

## **AUGUSTA SUBDIVISION, UNIT SEVEN**

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

The plat illustrates the proposed 15-lot, 98.7± acre subdivision which is located on the West side of Vassar Court, 265'± North of Augusta Drive North. The subdivision is served by public water and sanitary sewer and is located within the County.

The purpose of this application is to create a 15-lot subdivision from three legal lots and a metes and bounds parcel.

As illustrated on the preliminary plat, a cul-de-sac is proposed from Vassar Court, an existing public road that adjoins the proposed site. The proposed subdivision will incorporate three existing lots (18, 19, & 20) of Augusta Subdivision, Unit Six to provide access to the new street.

The new road for the site is to be dedicated and constructed to meet County Engineering Standards. Additionally, since Lots 1 and 15 are corner lots, a note should be placed on the Final Plat stating that Lots 1 and 15 are limited to one curb-cut each with the size, design and located to be determined by County Engineering.

Lots 11-14 as proposed exceed the depth to width ratio recommended by Section V.D.3. of the Subdivision Regulations. It should also be pointed out that lots exceeding the recommended depth to width ratio are common along creeks, wetlands and tributaries, thus a waiver of Section V.D.3. may be appropriate.

The site is bounded to the North and West by wetlands and includes areas illustrated as wetlands, as delineated by a Professional Engineer. The presence of wetlands indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

This site is located in the County, thus 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.

It appears that each lot meets the minimum size requirements for developments with access to public water and sewer. Due to the size of the proposed development, it is requested that the applicant revise the preliminary plat to provide the size of each lot in square feet on the plat, either as a table or as a label for each individual lot.

While the site is located in the county, compliance with the City of Mobile stormwater 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 Planning Section of Urban Development prior to the signing of the final plat, if approved.

The 25-foot minimum building setback lines, required in Section V.D.9., are not shown, but would be required on the final plat.

The plat contains only a portion of the overall metes and bounds parcel. Therefore, the application should be heldover to allow inclusion of the remainder of the parcel, or to allow for submission of documentation to establish included portion of the metes and bounds parcel as a lot parcel of record prior to 1984.

***Revised for the June 7<sup>th</sup> Meeting***

*At the May 3<sup>rd</sup> meeting, it was decided to holdover this application until June 7th to allow inclusion of the remainder of the parcel, or to allow for submission of documentation to establish included portion of the metes and bounds parcel as a lot parcel of record prior to 1984.*

*The applicant has submitted a revised plat; however, it does not include the entire remaining parcel as Lot 16. However, Lot 16 as proposed would front Grelot Road Extension, a proposed major street; therefore, the dedication of 50-feet from the centerline of the proposed Grelot Road Extension to provide half of the required 100-feet of right-of-way required for the major street would be required. Additionally, Lot 16 should be relabeled "Future Development" due to the inaccessible access from a county approved and maintained right-of-way.*

*This site is located in Mobile County, thus a note should be placed on the final plat stating that any lots which are developed commercially (or multi-family residential) and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.*

*While the site is in the County, the applicant's engineer will be required to certify that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the issuance of any permits, if approved.*

*It appears that each lot meets the minimum size requirements for developments with access to public water and sewer. Due to the size of the proposed development, it is requested that the applicant revise the preliminary plat to provide the size of each lot in square feet on the plat, either as a table or as a label for each individual lot.*

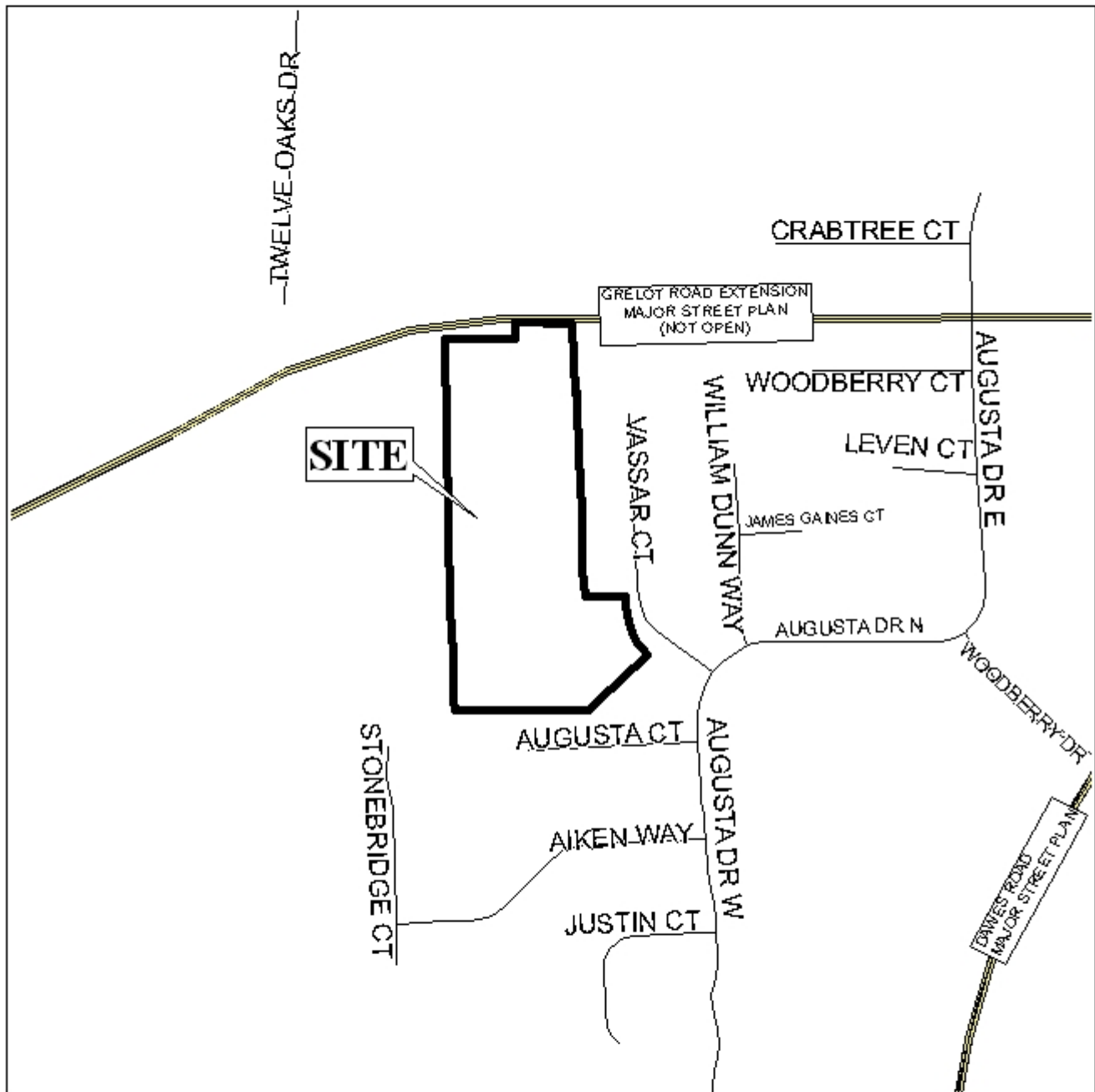
*Lots 10-14 as proposed exceed the depth to width ratio recommended by Section V.D.3. of the Subdivision Regulations. It should also be pointed out that lots exceeding the recommended depth to width ratio are common along creeks, wetlands and tributaries, thus a waiver of Section V.D.3. may be appropriate.*

*With a waiver of Section V.D.3 of the Subdivision Regulations, the plat meets the minimum requirements of the Regulations and is recommended for Tentative Approval subject to the following conditions:*

- 1) the inclusion of the remaining portion of parcel R022707350000030.005 prior to the signing off the Final Plat;*
- 2) the labeling of Lot 16 as "Future Development" on the Final Plat;*

- 3) *the new roads within the proposed subdivision be dedicated and constructed to County Engineering standards;*
- 4) *the placement of a note on the Final Plat stating that Lots 1 & 15, which are corner lots are limited to one curb cut, with the size, design and location to be determined by County Engineering;*
- 5) *placement of a note on the final plat stating that any lots which are developed commercially (or multi-family residential) and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations*
- 6) *placement of a note on the final plat stating that a letter of certification by an licensed engineer to certify that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, will be provided to the Mobile County Engineering Department and the Planning Section, Urban Development Department, City of Mobile, prior to the issuance of any permits;*
- 7) *labeling of the lots with its size in square feet, or provision of a table on the plat with the same information;*
- 8) *the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities; and*
- 9) *the depiction of the 25-foot minimum building setback lines the new streets.*

# AUGUSTA SUBDIVISION, UNIT SEVEN



APPLICATION NUMBER 1 DATE June 7, 2007

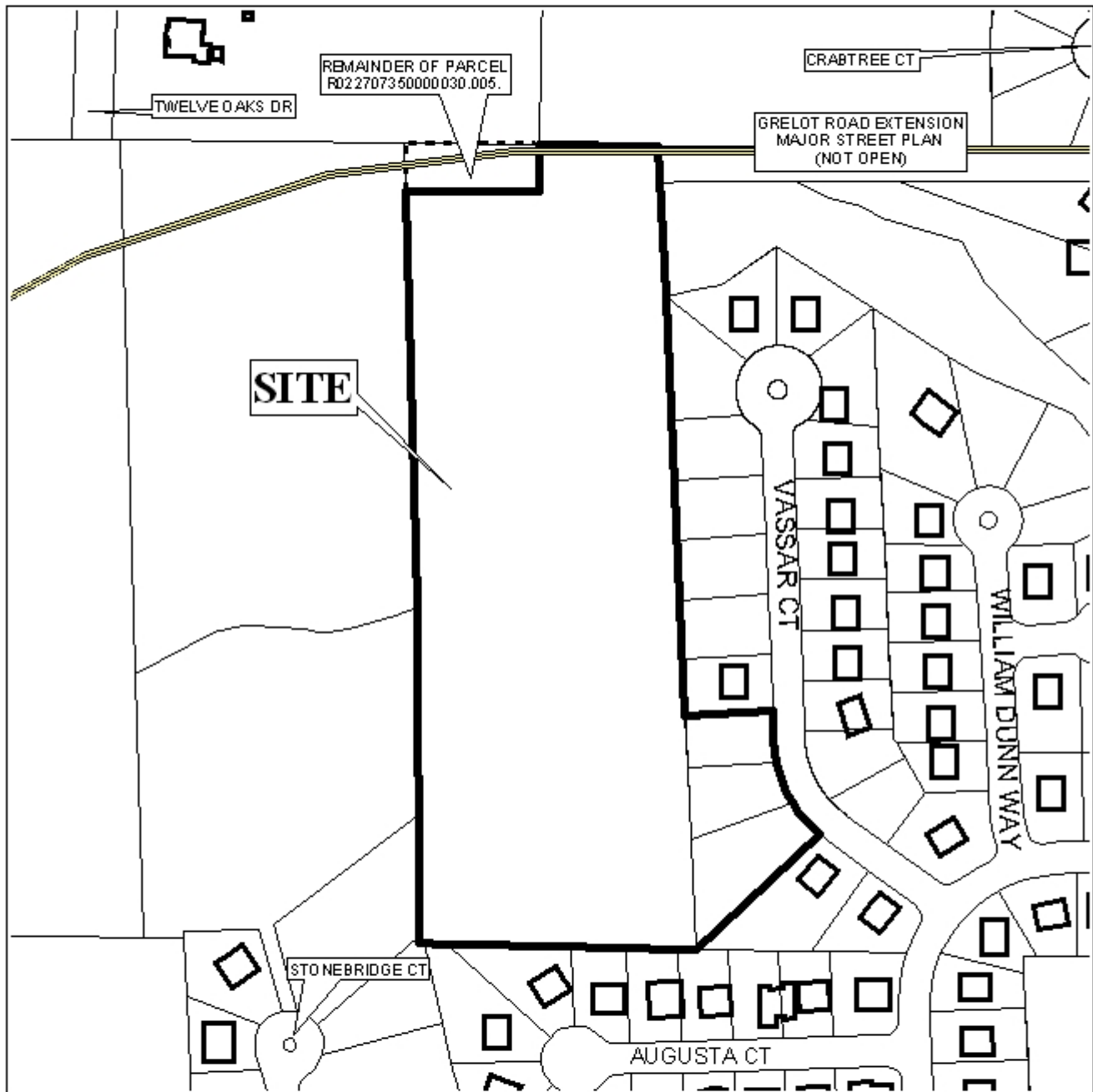
LEGEND

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



NTS

# AUGUSTA SUBDIVISION, UNIT SEVEN



APPLICATION NUMBER 1 DATE June 7, 2007

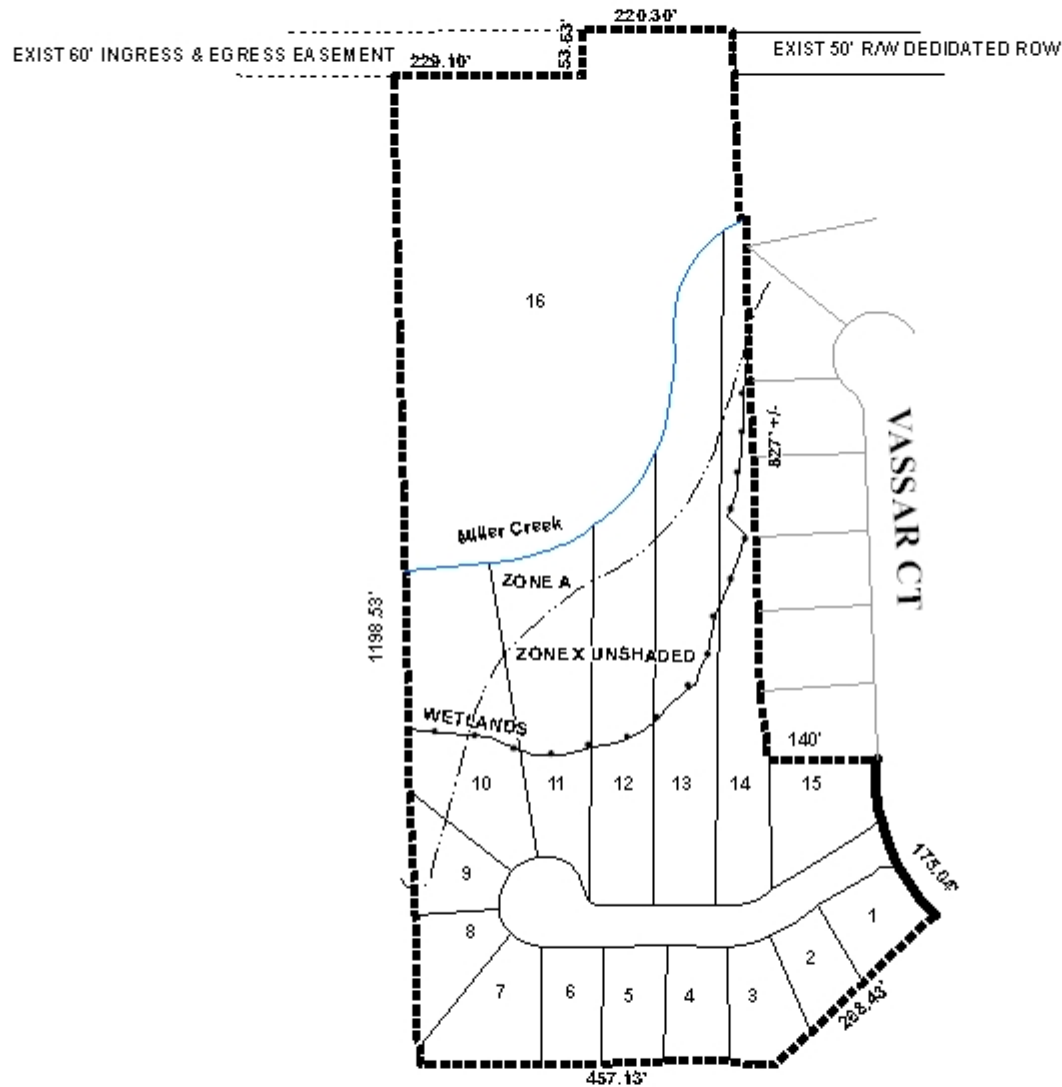
LEGEND

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



NTS

# DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE June 7, 2007

LEGEND

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



NTS