

## **MYERS HOMEPLACE SUBDIVISION**

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

Fire-Rescue Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code, as appropriate. All projects within the Mobile County Fire Jurisdiction must comply with the 2006 International Fire Code, as adopted.

The plat illustrates the proposed 2 lot, 1.3 ± acre subdivision which is located on the East side of Wulff Road East, 200'+ South of Northfield Road North. The applicant states that the subdivision is served by public water and individual septic systems. Lots with public water and individual septic systems require a minimum area of 15,000 square feet per lot.

The purpose of this application is to create two lots from a metes and bounds parcel. Information obtained by staff from the Mobile County Revenue Commission website indicates that the parcel was created prior to 1984 and that it was not associated with adjacent lots or parcels, however, no information supporting this finding was submitted with the application.

The site fronts Wulff Road, a proposed major street with an existing right-of-way of 80-feet. As a proposed major street, the minimum right-of-way width should be 100-feet, as recommended by the Major Street component of the Comprehensive Plan. The plat should be revised to depict dedication sufficient to provide 50-feet of right-of-way, as measured from the centerline.

Since Wulff Road is a proposed major street, access management is a concern. Each lot should be limited to one curb-cut each, with the size, design and location of all curb-cuts to be approved by Mobile County Engineering.

The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the subdivision, but would be required on the final plat, if approved. The setback line should reflect the required dedication.

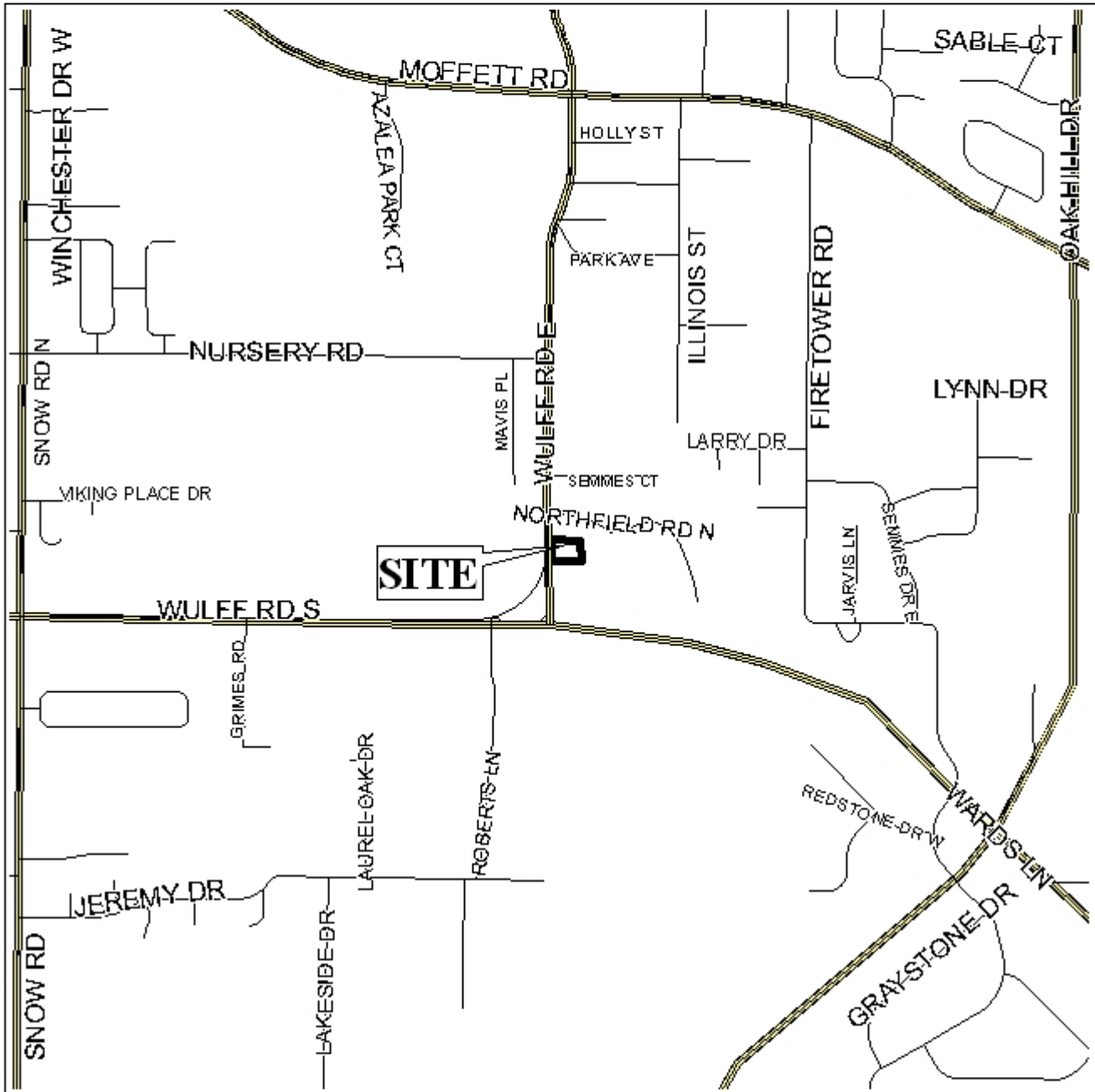
While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City 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.

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.

Based on the preceding, the plat is recommended for Tentative Approval, subject to the following conditions:

- 1) dedication of right-of-way sufficient to provide a minimum of 50-feet, as measured from the centerline of Wulff Road;
- 2) placement of a note on the final plat stating that each lot is limited to one curb-cut each, with the size, design and location of all curb-cuts to be approved by Mobile County Engineering;
- 3) depiction of the 25-foot minimum building setback line;
- 4) revision of the plat to label each lot with its size in square feet, or placement of a table on the plat with the same information;
- 5) 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.; and
- 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.

# LOCATOR MAP



APPLICATION NUMBER 19 DATE August 16, 2007

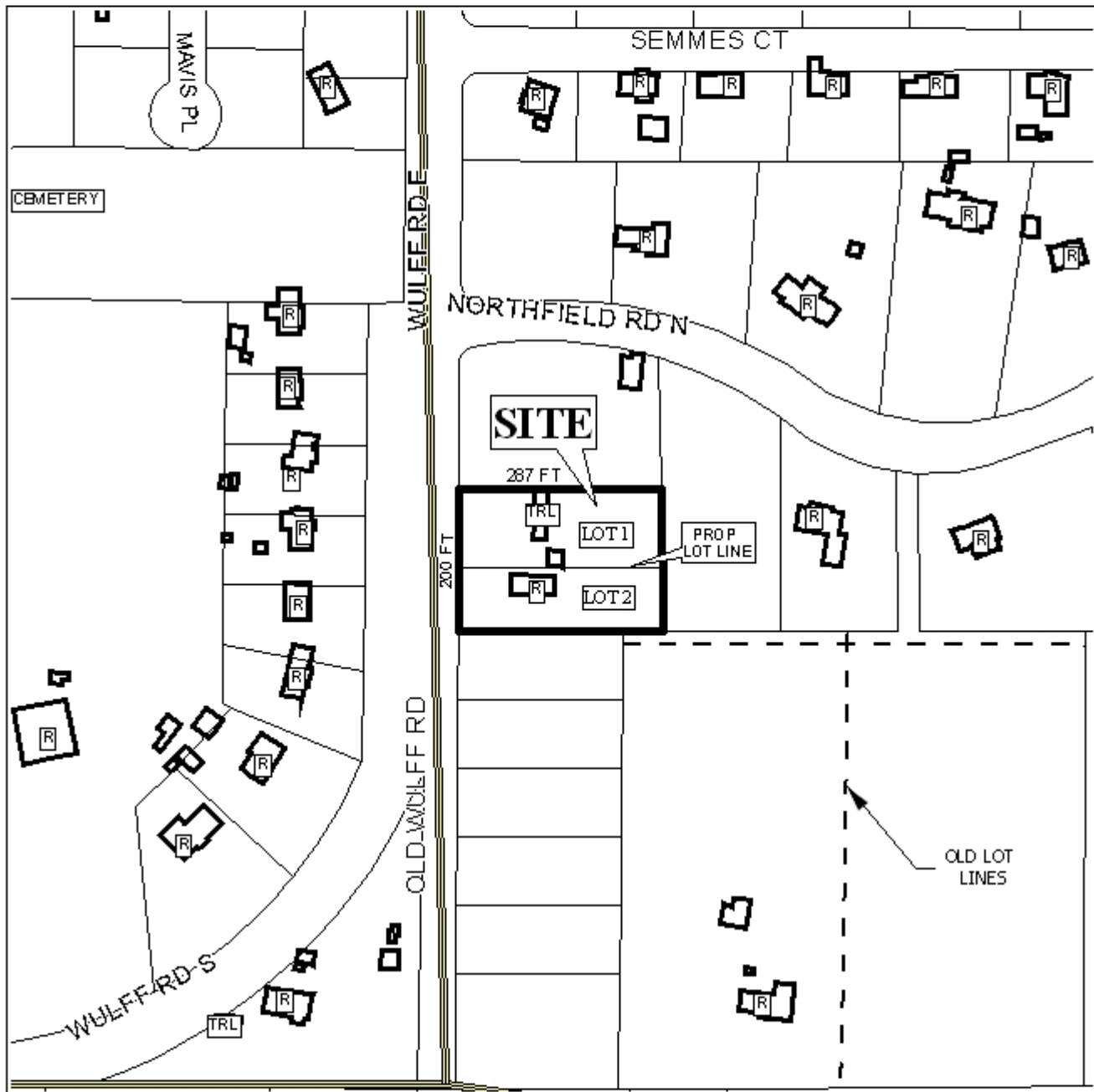
APPLICANT Myers Homeplace Subdivision

REQUEST Subdivision



NTS

# MYERS HOMEPLACE SUBDIVISION



APPLICATION NUMBER 19 DATE August 16, 2007

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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