

TRAVIS FAMILY 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 **no** water or sewer services available.

The plat illustrates the proposed 4-lot, 4.0± acre subdivision which is located on the North and East side of McCovery Road Extension, 590'± South of McLeod Road, and is located within the Planning Jurisdiction. The applicant states that the subdivision is served by private wells and individual septic tanks.

The purpose of this application is to create four legal lots of record from a single metes and bounds parcel. The lot sizes are not labeled in square feet or acres; however, it appears the proposed lots would exceed the minimum size requirements of Section V.D.2. of the Subdivision Regulations. The lot sizes should be given in square feet and acres on the Final Plat, if approved. It should be noted that the entire parcel is not included in the application. Therefore, the application and preliminary plat should be revised to include to whole parcel, including the submission of additional mailing labels and fees.

The proposed Lots 2, 3, and 4 are flag lots. While there are four other flag lots in the area, they are all metes-and-bounds parcels which have not received approval from the Planning Commission. However, the current application is a family subdivision, therefore a waiver of Section V.D.1. of the Subdivision Regulations may be appropriate. The 25' minimum building setback line is illustrated for all lots, however, should be revised to extend along the entire width of the proposed lots where each lot becomes a minimum of 60' wide.

The site appears to lie within the general path of March Road Extension, a planned major street; however, it is not shown on the Mobile Area Transportation Study 2035 plan, therefore staff is unable to determine if or when the proposed March Road Extension would be constructed. Because of the positioning of the right-of-way on the site, dedication or setback would not be possible or practical without significantly impacting the proposed subdivision. Therefore, a note should be placed on the Final Plat stating that the site appears to be in the path of the proposed major street(s), and thus may be impacted by the major street in the future.

The site fronts onto McCovery Road Extension, a minor street without curb and gutter. As a minor street without curb and gutter, McCovery Road Extension should have a minimum right-of-way of 60'. The preliminary plat submitted illustrates an existing right-of-way of 60', making no further dedication necessary.

As a mean of access management, a note should be placed on the Final Plat stating that all lots are limited to one curb cut each to McCovery Road Extension, with the size, design, and location of the curb cut 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. A note regarding this requirement should 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.

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 Holdover until the May 15, 2014 meeting, so that the following revisions can be made and submitted by April 14, 2014:

- 1) inclusion of the entire parcel, including additional mailing labels and fees;
- 2) placement of the lot size, in square feet and acres, or provision of a table on the Final Plat with the same information;
- 3) placement of a note on the final plat stating that the site appears to be in the path of the proposed March Road Extension major street, and thus may be impacted by the major street in the future;
- 4) revision of the 25' minimum building setback line to extend along the entire width of each lot where the become a minimum of 60' wide;
- 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 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.);

- 7) *compliance with Fire 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.);*
- 8) *placement of a note on the Final Plat stating that all lots are limited to one curb cut each to McCovery Road Extension, with the size, design, and location of the curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards; and*
- 9) *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.*

Revised for the May 15th meeting:

The application was heldover from the April 3, 2014 meeting to allow the applicant time to submit revised documentation. At this time, the applicant has not submitted any additional information. The applicant has requested a two-week holdover to the June 5, 2014 meeting. It is important to note that one of the items the application was to address the inclusion of the entire parcel as well as the submission of additional mailing labels and fees. In order for these revised letters to be sent out according to Alabama state law, these mailing labels and fees must be submitted by May 19, 2014.

Based upon the preceding, this application is recommended for Holdover until the June 5, 2014 meeting, so that the following revisions can be made and submitted by May 19, 2014:

- 1) *inclusion of the entire parcel, including additional mailing labels and fees;*
- 2) *placement of the lot size, in square feet and acres, or provision of a table on the Final Plat with the same information;*
- 3) *placement of a note on the final plat stating that the site appears to be in the path of the proposed March Road Extension major street, and thus may be impacted by the major street in the future;*
- 4) *revision of the 25' minimum building setback line to extend along the entire width of each lot where the become a minimum of 60' wide;*
- 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 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.);*

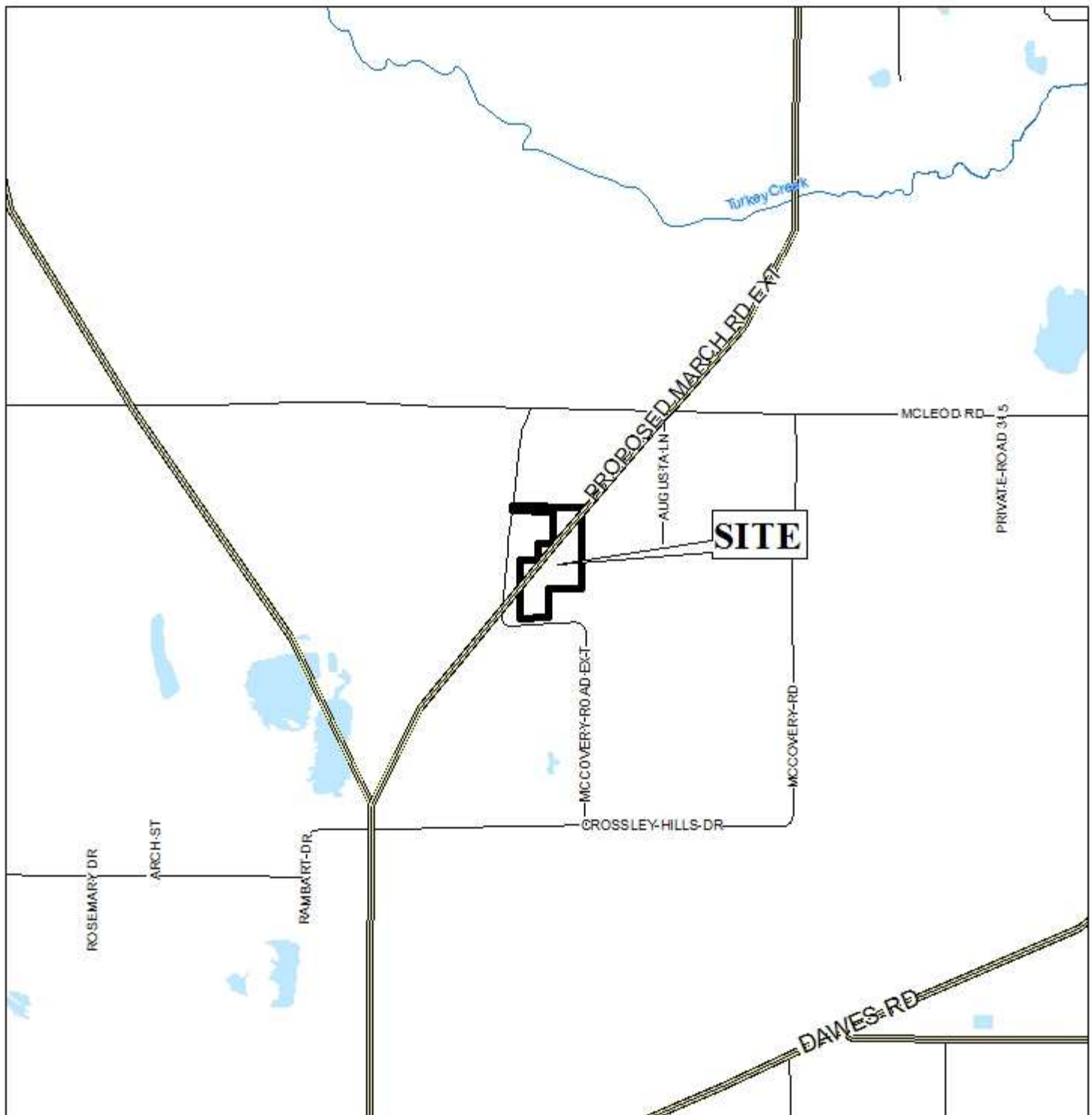
- 7) *compliance with Fire Department comments (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);*
- 8) *placement of a note on the Final Plat stating that all lots are limited to one curb cut each to McCovery Road Extension, with the size, design, and location of the curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards; and*
- 9) *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.*

Revised for the June 5th meeting:

The application was heldover from the May 15, 2014 meeting to allow the applicant time to submit revised documentation. One of the items the application was to address the inclusion of the entire parcel as well as the submission of additional mailing labels and fees. Since the May 15th meeting, the applicant has submitted a second Subdivision application for the remainder of the parcel, which is scheduled to be heard at the June 19, 2014 meeting. It is recommended that this application be Heldover until the June 19, 2014 meeting so that the entire parcel may be heard at the same time.

Based upon the preceding, this application is recommended for Holdover until the June 19, 2014 meeting, so that the entire parcel may be heard at the same meeting.

LOCATOR MAP



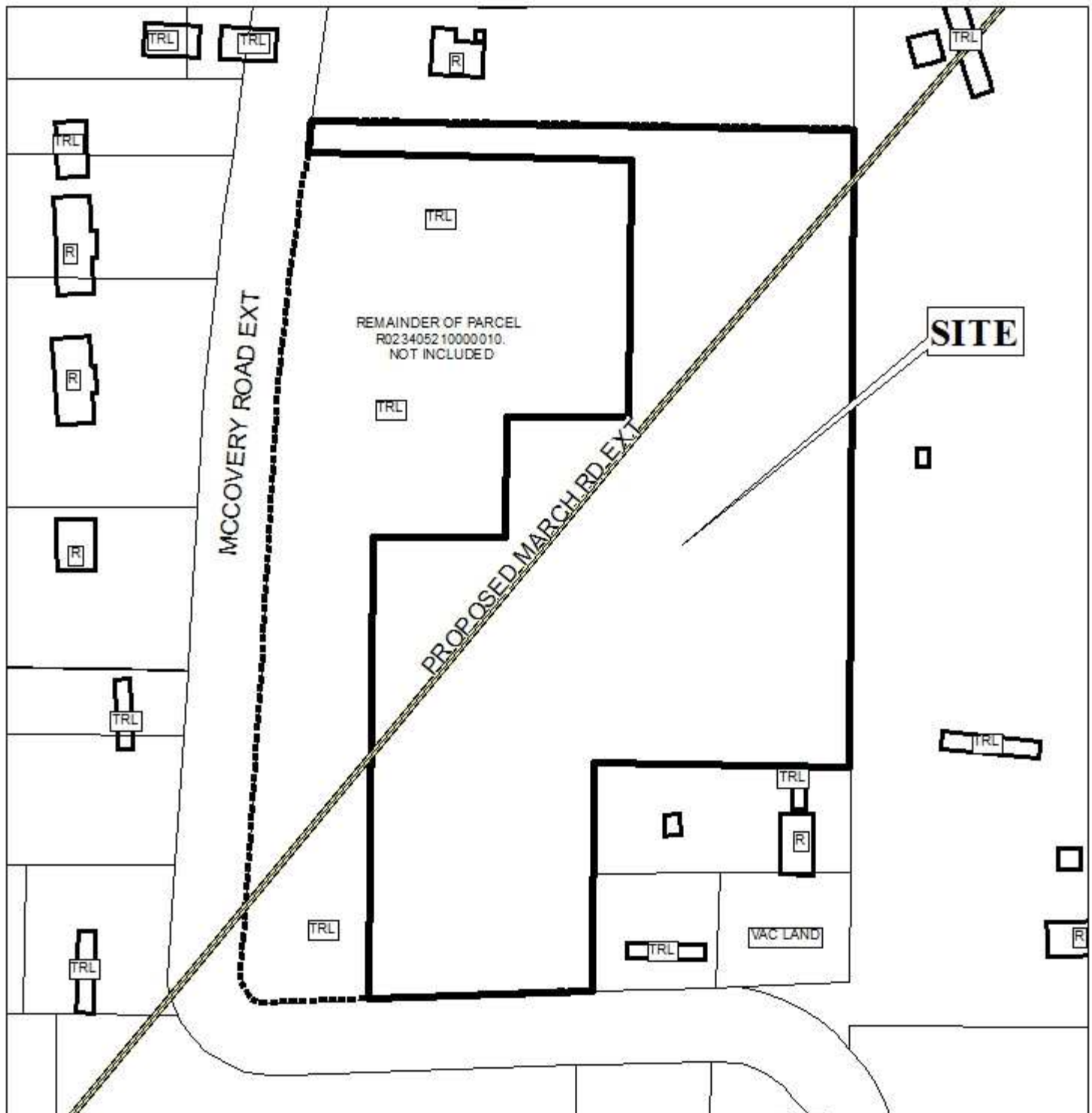
APPLICATION NUMBER 1 DATE June 5, 2014

APPLICANT Travis Family Subdivision

REQUEST Subdivision



TRAVIS FAMILY SUBDIVISION



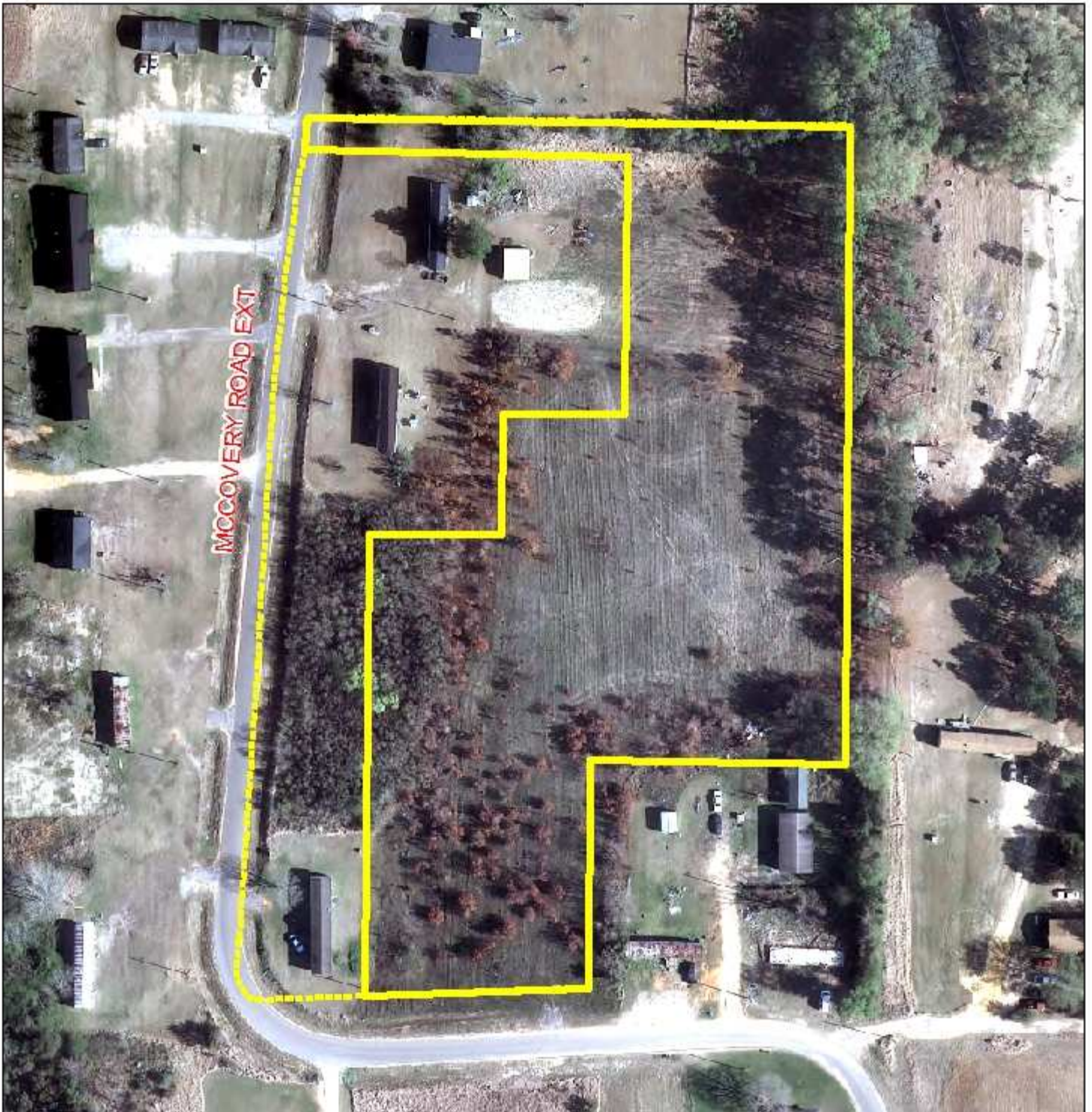
APPLICATION NUMBER 1 DATE June 5, 2014

LEGEND

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



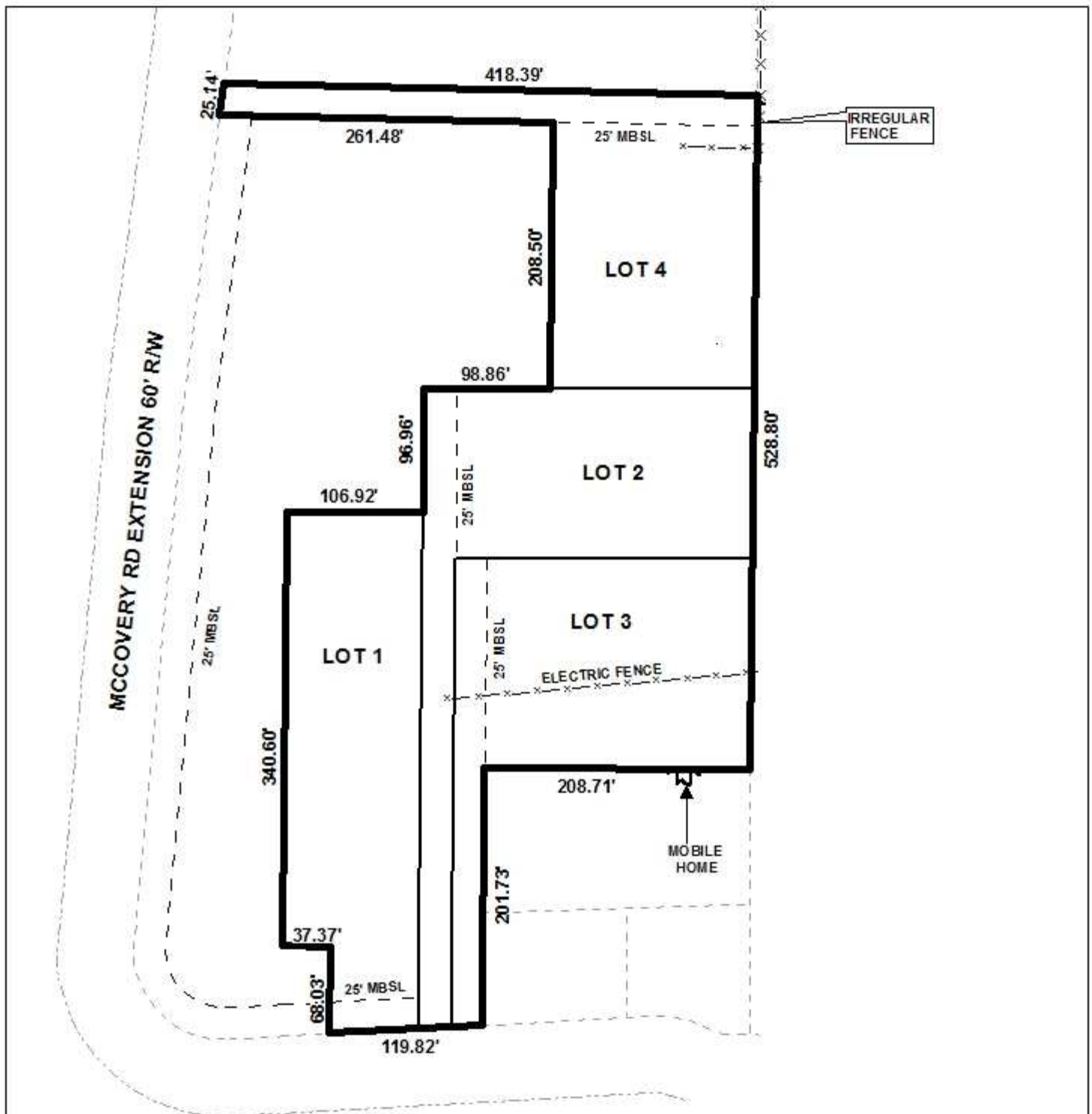
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APPLICATION NUMBER 1 DATE June 5, 2014



DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE June 5, 2014

APPLICANT Travis Family Subdivision

REQUEST Subdivision

