

## **WILLOW RIDGE 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 only sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee service until the Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 2 lot, 5.7± acre subdivision which is located on the South side of Three Notch Road, 750'± East of Dawes Lane Extension and is located in the Planning Jurisdiction. The applicant states that the subdivision is served by public water and an individual septic system.

The purpose of this application is to subdivide a metes and bounds parcel into two legal lots of record. Each proposed lot will meet the minimum area requirements.

The site fronts onto Three Notch Road, a major street which is illustrated on the preliminary plat to have a right-of-way of 80 feet. According to Section V.B.14. of the Subdivision Regulations, major streets should have a right-of-way width of 100-feet. Dedication to provide 50' from the centerline should be required.

Each lot will have 100' of frontage along Three Notch Road, thus each lot should be limited to one curb-cut. If approved the Final Plat should have a note that each lot is limited to 1 curb-cut to Three Notch Road. The size, design and location of all curb-cuts must be approved by Mobile County Engineering and comply with AASHTO standards.

A 25-foot minimum building setback is shown on the plat. The minimum building setback line should be adjusted to reflect dedication also 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.

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 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 size information on the preliminary plat should be retained for the final plat, adjusted for any required dedication.

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

- 1) dedication to provide 50' from the centerline of Three Notch Road;
- 2) placement of a note on the Final Plat stating that both Lot 1 and Lot 2 are limited to one curb-cut each to Three Notch Road with the size, design and location to be approved by Mobile County Engineering and to conform with AASHTO standards;
- 3) depiction and labeling of the 25' minimum building setback line on the final plat;
- 4) depiction and labeling of the lot sizes in square feet 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 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.);* 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.)* 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).*

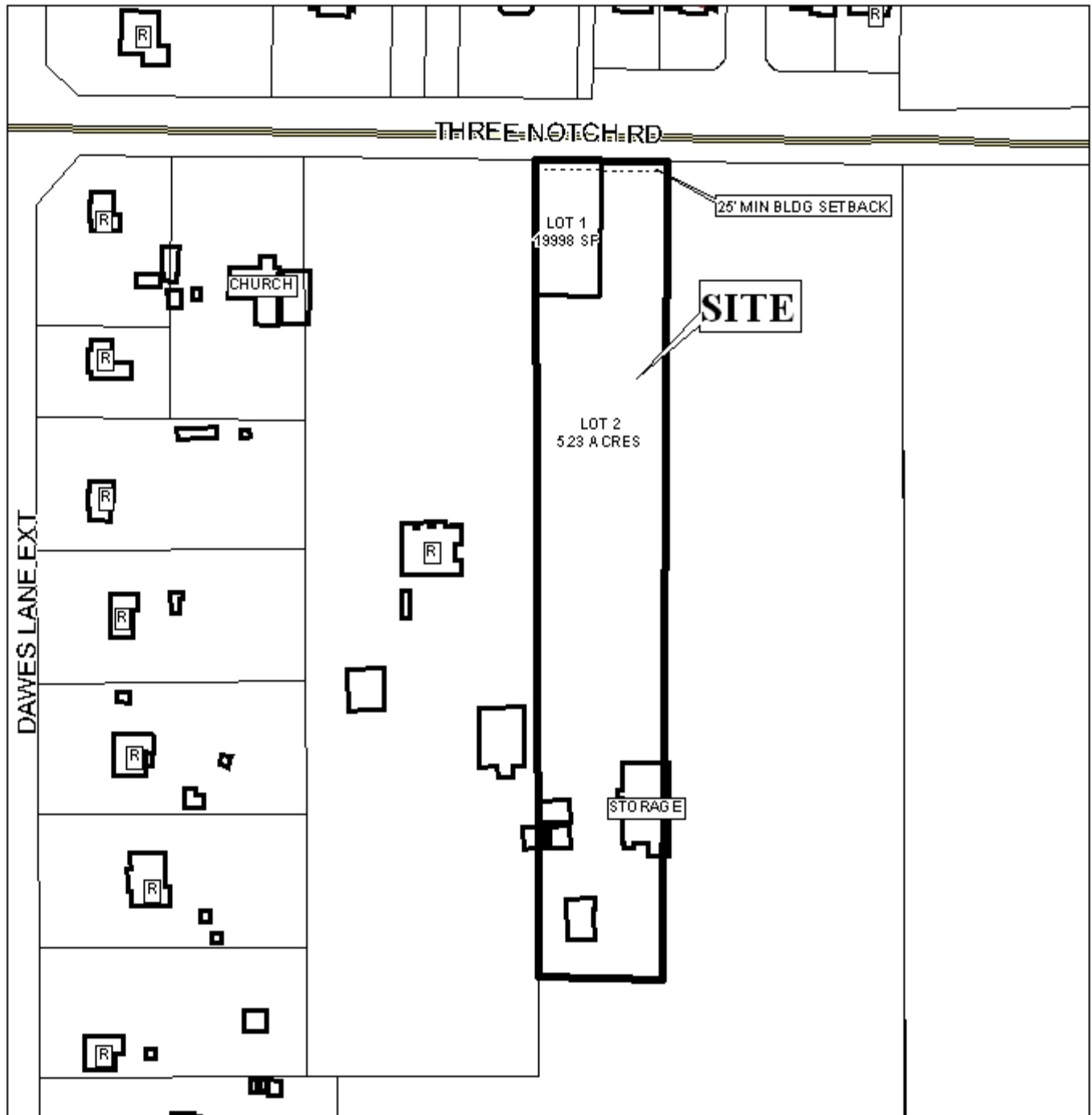
# LOCATOR MAP



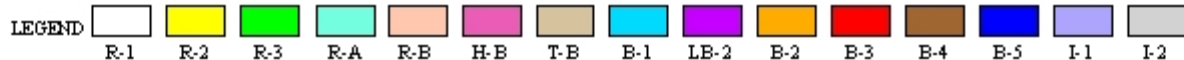
APPLICATION NUMBER 14 DATE December 6, 2012  
APPLICANT Willow Ridge Subdivision  
REQUEST Subdivision



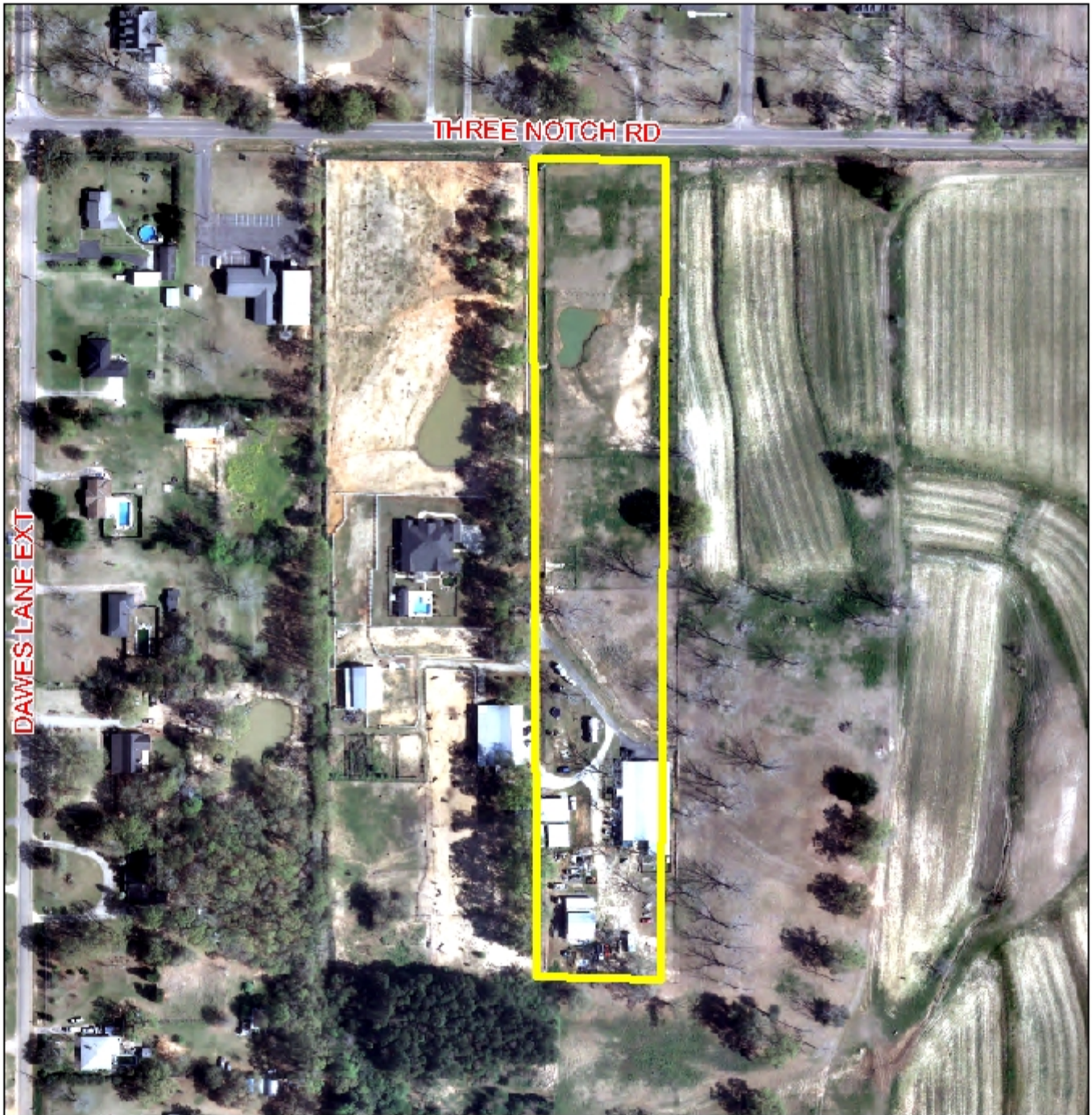
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