

RIVER BEND ESTATE 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: Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC.)

MAWSS Comments: No comments.

The preliminary plat illustrates the proposed 1-lot, 1.6± acre subdivision located at the Northeast corner of Bass Drive and Perch Drive, at the terminus of Striped Drive, within the Planning Jurisdiction. The applicant states that the subdivision is served by public water and individual septic systems. The purpose of this application is to create one legal lot of record from two metes-and-bounds parcels.

The proposed lot has frontage on Bass Drive, an unpaved minor street without curb and gutter requiring a 60' right-of-way width. The preliminary plat illustrates a 50' right-of-way, and an additional 5' is proposed to be dedicated to public right-of-way use.

Since the street is substandard in terms of roadway width and surfacing, a note should be required on the Final Plat stating that there shall be no future subdivision of the site until Bass Drive is improved in width and paved in asphalt to Mobile County Engineering standards.

As a means of access management, a note should be required on the Final Plat stating that the lot is limited to its existing curb cuts to Bass Drive, with any changes in their sizes, locations or designs to be approved by Mobile County Engineering and conform to AASHTO standards.

The preliminary plat illustrates the 25' minimum building setback line, as required by Section V.D.9. of the Subdivision Regulations, and has been adjusted for dedication. If approved, this information should be retained on the Final Plat.

The lot meets the minimum size requirements of the Subdivision Regulations for lots served by public water and individual septic tanks, even after right-of-way dedication; and, its size is appropriately labeled in square feet and acres in a table on the preliminary plat. If approved, this information should be retained on the Final Plat.

The Northeast portion of the site contains a section of Fowl River, and wetlands associated with the river may occur on a portion of the site. As such, 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 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.

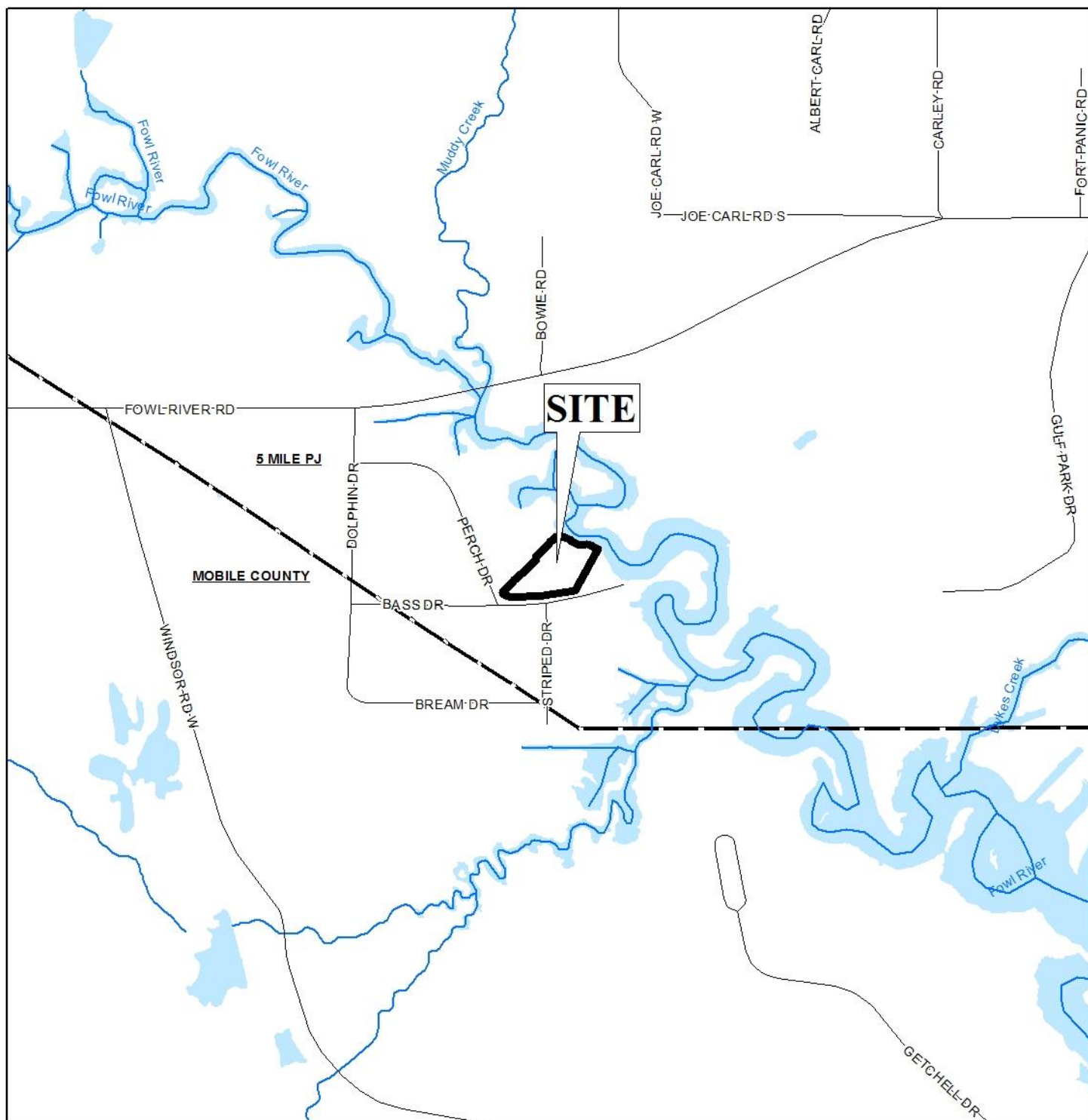
It should be noted that the site is developed with what appears to be two single-family residences.

Finally, the site will have to comply with the City of Mobile storm water and flood control ordinances. 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, if approved.

The proposed plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) placement of a note on the Final Plat stating that there shall be no future subdivision of the site until Bass Drive is improved in width and paved in asphalt to Mobile County Engineering standards;
- 2) placement of a note on the Final Plat stating the lot is limited to its existing curb cuts to Bass Drive, with any changes in their sizes, locations or designs to be approved by Mobile County Engineering and conform to AASHTO standards;
- 3) retention of the 25' minimum building setback line along all street frontages;
- 4) retention of the lot's size in square feet and acres on the Final Plat;
- 5) placement of a note on the Final 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;
- 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.8. of the Subdivision Regulations;
- 7) placement of a note on the Final Plat to comply with the Mobile County 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.”*; and
- 8) compliance with Fire Department comments: *“Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC.)”*

LOCATOR MAP



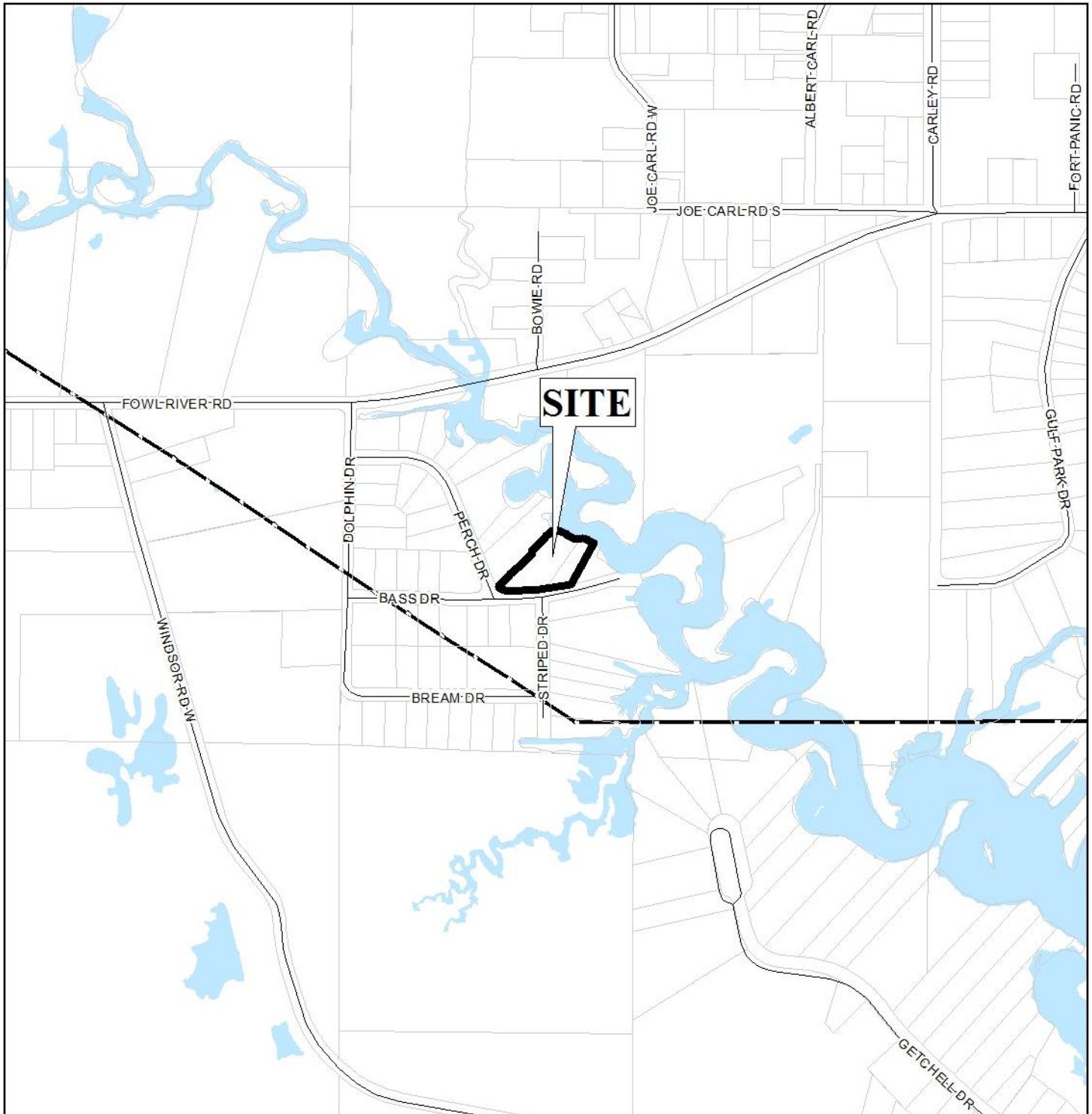
APPLICATION NUMBER 1 DATE June 15, 2017

APPLICANT River Bend Estate Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



APPLICATION NUMBER 1 DATE June 15, 2017

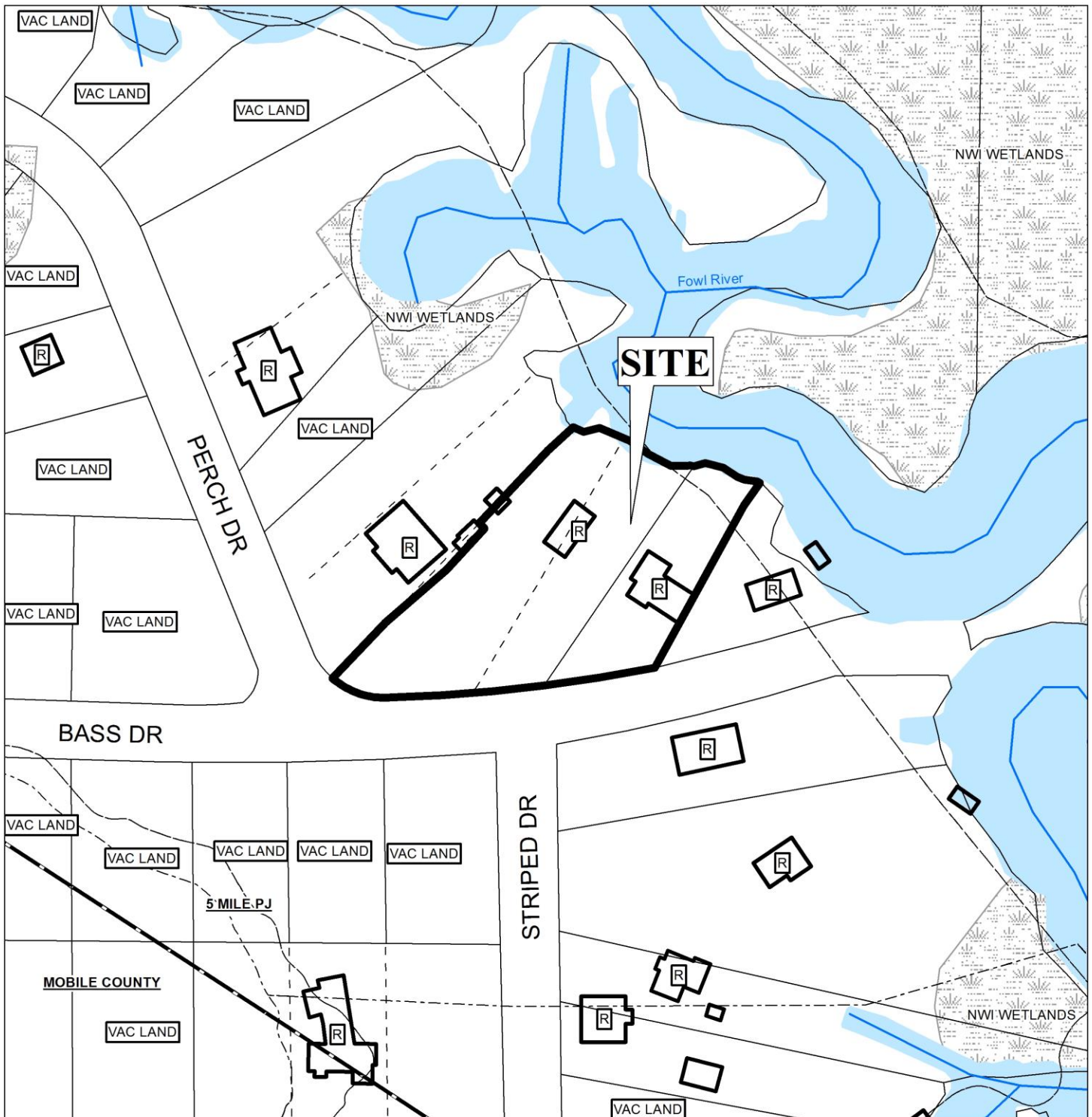
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



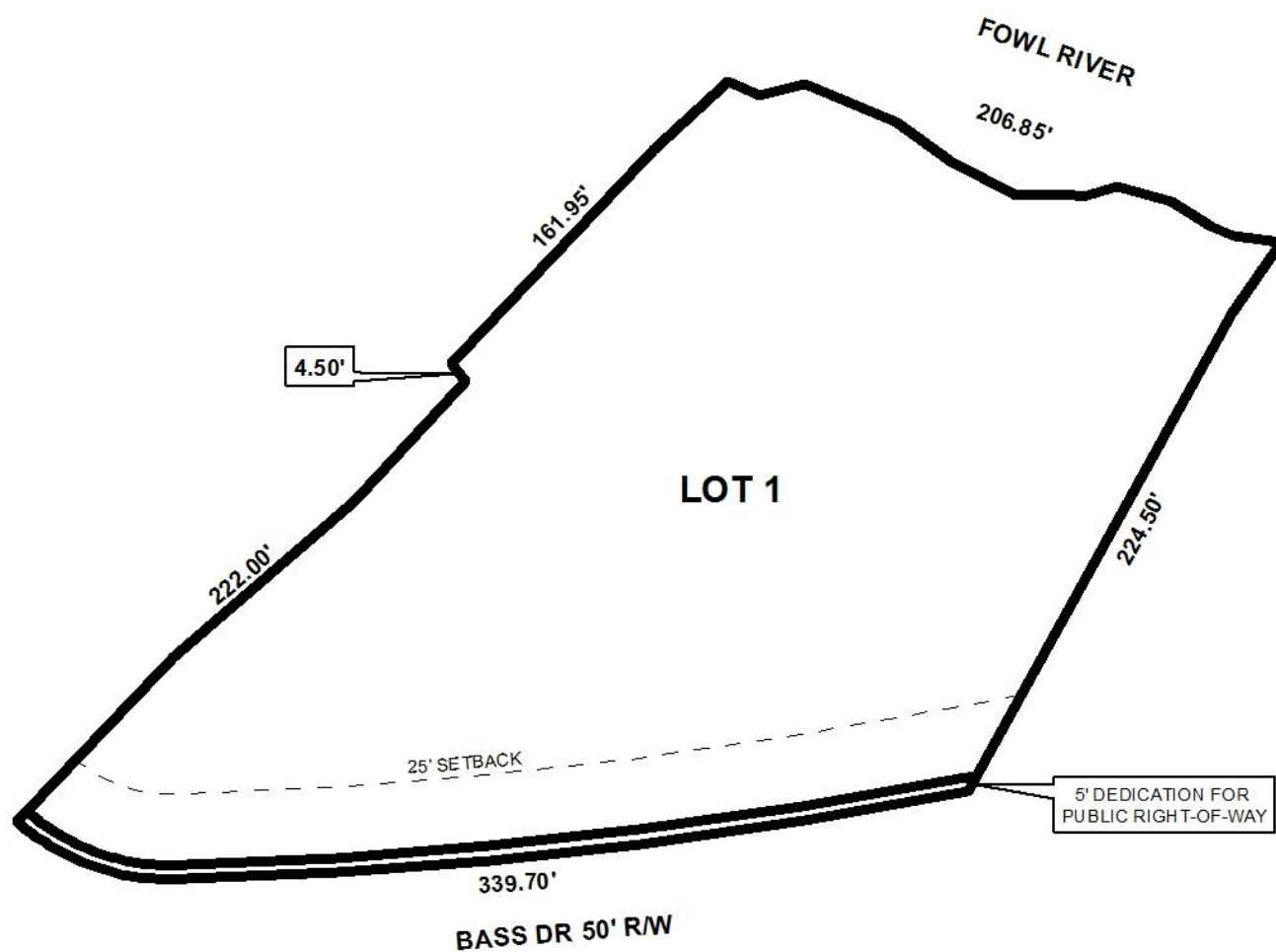
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DETAIL SITE PLAN



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