

HOSEA & CORINE WEAVER
ESTATE DIVISION 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: 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** water services available.

The plat illustrates the proposed 4-lot, 26.5± Acre subdivision which includes 7261, 7301 and 7345 Howells Ferry Road and is located on the South side of Howells Ferry Road, 3/10± mile West of Cody Road, and is located within the Planning Jurisdiction. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create four (4) legal lots of record from five (5) metes and bounds parcels.

The site is located on Howells Ferry Road, which is a major street. As a major street, a 100-foot right-of way is required by the Major Street Component of the Comprehensive Master Plan. Currently, Howells Ferry Road has a 60' right-of-way along the development; therefore, dedication to provide 50' from the centerline would be required.

Upon review of City of Mobile aerial photography from 2010, it appears that the existing development has two existing curb cuts to Howells Ferry Road. Since this subdivision is a family estate and as a means of access management, a note should be placed on the Final Plat limiting the development to the two existing curb cuts onto Howells Ferry Road with the size, design, and location of all curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards.

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. The note regarding this requirement should also appear on the Final Plat, if approved.

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.

As illustrated on the preliminary plat Lot 3 is an irregular shaped lot; however, there are other irregular shaped lots within the area and that currently east of this development one parcel is land-locked.

The lot sizes are not labeled in square feet and acres on the preliminary plat. This information should be included on the Final Plat, if approved.

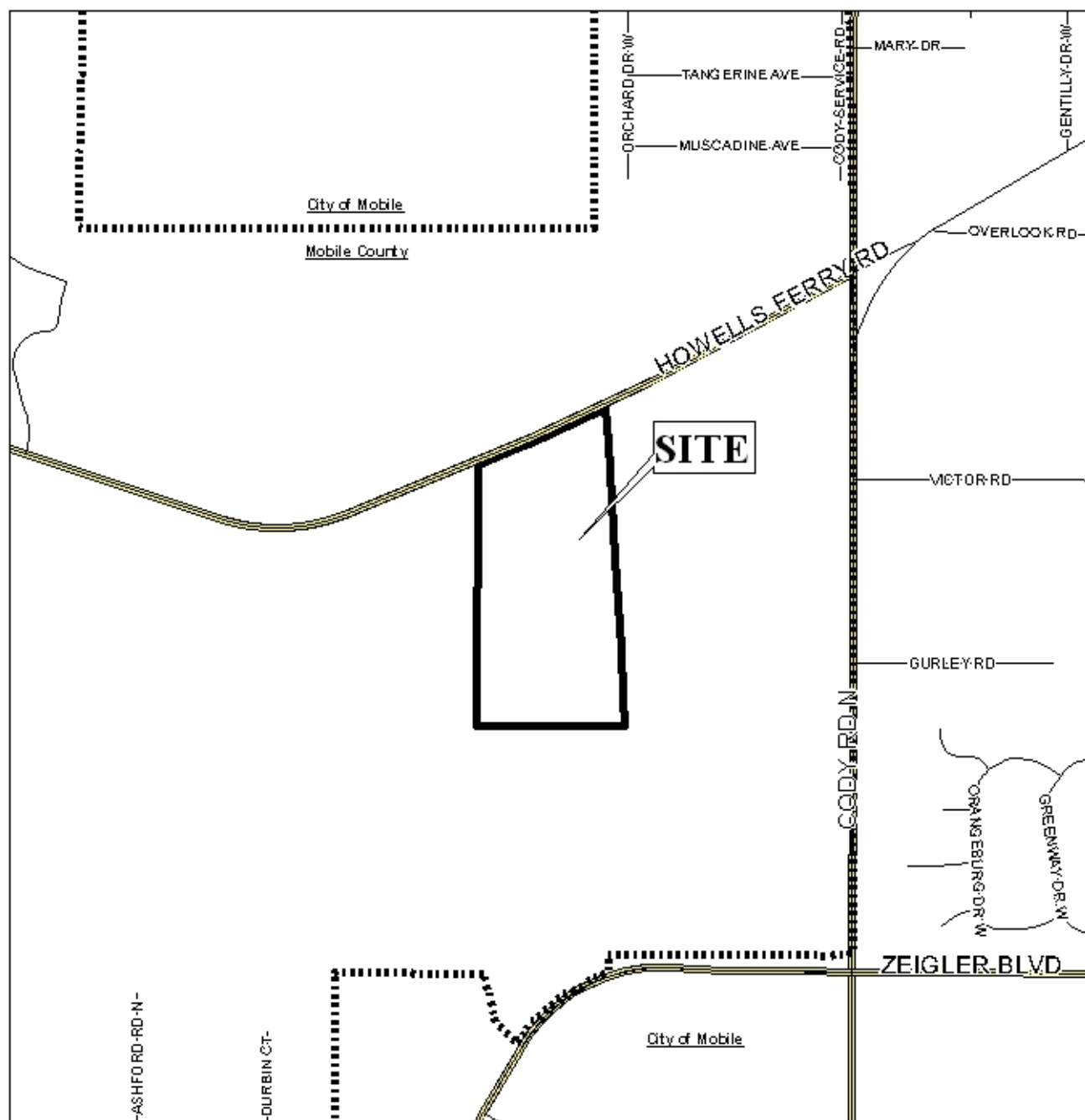
The 25-foot minimum building setback is shown along Howells Ferry Road on the preliminary plat; however, this may need to be adjusted to provide the required dedication along Howells Ferry Road.

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 reflecting this requirement should appear on the Final Plat.

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

- 1) dedication to provide 50' from the centerline of Howells Ferry Road;
- 2) illustration of the 25' minimum building setback line along Howells Ferry Road;
- 3) labeling of the lot sizes, in square feet and acres, or provision of a table on the Final Plat with the same information;
- 4) 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;
- 5) placement of a note on the Final Plat stating the site must comply with the City of Mobile storm water and flood control ordinances: *(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.);*
- 6) placement of a note on the Final Plat limiting the development to the two existing curb cuts to Howells Ferry Road, and if any of the curb cuts are relocated the size, design, and location of the curb-cuts are to be approved by Mobile County Engineering and conform to AASHTO standards; and
- 7) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

LOCATOR MAP



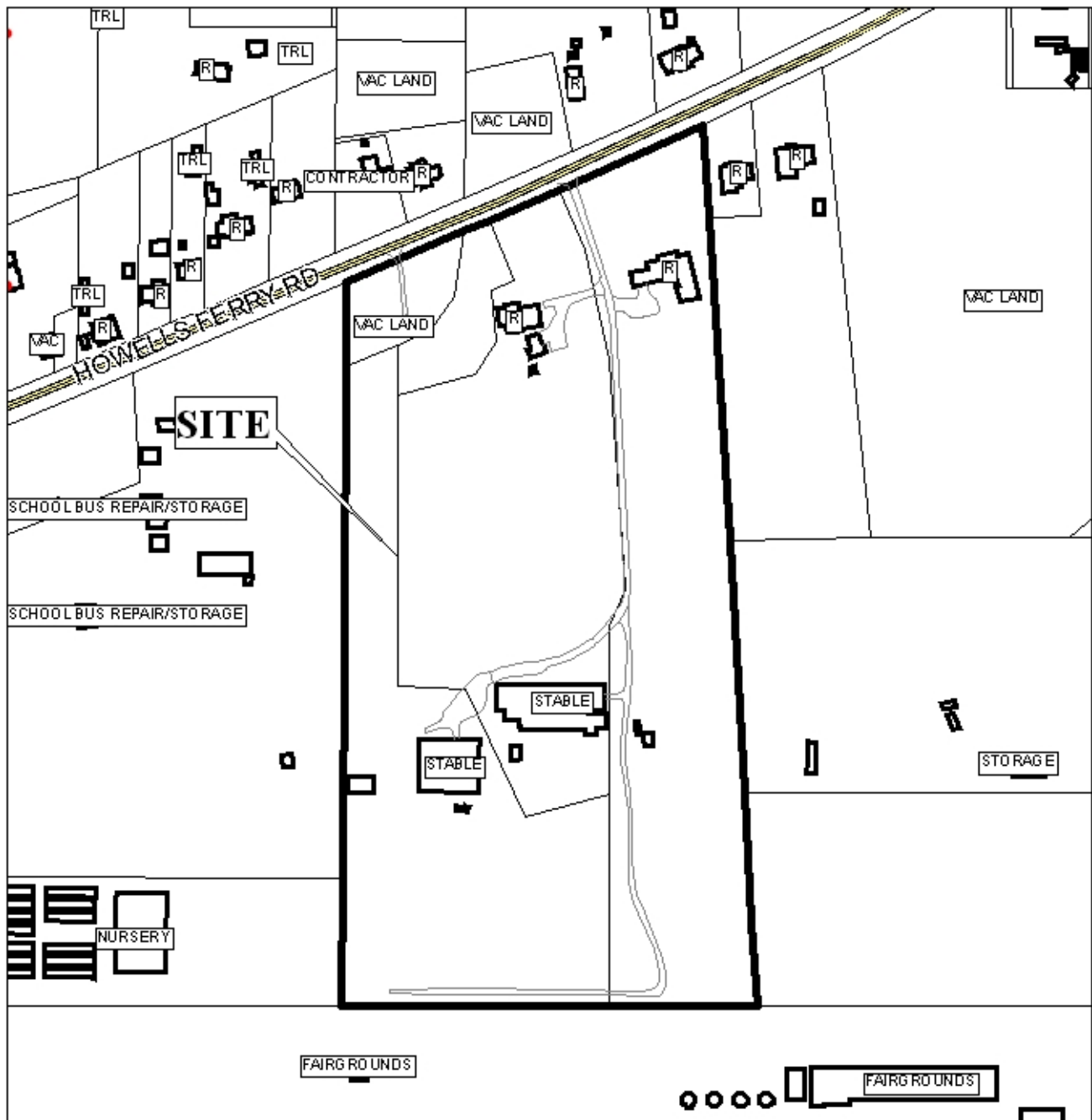
APPLICATION NUMBER 18 DATE August 2, 2012

APPLICANT Hosea & Corine Weaver Estate Division Subdivision

REQUEST Subdivision



HOSEA & CORINE WEAVER ESTATE DIVISION SUBDIVISION



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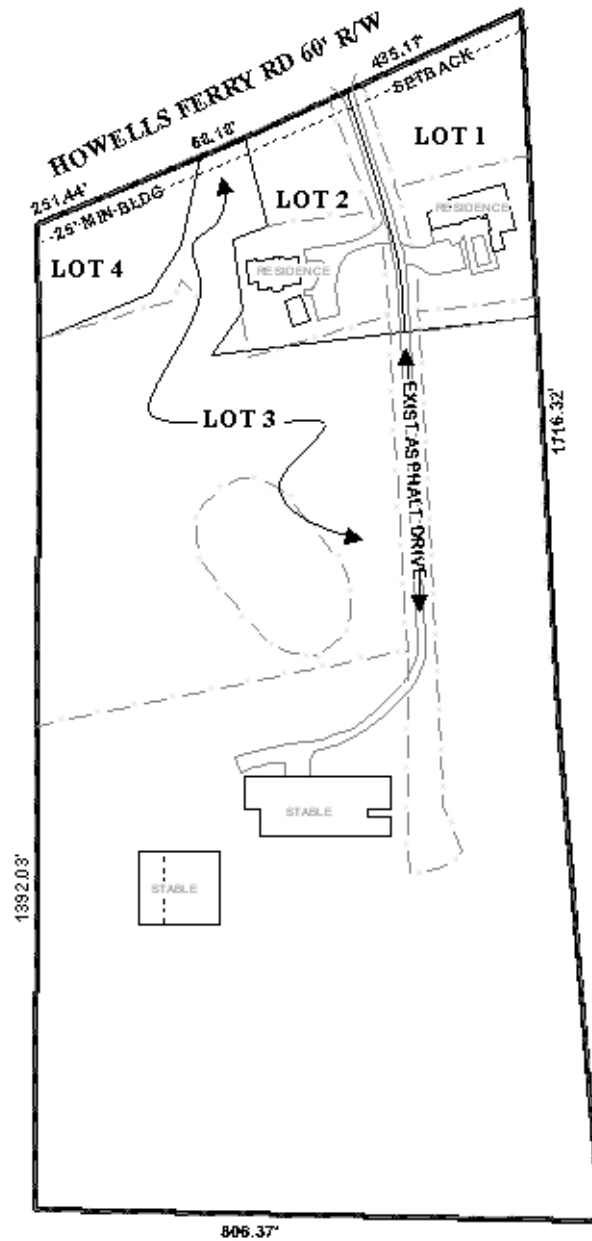
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DETAIL SITE PLAN



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