

PRIDE PROPERTIES 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

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.

MAWSS Comments: Comments not provided.

The plat illustrates the proposed 2 lot, 0.7 ± acre subdivision located on the South side of Three Notch Road, 95' East of McDonald Road. The applicant states that the subdivision is served by public water and individual septic systems.

The purpose of this application is to create two legal lots from a portion of what appears to be an illegally subdivided parcel. As the ownership of the parcels has changed hands several times since the illegal subdivision, inclusion of the remainder of the parcel will not be required however; due to the high number of ownership changes, the additional metes and bounds parcels will not be included in this subdivision process. Documentation should be provided to show adjacent child-parcels have changed hands at least twice.

The site fronts on Three Notch Road, a planned major street. According to the Major Street Plan, this major street should have a minimum right-of-way width of 100 feet, or 50 feet in each direction as measured from the centerline of the roadway. Three Notch Road currently has an 80-foot wide right-of-way, thus the dedication of 10 feet of right-of-way should be required. The 25-foot minimum building setback line should be adjusted to reflect dedication.

Since Three Notch Road is a proposed major street, access management is a concern. Proposed Lots 1 and 2 should be limited to a maximum of one curb-cut each, with the size, design and location of all curb-cuts to be approved by 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 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 should be placed 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.

Finally, the plat should be revised to label each lot with its size in square feet, in addition to the total acreage depicted on the plat.

The plat is recommended for Tentative Approval subject to the following conditions:

- 1) dedication of Right-of-Way sufficient to measure 50' from the center line of Three Notch Road;
- 2) placement of a note on the final plat stating that lots 1 and 2 are limited to 1 curb cut each, with the size, design and location to be approved by County Engineering;
- 3) revision of the plat to depict the 25' minimum building setback line from the dedicated street right-of-way;
- 4) placement of a note on the 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.;
- 5) placement of a note on the plat / site plan stating that the site must be developed 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.7. of the Subdivision Regulations;
- 7) labeling of each lot with its size in square feet in addition to acreage; and
- 8) submittal of documentation that adjacent child-parcels have changed hands at least twice.

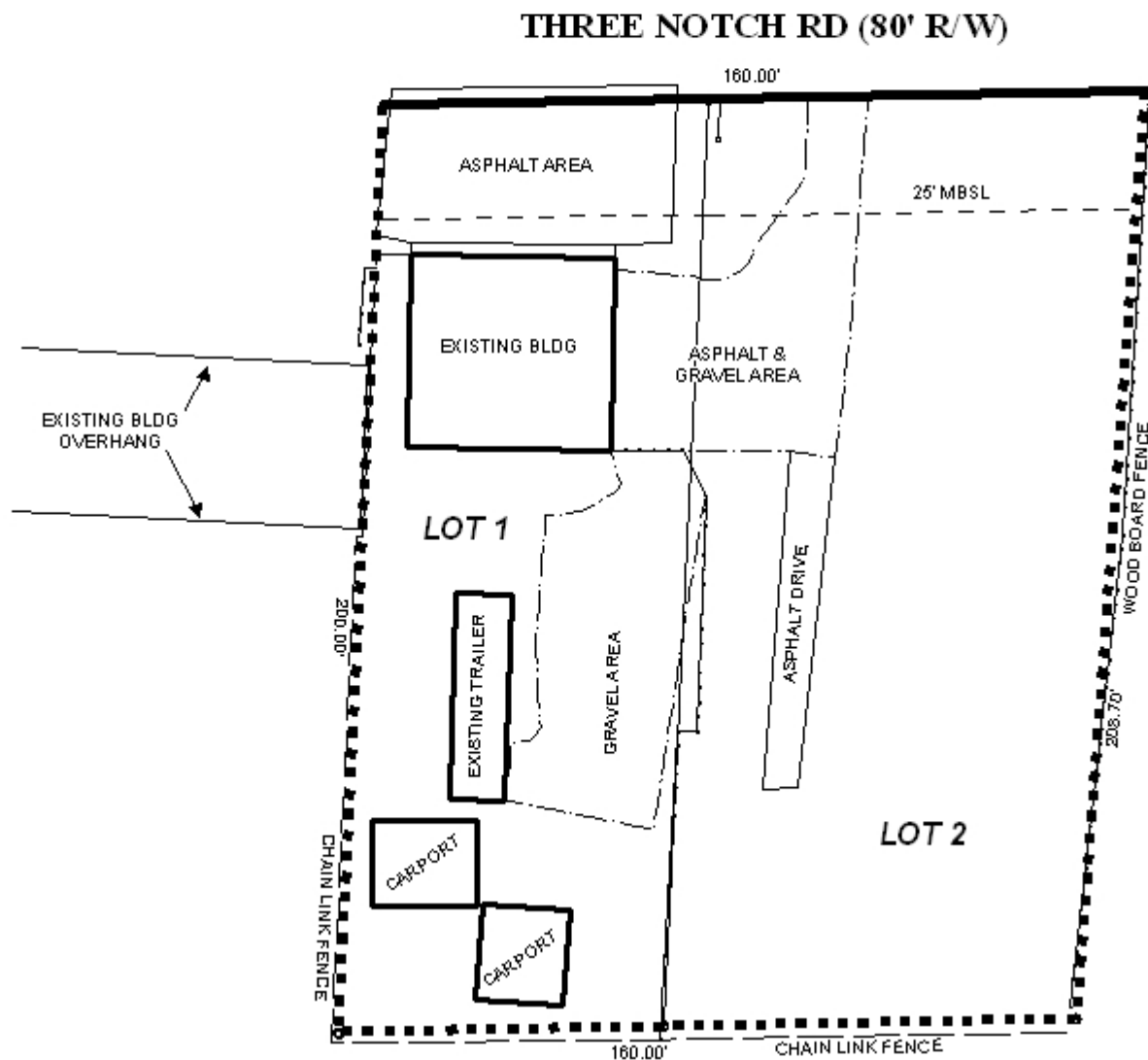
LOCATOR MAP



APPLICATION NUMBER 15 DATE February 21, 2008
 APPLICANT Pride Properties Subdivision
 REQUEST Subdivision



DETAIL SITE PLAN

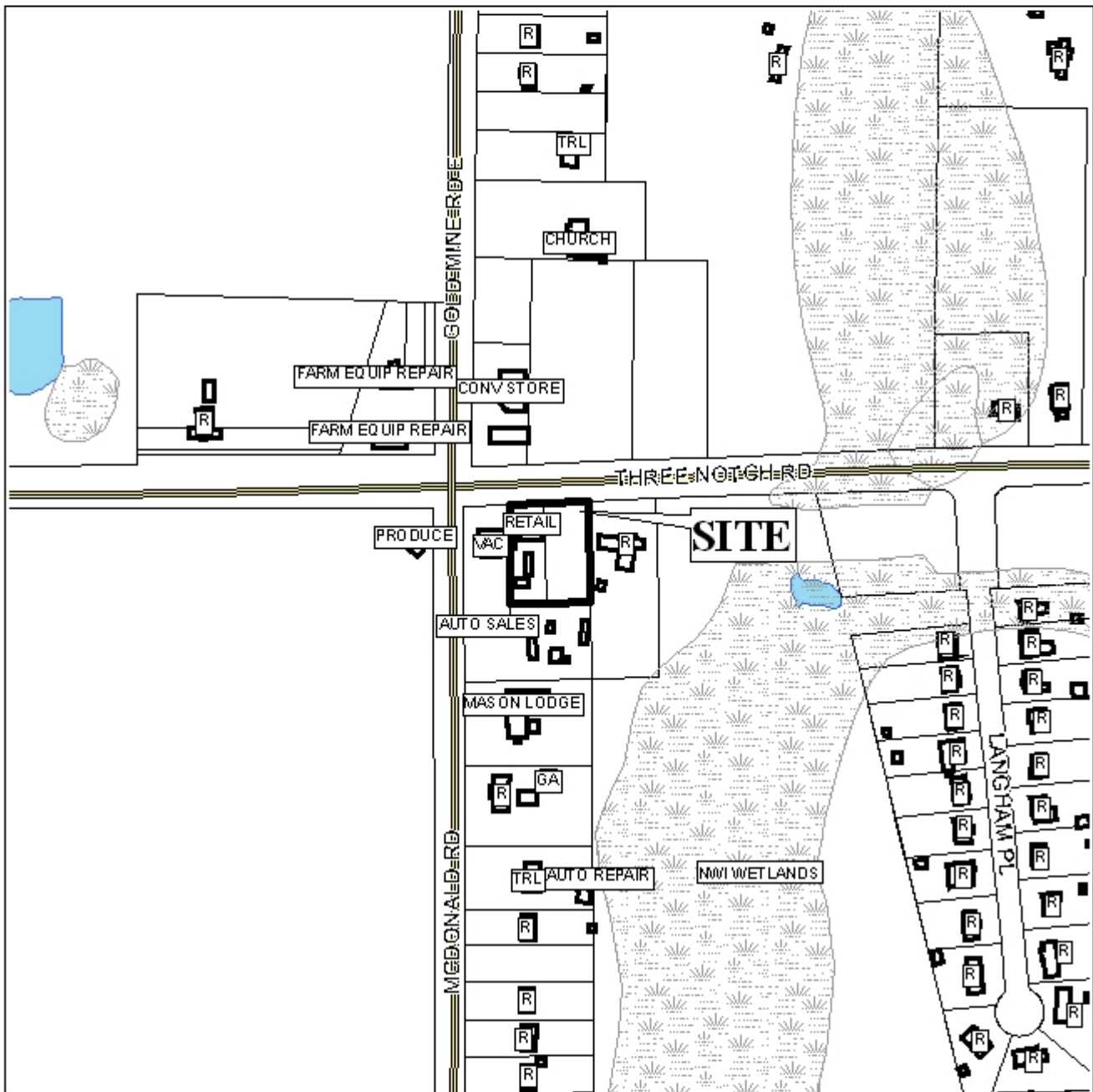


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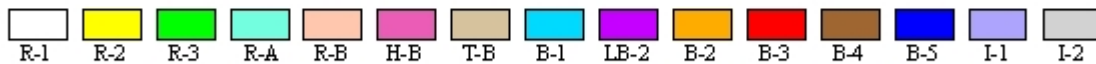
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APPLICATION NUMBER 15 DATE February 21, 2008

LEGEND



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