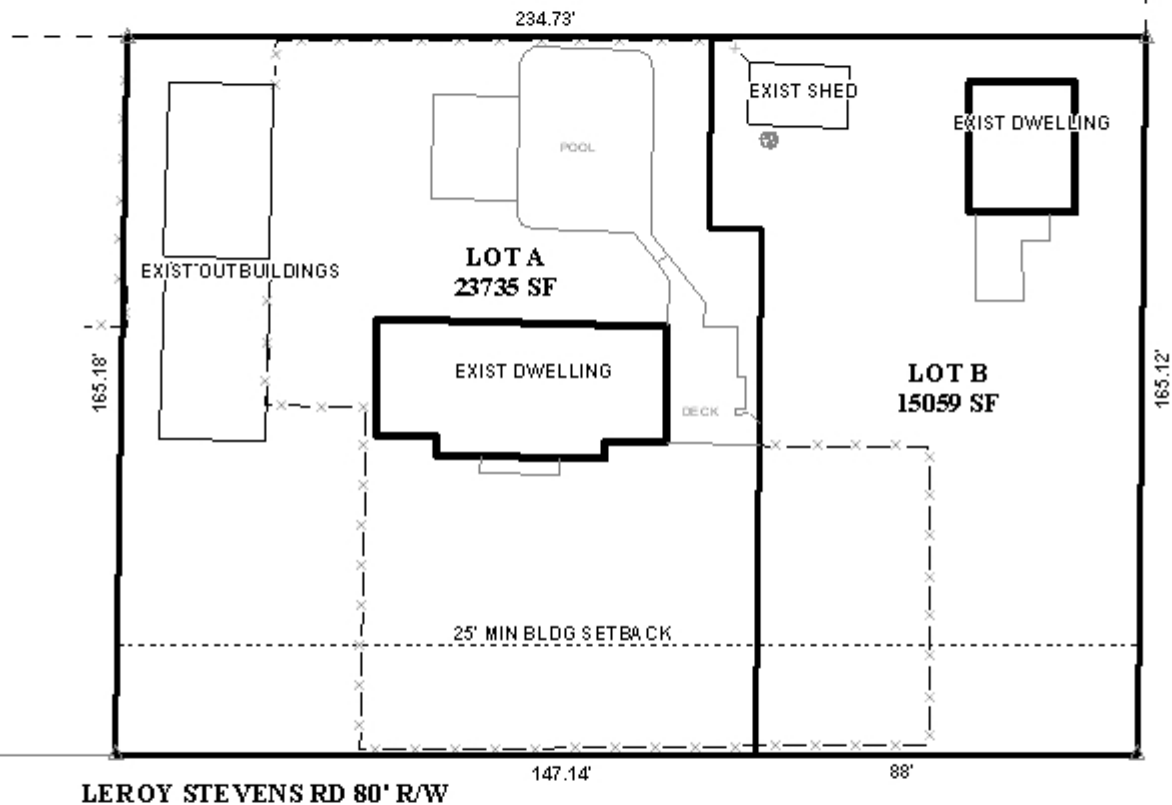
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DETAIL SITE PLAN



APPLICATION NUMBER 13 DATE April 4, 2013
APPLICANT Shelly's Roost Subdivision
REQUEST Subdivision

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