

MCARDLE SUBDIVISION, PHASE II

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.

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: No comments.

The plat illustrates the proposed 3 lot, 2.3± acre subdivision which is located at 5755 Carol Plantation Road (Northeast corner of Carol Plantation Road and Williams Road). The applicant states that the subdivision is served by public water and individual septic tanks.

The purpose of this application is to create three legal lots of record from an existing legal lot of record that has, at some time, been parceled off. All portions of the parent parcel are included in this application.

The proposed lots meet the minimum size requirements as regulated by Section V.D.2 of the Subdivision Regulations. The proposed lot size is indicated on the plat and should be retained on the final plat.

Evidence suggests that the eastern 100 feet of Lot 1 of McArdle Subdivision were improperly divided off around October of 1991, well after 1984 when enforcement of the subdivision regulations was coordinated with County Engineering in the Planning Jurisdiction. However, this eastern 100 feet is included in this subdivision application, and a successful subdivision application would alleviate this issue.

The site fronts Carol Plantation Road and Williams Road. Both Carol Plantation Road and Williams Road are minor streets, not provided with curb and gutter. The right-of-way for Carol Plantation Road is depicted as “variable”, and the right-of-way for Williams Road is depicted as 50 feet. Section V.B.14 of the Subdivision Regulations requires a right-of-way of at least 60 feet for minor streets which are not provided with curb and gutter. The existing right-of-way for Carol Plantation Road in the area of this application should be depicted, and dedication sufficient to provide 30 feet from the centerline of Carol Plantation Road should be required, if the existing right-of-way is not sufficient to meet the subdivision regulations. Likewise, Williams Road is depicted with an insufficient right-of-way, and dedication sufficient to provide 30 feet from the centerline of Williams Street should also be required. Additionally, the 25-foot minimum

building setback line depicted on the plat should be adjusted to reflect the recommended right-of-way dedication.

The site currently has one curb cut to Carol Plantation Road and one curb cut to Williams Road. The proposed Lot 1 will front Carol Plantation Road and Williams Road, and will encompass the existing curb cut to Carol Plantation Road. As such, the proposed Lot 1 should be limited to the existing curb cut and denied access to Williams Road. The proposed Lots 2 and 3 front Williams Road only. The proposed Lot 2 should be limited to one curb cut to Williams Road. The proposed Lot 3 encompasses the existing curb cut to Williams Road, and, as such, should be limited to the existing curb cut, with the with the size, design and location of all curb cuts to be approved by Mobile County Engineering.

While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the final plat, if approved, stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

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 on preliminary plat reflects this requirement, and should also appear on the final plat, with all spelling errors corrected.

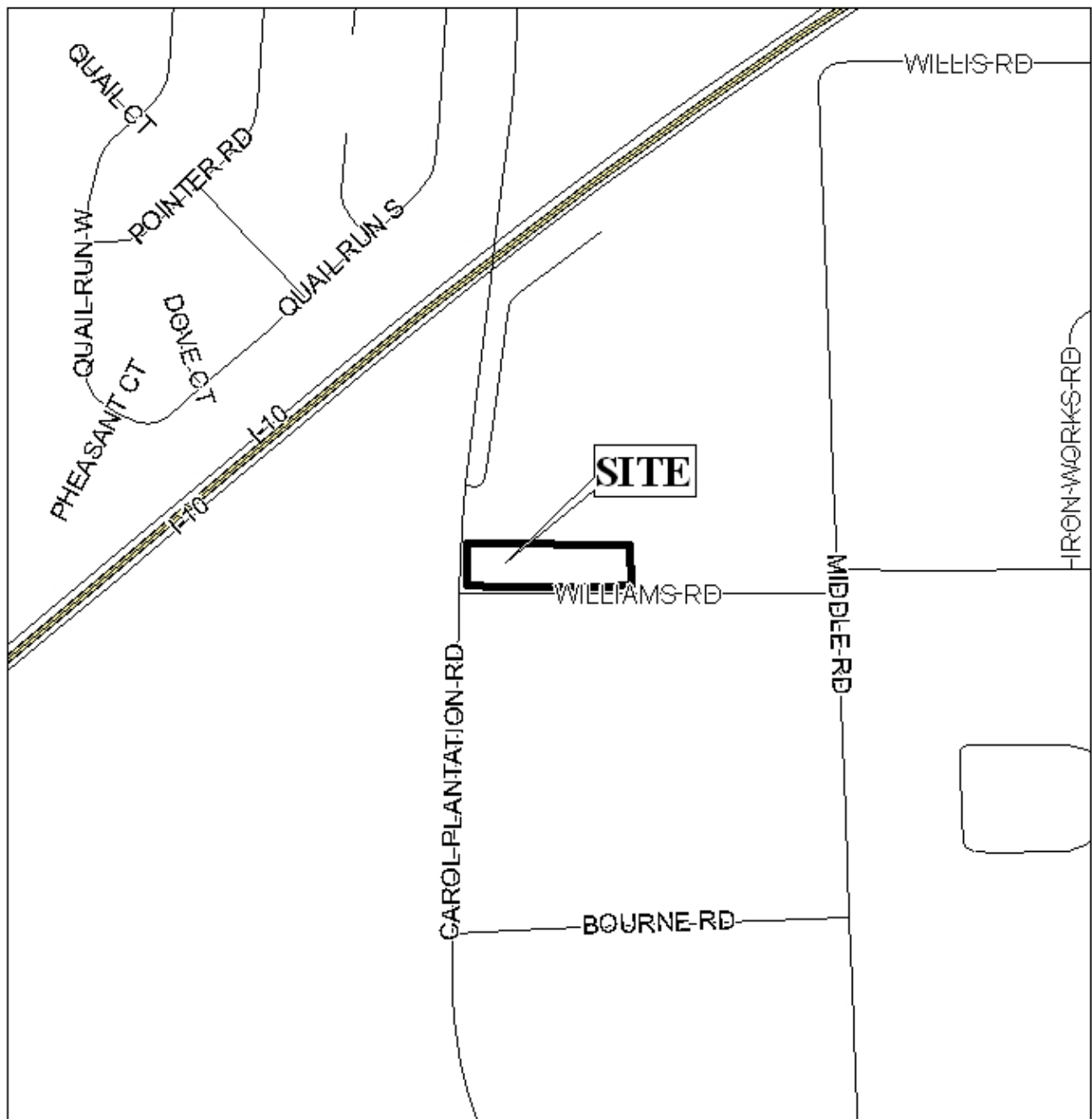
This site is located in the County, thus any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations. The note regarding this requirement should also appear on the final plat.

Based on the preceding, this application is recommended for tentative approval subject to the following conditions:

- 1) Depiction of the existing right-of-way for Carol Plantation Road in the area of this application;
- 2) Dedication sufficient to provide 30 feet from the centerline of Carol Plantation Road, if necessary;
- 3) Dedication sufficient to provide 30 feet from the centerline of Williams Street;
- 4) Revision of the 25-foot minimum building setback line to reflect the right-of-way dedication;
- 5) Placement of a note on the final plat limiting Lot 1 to the existing curb cut to Carol Plantation Road and denying Lot 1 access to Williams Road with the with the size, design and location of all curb cuts to be approved by Mobile County Engineering;

- 6) Placement of a note on the final plat limiting Lot 2 to one curb cut to Williams Road with the size, design and location of all curb cuts to be approved by Mobile County Engineering;
- 7) Placement of a note on the final plat limiting Lot 3 to the existing curb cut to Williams Road with the size, design and location of all curb cuts to be approved by Mobile County Engineering;
- 8) Placement of a note on the final plat stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 9) 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;
- 10) 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.7 of the Subdivision Regulations.

LOCATOR MAP



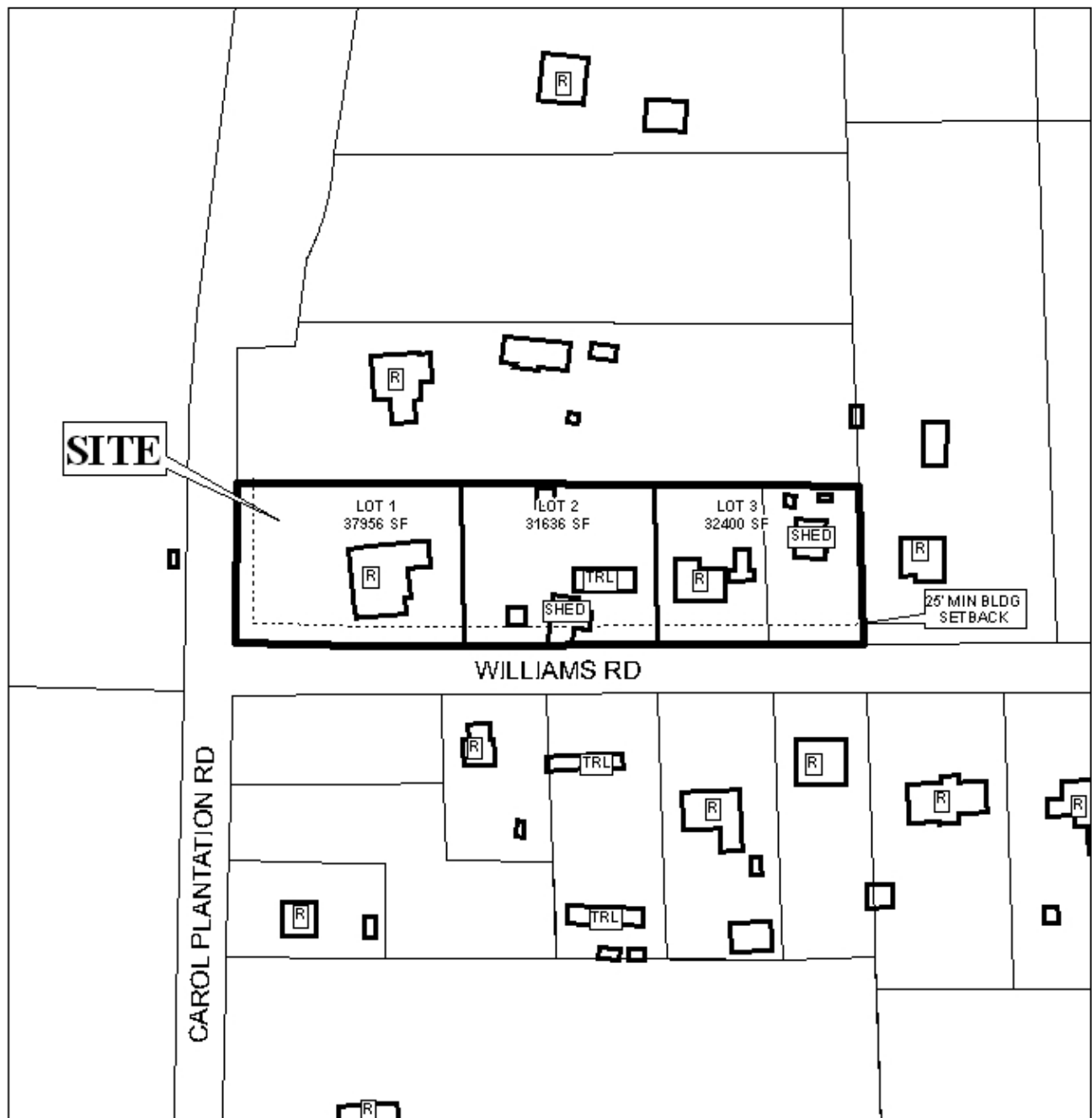
APPLICATION NUMBER 14 DATE May 7, 2009

APPLICANT McArdle Subdivision, Phase II

REQUEST Subdivision



MCARDLE SUBDIVISION PHASE 2



APPLICATION NUMBER 14 DATE May 7, 2009

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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MCARDLE SUBDIVISION PHASE 2



APPLICATION NUMBER 14 DATE May 7, 2009

