

MILLER FAMILY DIVISION SUBDIVISION

Engineering Comments: Show Minimum FFE on plans and plat for all lots located within the X-Shaded and AE Flood Zones. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system to accept drainage from this property.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All projects 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.

The plat illustrates the proposed 1.1 acre \pm , 2 lot subdivision which is located on the South side of Powell Drive at its West terminus, and is in Council District 7. The applicant states that the subdivision is served by public water and individual septic systems.

The purpose of this application is to subdivide a legal lot into two lots. The existing lot was created as part of a subdivision approved by the Planning Commission in 1964. As part of the original approval, the applicant was allowed to build a road to County standards (no curb and gutter) on a 50-foot right-of-way.

The existing lot is developed, but no information is provided regarding the location of any existing structures on the lot, thus staff is not able to determine if the proposed subdivision will result in existing structures becoming non-conforming regarding required setbacks.

The site fronts onto Powell Drive, a minor street with adequate right-of-way (based upon the 1964 Planning Commission approval). Powell Drive is not paved for its complete length, thus proposed Lot 2 will not have any frontage directly onto an existing paved segment of Powell Drive. Section V.D.4. of the Subdivision Regulations states that “*every lot shall abut a dedicated and maintained public street.*” Powell Drive does not appear to be maintained past the end of pavement and, in fact, trees appear to be growing in the remaining right-of-way located to the West of the end of pavement. Either the lot lines should be reconfigured to ensure that proposed Lot 2 has a minimum of 25 feet of frontage onto the paved portion of Powell Drive, or the road should be extended a distance adequate to provide at least 25-feet of frontage.

Powell Drive also is a dead-end lacking a built cul-de-sac. The plat depicts the existing right-of-way portion of an un-built cul-de-sac (as shown on the 1964 plat), however, the size is only a 50-foot radius that does not appear to be centered on the right-of-way. The plat should be revised to ensure that the cul-de-sac radius is centered on the right-of-way, and the 25-foot minimum building setback line, depicted on the plat, should be revised to accommodate the dedication that may be required by the proper location of the cul-de-sac radius.

Each lot should be limited to one curb-cut each onto the paved portion of Powell Drive, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards.

Due to the condition of Powell Drive and the lack of pavement, a note should be placed on the final plat, if approved, stating that no future subdivision of either lot will be allowed until additional frontage on a public street is provided (i.e., completion of Powell Drive, with cul-de-sac).

Regarding safety, the sub-standard nature of Powell Drive and the lack of a cul-de-sac for the 1,600 foot long \pm right-of-way challenges the ability of local emergency service providers to gain access to the site. Existing fire protection infrastructure may be inadequate for any new construction.

It should also be pointed out that the construction of a new single-family residence on proposed Lot 2 will bring up the issue of sidewalks: sidewalks are normally required for new construction.

Since each lot will be served by public water and an individual septic system, the minimum required lot size is 15,000 square feet. It appears that each lot will meet the minimum size requirements, however, the plat should be revised to label each lot with its size in square feet.

Proposed Lot 2 may contain wetlands associated with an unnamed branch of Clear Creek. The potential presence of wetlands indicates 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.

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.

Based on the preceding, the application is recommended for Holdover until the July 24th meeting, with the following due by July 1st:

- 1) Revision of the plat to reflect (and show dedication of) right-of-way necessary to center the 50-foot radius cul-de-sac in the existing right-of-way;
- 2) Revision of the plat to adjust the 25-foot minimum building setback line to reflect the cul-de-sac revision;
- 3) Revision of the plat to either modify the lot lines to show Lot 2 having 25-feet of frontage on the existing paved portion of Powell Drive, or the extension of the street to provide the frontage;

- 4) Revision of the plat to depict any existing structures that will remain, and their respective setbacks;
- 5) Placement of a note on the plat stating no future subdivision of either lot shall occur until additional frontage on a public street is provided (construction of remainder of Powell Drive to City standards, including the cul-de-sac);
- 6) Placement of a note on the plat stating that each lot is limited to the one curb-cut each onto the paved portion of Powell Drive, with the size, design and location to be approved by Traffic Engineering, and to conform with AASHTO standards;
- 7) Compliance with Engineering comments (*Show Minimum FFE on plans and plat for all lots located within the X-Shaded and AE Flood Zones. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system to accept drainage from this property.*);
- 8) Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;
- 9) Placement of a note on the 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; and
- 10) The labeling of the lots with their size in square feet.

Revised for the July 24th meeting:

A revised site plan was submitted, reflecting all of the requested revisions and notations.

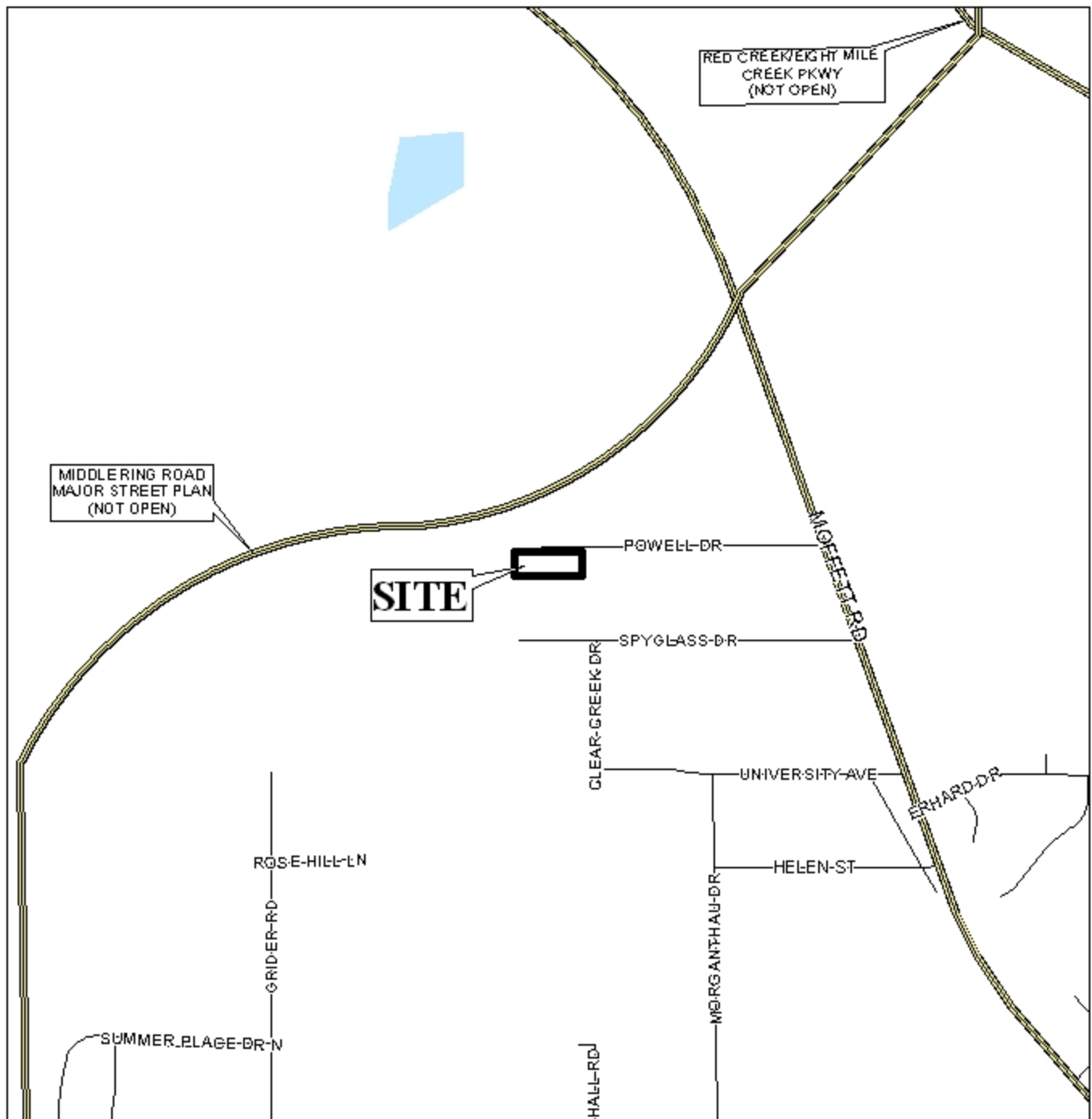
As revised, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) No future subdivision of either lot shall occur until additional frontage on a public street is provided (construction of remainder of Powell Drive to City standards, including the cul-de-sac), as noted on the plat;
- 2) Each lot is limited to the one curb-cut each onto the paved portion of Powell Drive, with the size, design and location to be approved by Traffic Engineering, and to conform with AASHTO standards, as noted on the plat;
- 3) Compliance with Engineering comments (*Show Minimum FFE on plans and plat for all lots located within the X-Shaded and AE Flood Zones. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way*

permit. Need to verify that there is sufficient capacity for the receiving drainage system to accept drainage from this property.);

- 4) Approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities, as noted on the plat;
- 5) 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, as noted on the plat; and
- 6) Indication of lot size in square feet, as noted on the plat.

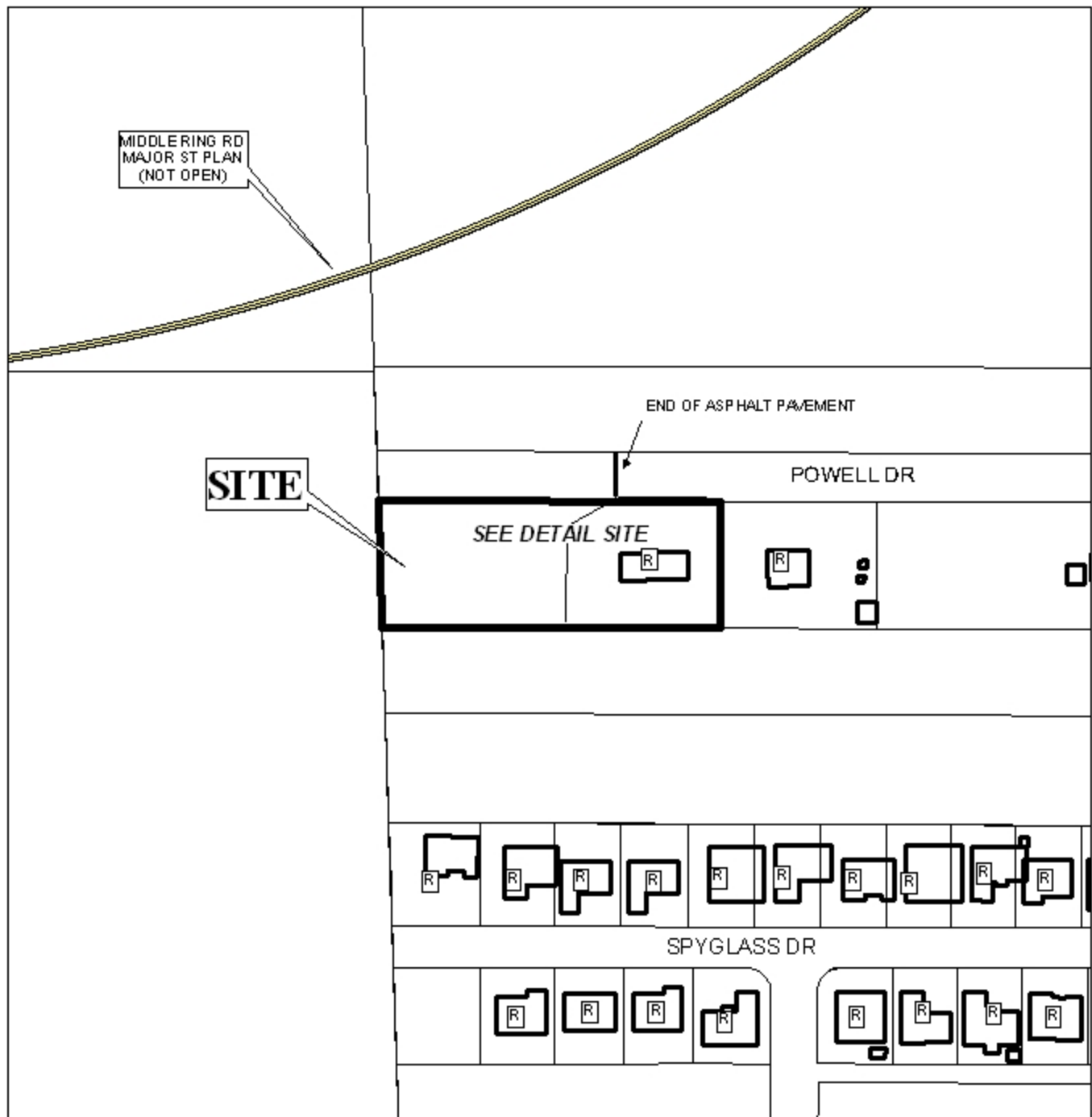
LOCATOR MAP



APPLICATION NUMBER 1 DATE July 24, 2008
APPLICANT Miller Family Division Subdivision
REQUEST Subdivision

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NTS

MILLER FAMILY DIVISION SUBDIVISION



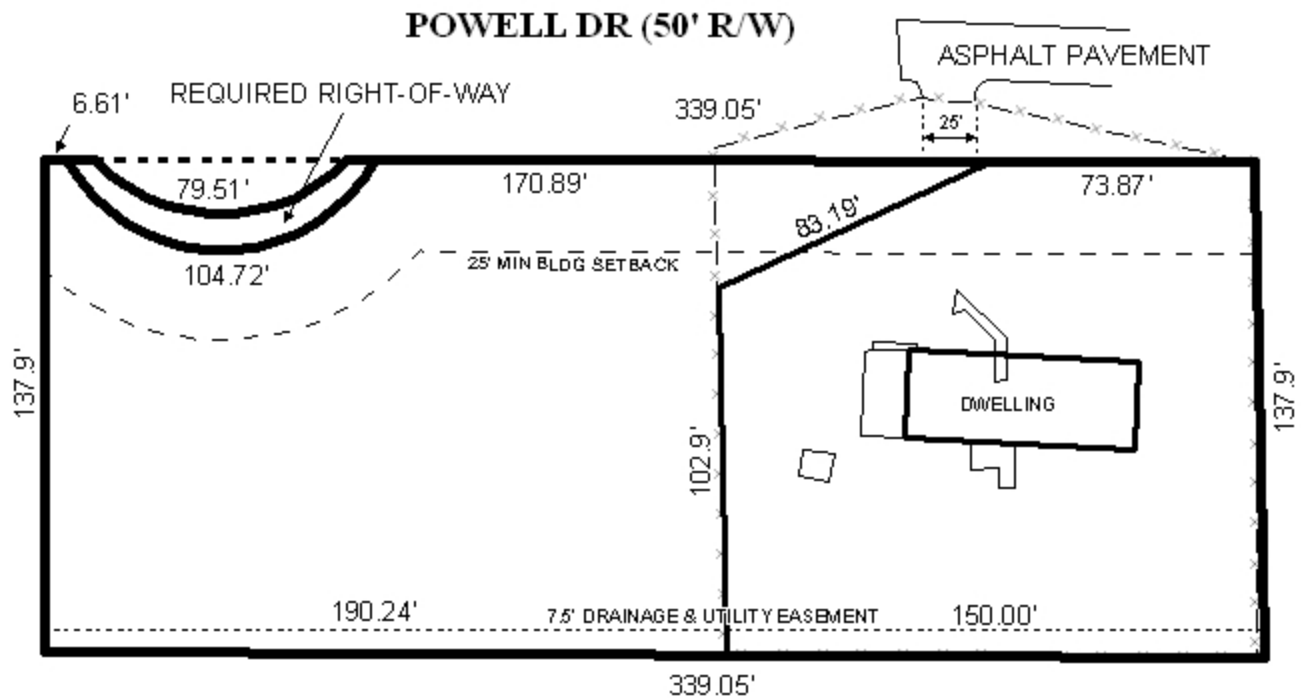
APPLICATION NUMBER 1 DATE July 24, 2008

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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DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE July 24, 2008
APPLICANT Miller Family Division Subdivision
REQUEST Subdivision

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