

CLEVIS ADDITION TO FIRETOWER 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.

MAWSS Comments: No comments received.

The plat illustrates the proposed 60-lot, 28.3± acre subdivision, which is located on the West side of Firetower Road, 790'± South of Graystone Drive and is located within the planning jurisdiction. The site is served by public water and sanitary sewer.

The purpose of the application is to create 60-lots of record from a metes and bounds parcel with a Future Development area.

The site involves the creation of a new street off of Firetower Road, a minor street with an adequate right-of-way of 60-feet. The new street must be constructed and dedicated to County Engineering standards; however, the new street is approximately 1,673-feet long and is illustrated as providing two turnarounds (traffic circles) and ends into a cul-de-sac. Furthermore, Section V.B.1. (Street layout) states the "*street layout shall provide for the future projection into unsubdivided lands adjoining of a sufficient number of streets to provide convenient circulation.*" Therefore, street stubs would be required to the large undeveloped parcels to the North (160+ acres) and South 87+ acres), as the northern acreage was a large part of the proposed Hopkinton Estates Subdivision that was denied by the Commission in December 2007. The street stubs should be located in the vicinity of lots 18-20 to the North and lots 41-43 to the South.

Since the site is located within the Fire Jurisdiction of the City of Mobile, thus the 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. If any commercial buildings and sites are proposed as part of the development (none are indicated), they 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.

In addition, as a means of access management, a note should be placed on the final plat stating that all corner lots be limited to one curb cut each, with the size, design and location to be approved by County Engineering and conform to AASHTO standards. Also, a note on the Final Plat stating that lots 1 & 60 be denied direct access to Firetower Road should be required.

Furthermore, it should be noted that any before the Future Development or any other area that accesses this street be required to provide a Traffic Impact Study at the time of the submission of an application to subdivide.

The site is located in the County; thus any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

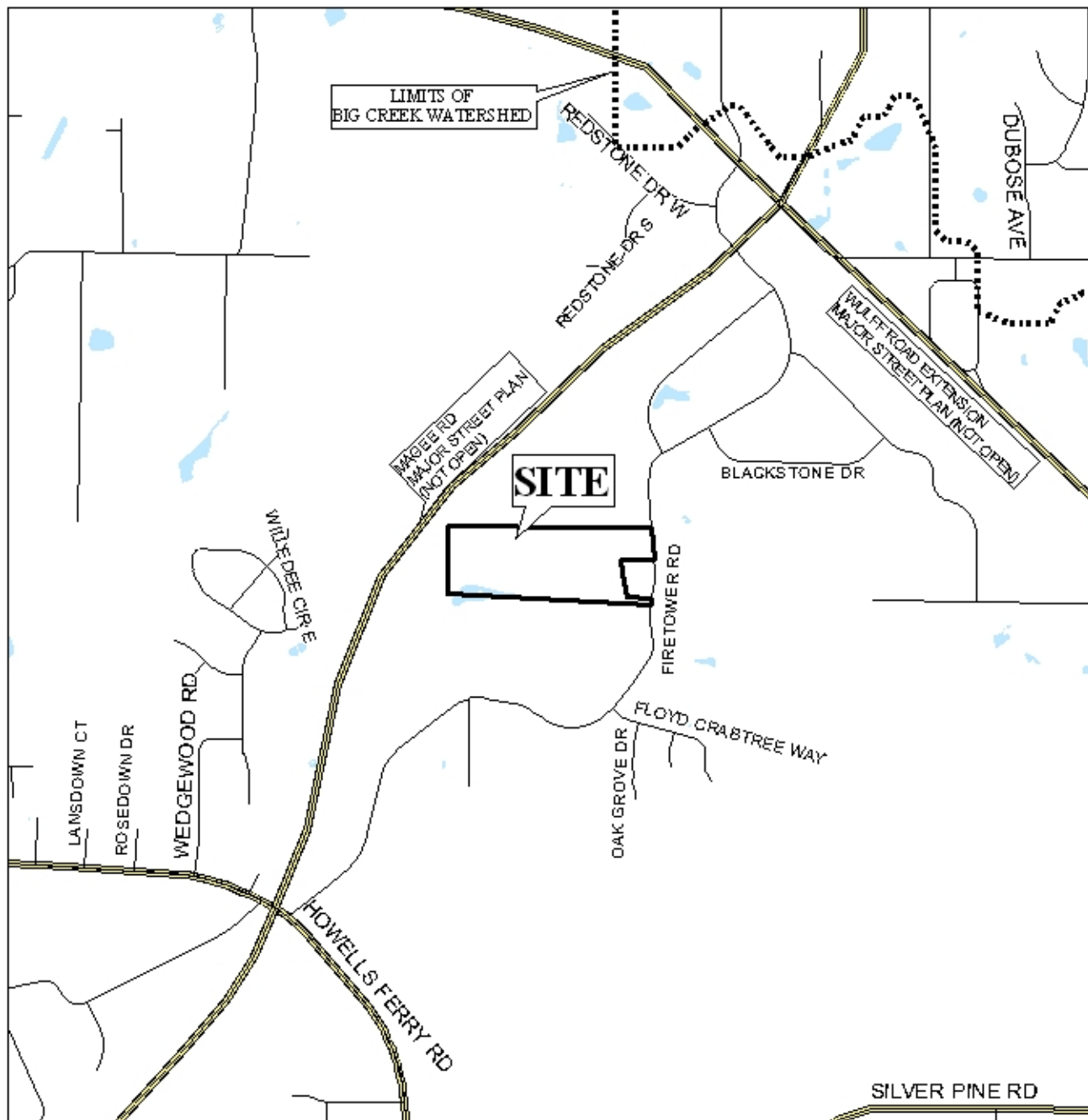
The preliminary plat does not depict a detention area, while the site is in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Urban Development prior to the issuance of permits.

The site may contain federally listed endangered or threatened species, such as the gopher tortoise, or 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 flora and fauna.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) the provision of street stub between lots 18-20 to the North and a street stub between lots 41-43 to the South;
- 2) the placement of a note on the Final Plat stating that all corner lots are limited to one curb cut each, with the size, design and location to be approved by County Engineering and conform to AASHTO standards;
- 3) the placement of a note on the Final Plat stating that direct access to Firetower Road from Lots 1 & 60 is denied;
- 4) the labeling of all common areas and the placement of a note on the Final Plat stating that maintenance of common areas will be property owners' responsibility;
- 5) the placement of a note on the Final Plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations;
- 6) labeling of each lot with its size in square feet, or the provision of a table depicting the same information;
- 7) The provision of the submittal of a Traffic Impact Study (TIS) at the same time a preliminary subdivision application is submitted to access this subdivision;
- 8) the 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 a letter 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 signing of the final plat. Certification is to be submitted to the Planning Section of Urban Development and County Engineering; and
- 9) certification via placement of a note on the plat stating that the property owner/developer will comply with all local, state and federal regulations regarding endangered, threatened or otherwise protected flora and fauna.

LOCATOR MAP



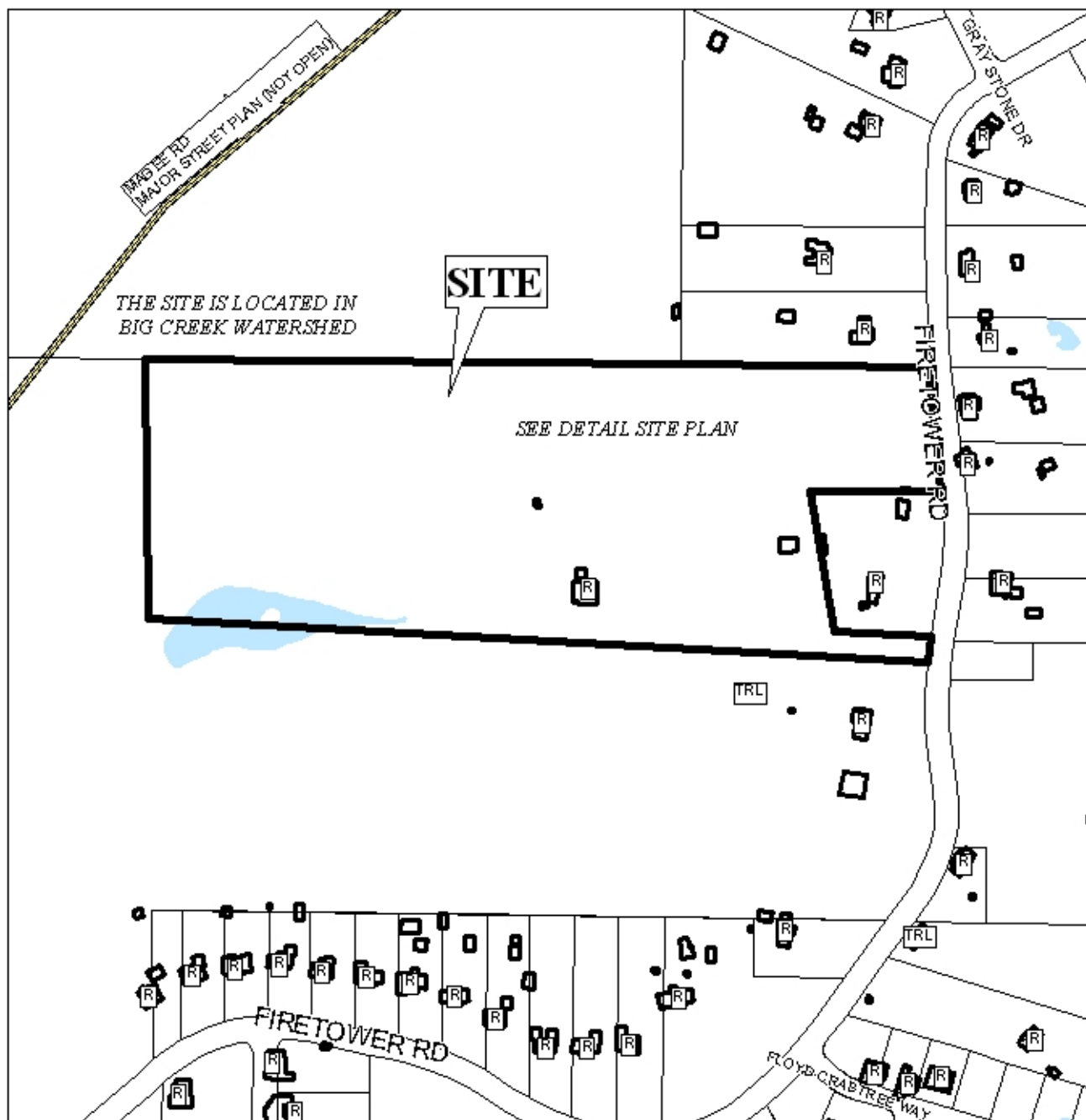
APPLICATION NUMBER 18 DATE July 10, 2008

APPLICANT Clewis Addition to Firetower Road Subdivision

REQUEST Subdivision



CLEWIS ADDITION TO FIRETOWER ROAD SUBDIVISION



APPLICATION NUMBER 18 DATE July 10, 2008

LEGEND

R-1	R-2	R-3	R-4	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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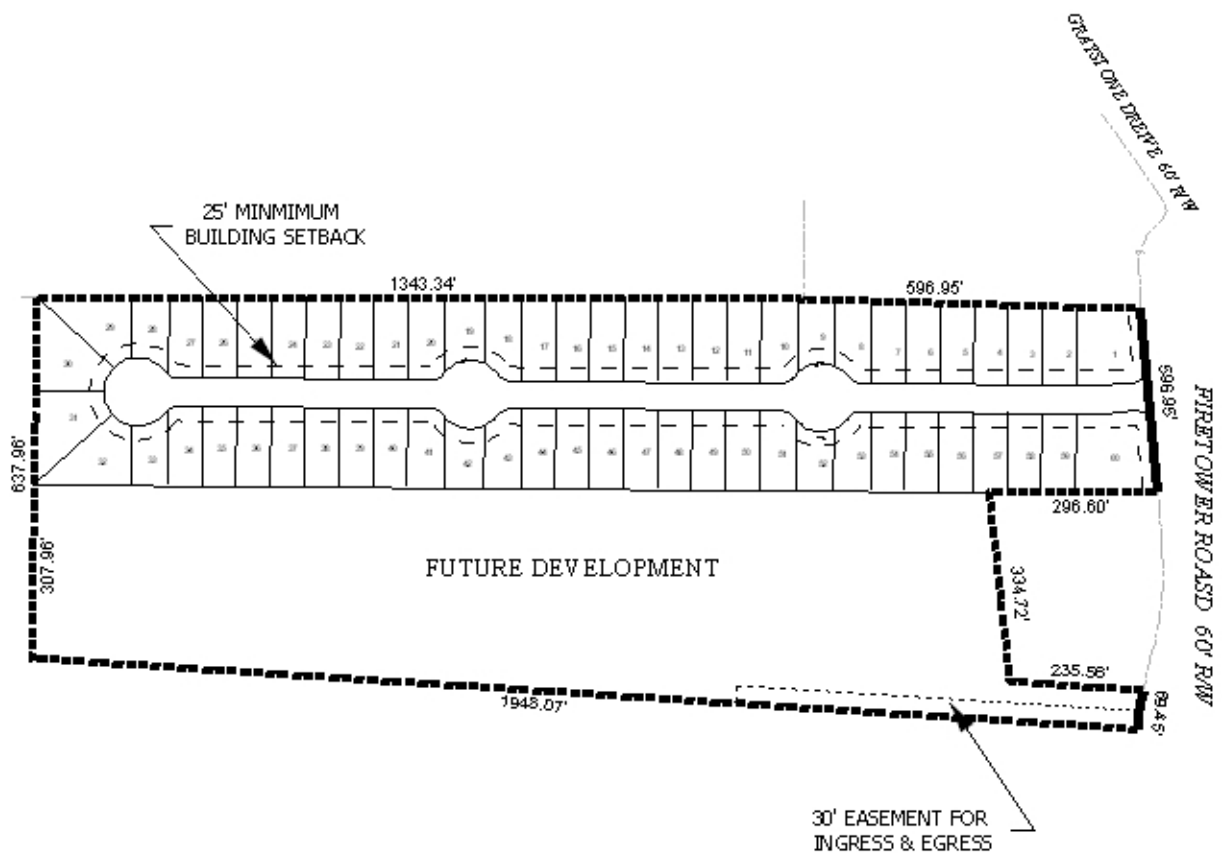
CLEWIS ADDITION TO FIRETOWER ROAD SUBDIVISION



APPLICATION NUMBER 18 DATE July 10, 2008



DETAIL SITE PLAN



APPLICATION NUMBER 18 DATE July 10, 2008
 APPLICANT Clewis Addition to Firetower Road Subdivision
 REQUEST Subdivision

