

CHARLIE HILBURN & RUSTY GOFF ADDITION **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: No comments.

The plat illustrates the proposed 2 lot, 5.4+ acres subdivision located on the West side of Creel Road, at the West terminus of Marie Road. The applicant states that the subdivision is served by public water and individual sanitary systems.

The purpose of this application is to create two legal lots from an existing lot of record and a metes-and-bounds parcel.

The East portion of proposed Lot 1 consists of Lot 1, Rusty Goff Subdivision, approved by the Commission in 2001. The remainder of proposed Lot 1 and all of proposed Lot 2 consist of portions of the large metes-and-bounds parcel. Ordinarily, the metes-and-bounds parcel should be included as an additional lot or lots due to the fact that there are residences on that parcel. However, since those residences existed on the parcel in 2001 and the parcel was not required to be a part of Rusty Goff Subdivision, staff has determined that its inclusion would not be required in this instance. The remaining portion of the metes-and-bounds parcel (approximately 67 acres) is indicated as future development. This should also be labeled on the final plat as future development, with a note on the final plat stating that a new subdivision application will be required before permits could be issued to the future development area.

Creel Road, which has an existing 60' right-of-way, is a component of the Major Street Plan with a required 100' right-of-way. The plat illustrates a 45' minimum building setback line on Lot 1, as required and recorded with Rusty Goff Subdivision, but indicates a 25' minimum building setback line for Lot 2. Therefore, the plat should be revised to illustrate a 45' minimum building setback line along both lots to allow for future right-of-way and a 25' building setback line from the future right-of-way line. As a means of access management, a note should be required on the final plat stating that each lot is limited to one curb cut to Creel Road, with the size, location and design to be approved by County Engineering and conform to AASHTO standards.

No lot sizes are indicated on the plat. Therefore, the plat should be revised to label each lot with its size in square feet and acres, or a table should be furnished on the plat providing the same information.

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.

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

- 1) labeling of the remaining 67± acres of the metes-and-bounds parcel as “Reserved for Future Development”;
- 2) placement of a note on the final plat stating that a new subdivision application will be required before permits could be issued to the future development area;
- 3) revision of the plat to indicate a 45’ minimum building setback for both lots along Creel Road (to allow for the planned Major Street and the standard 25’ setback);
- 4) placement of a note on the final plat stating that each lot is limited to one curb cut to Creel Road, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;
- 5) 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;
- 6) 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;

- 7) 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; and
- 8) 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



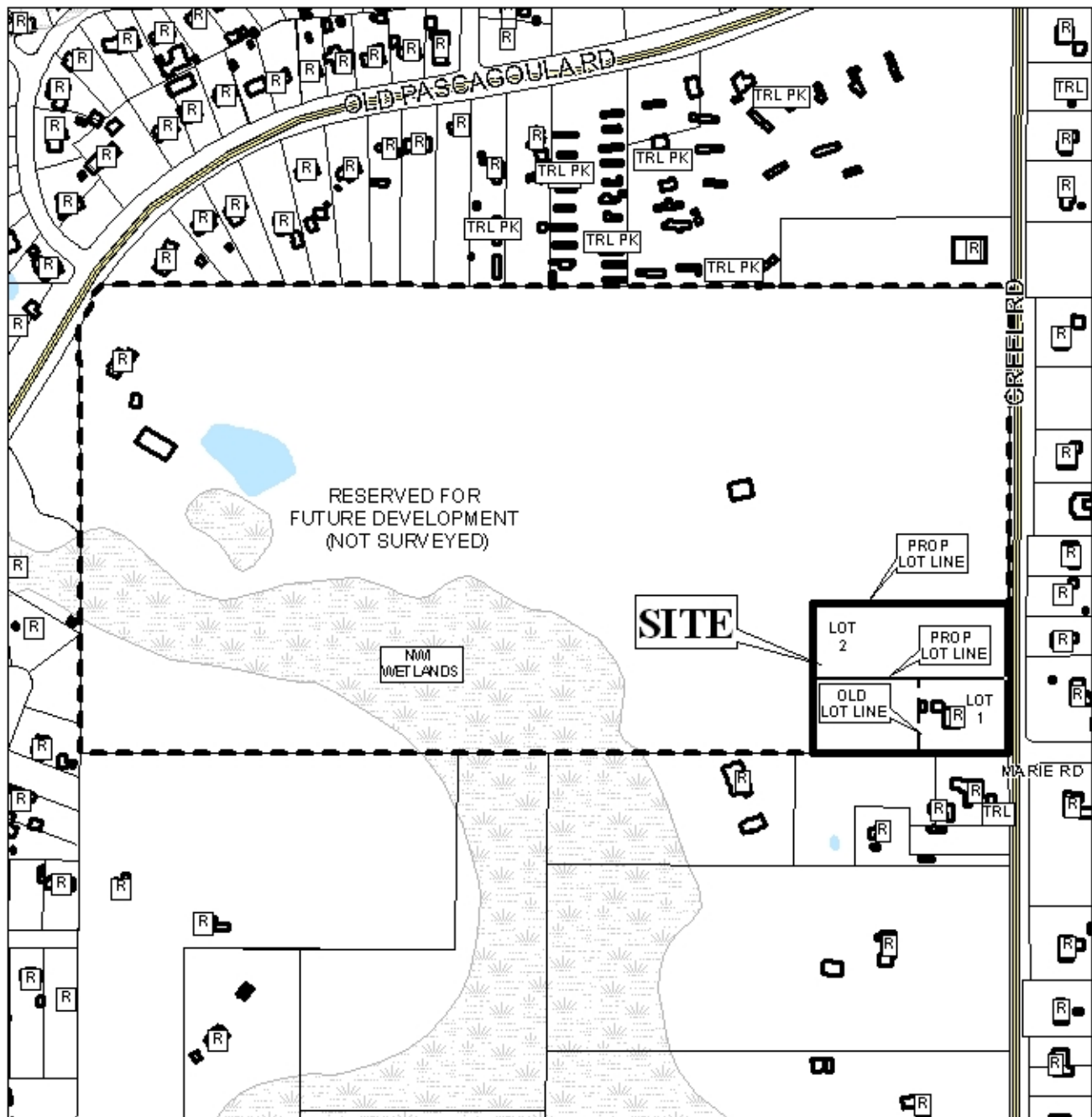
APPLICATION NUMBER 17 DATE September 18, 2008

APPLICANT Charlie Hilburn & Rusty Goff Addition Subdivision

REQUEST Subdivision



CHARLIE HILBURN & RUSTY GOFF ADDITION SUBDIVISION



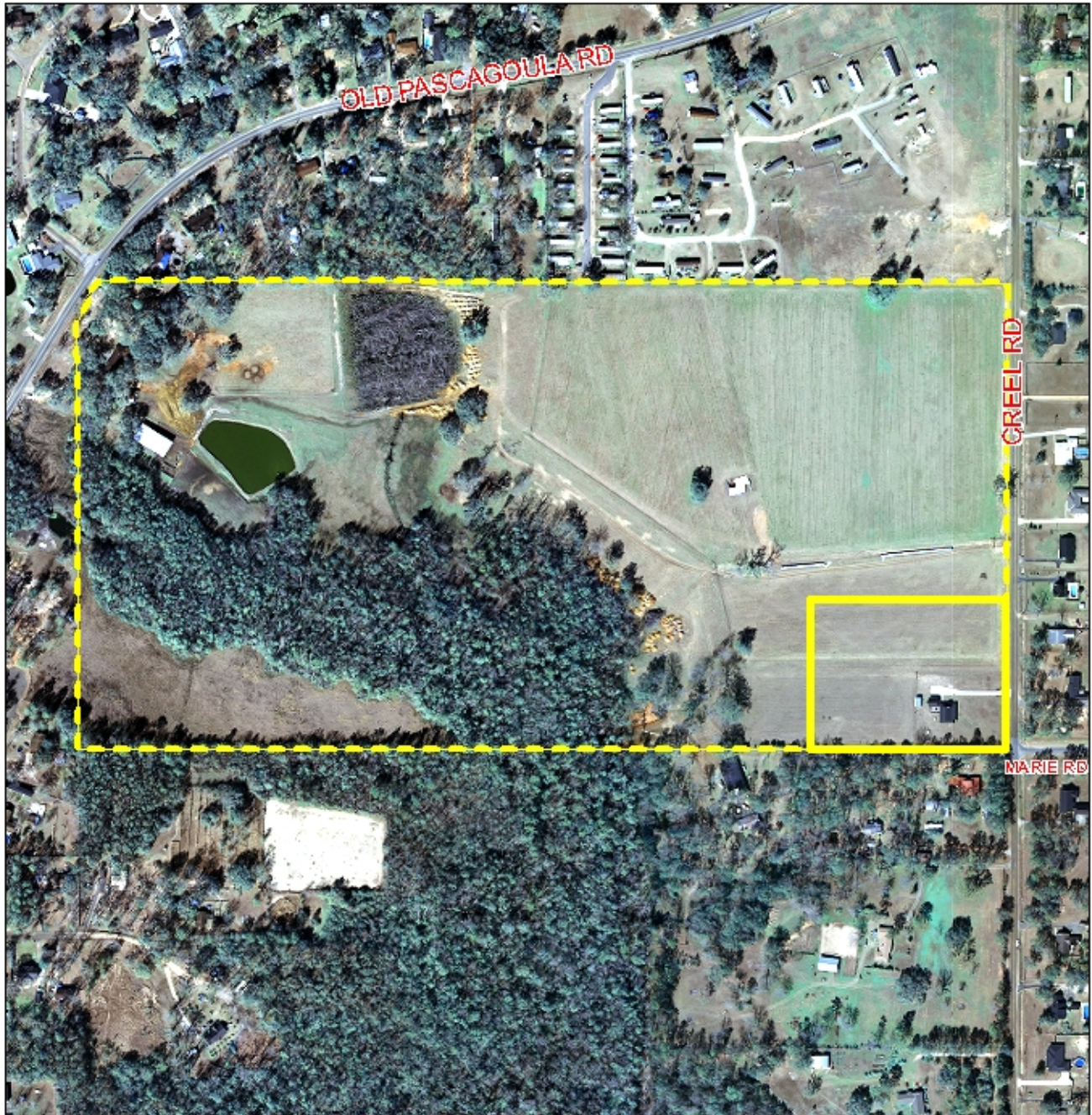
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LEGEND

R-1	R-2	R-3	R-4	R-5	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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