

## **TRAVIS ROAD 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 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 a proposed 2-lot 12.56± acre subdivision which is located on the East side of Travis Road, 120' North of Knollwood Road, extending to the North terminus of Knollwood Court and East terminus of Mingle Road [unopened], and is located in the Planning Jurisdiction. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to relocate the interior lot line for two existing legal lots of record. The lot sizes are labeled, and the proposed lots would exceed the minimum size requirements of Section V.D.2. of the Subdivision Regulations. The lot size should be retained in square feet and acres on the Final Plat, as on the preliminary plat, if approved.

The site fronts onto Travis Road, a minor street without curb and gutter. The preliminary plat illustrates a right-of-way that varies. According to Section V.B.14. of the Subdivision Regulations, streets without curb and gutter should have a minimum right-of-way width of 60-feet; therefore dedication to provide 30' from the centerline should be required where there is not adequate right of way.

The site is developed with one house and two sheds on the proposed Lot 1 and currently has one curb-cut onto Travis Road. The proposed Lot 2 is developed with one shed and also fronts onto Travis Road, and street stubs for Knollwood Court and Mingle Road, all minor streets. Both Knollwood Court and Mingle Road are minor streets with Knollwood Court having an inadequate right-of-way. As the site is being subdivided, access is a concern. Both lots should be limited to one curb-cut each, to Travis Road. Lot 2 should additionally be allowed one curb cut to Knollwood court, and denied access to Mingle Road until it is paved to county standards. The size, design and location of curb-cuts must be approved by Mobile County Engineering and comply with AASHTO standards.

The plat does not illustrate a minimum setback line. The minimum 25-foot building setback line should be depicted on the Final Plat, from all rights-of-way if approved.

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.

While the site is in the County, new construction on the site will have to comply with the City of Mobile storm water and flood control ordinances. A note regarding this requirement should appear on the Final Plat. 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 lot size information in square feet and acres on the preliminary plat should be retained for 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.

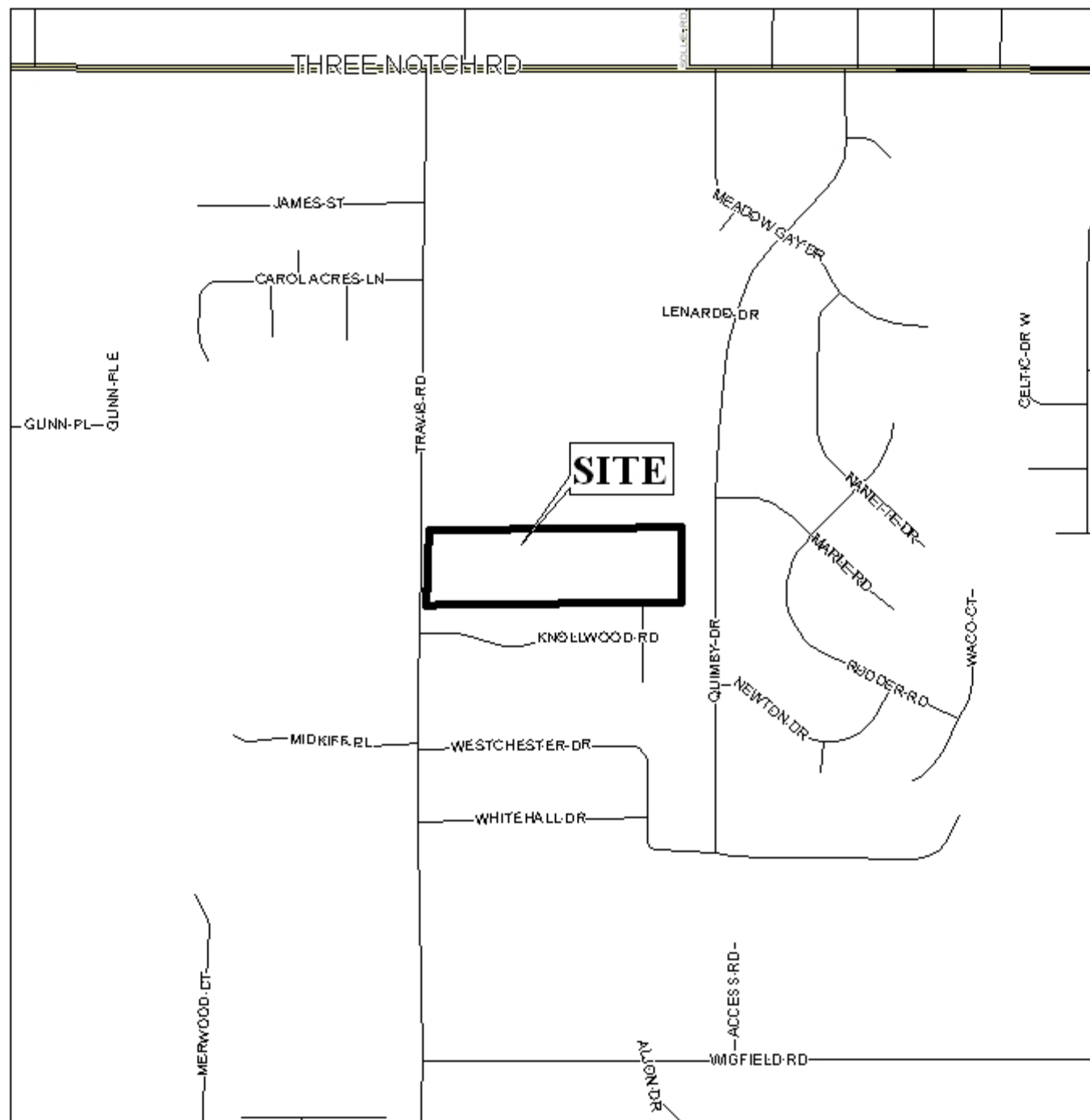
Based on the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that both lots are limited to one curb-cut each to Travis Road, with the size, design and location to be approved by Mobile County Engineering and to conform with AASHTO standards;
- 2) placement of a note on the Final Plat stating that Lot 2 should be allowed one curb-cut to Knollwood Court and denied access to Mingle Road until it is paved to county standards;
- 3) depiction and labeling of the 25' minimum building setback line from all rights-of-ways on the Final Plat;
- 4) depiction and labeling of the lot sizes in square feet and acres on the Final Plat;
- 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 that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 7) placement of a note on the Final Plat stating the site must comply with the following:  
*(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.); and*

- 8) compliance with 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.*).

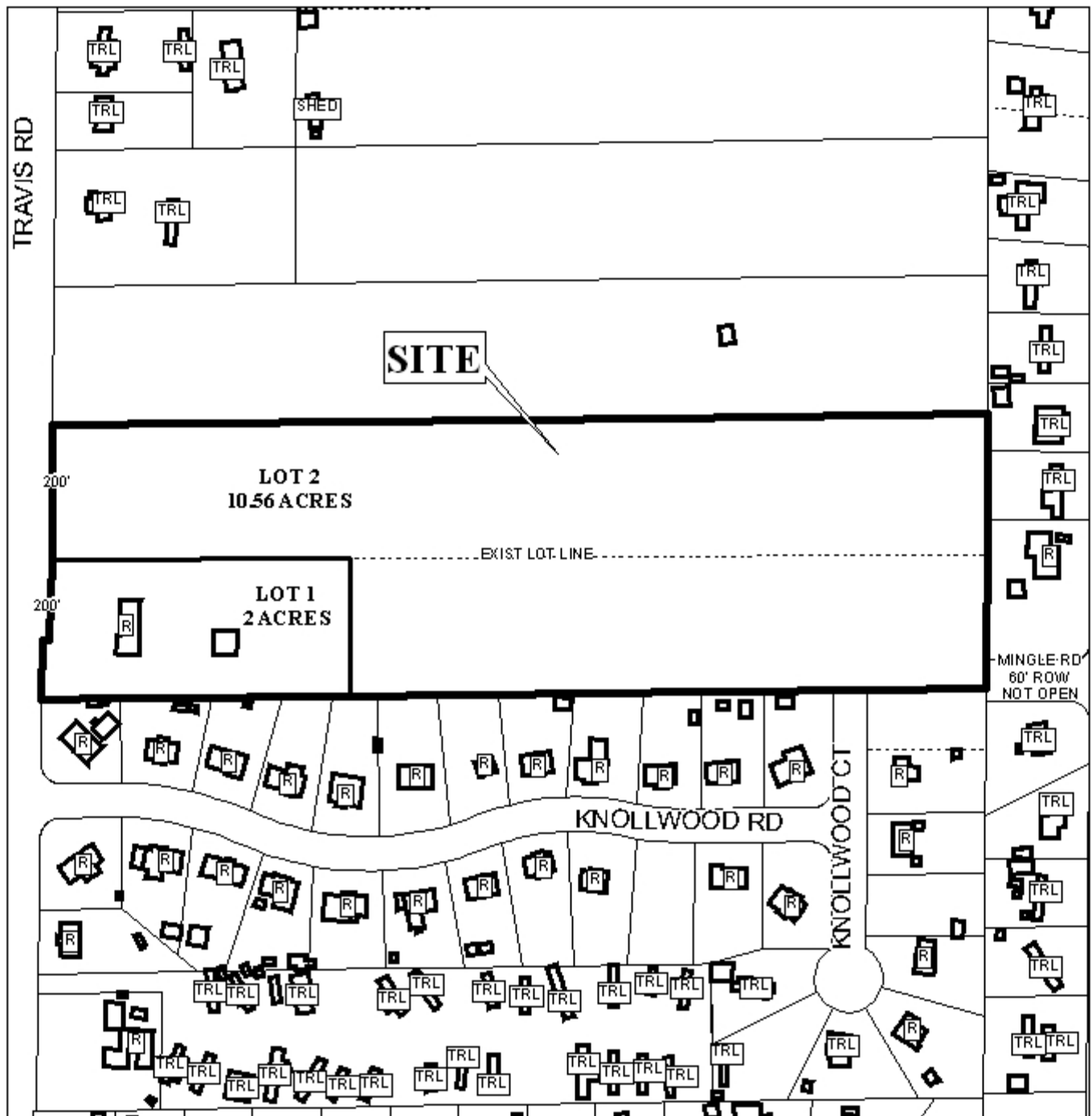
# LOCATOR MAP



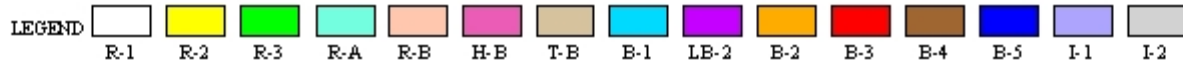
APPLICATION NUMBER 13 DATE December 6, 2012  
APPLICANT Travis Road Subdivision  
REQUEST Subdivision



# TRAVIS ROAD SUBDIVISION



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