

AIRMEN ESTATES SUBDIVISION, **FIRST ADDITION**

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: 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: No comments received.

The preliminary plat illustrates the proposed 2-lot, 11.8± acre subdivision which is located on the North side of Airport Boulevard ½ ± mile West of Newman. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by public water and individual septic system.

The purpose of this application is to create 2 legal lots of record from 3 metes-and-bounds parcels. The proposed subdivision fronts Airport Boulevard, a planned Major Street as designated by the Major Street Plan component of the Comprehensive Plan with a right-of-way width of 100', along this segment of the roadway. The existing right-of-way width is depicted as only 80' and, as such, dedication should be required to provide 50', as measured from centerline. The minimum building setback line and lot size information should be revised to reflect these changes, in addition to a 100' right-of-way depicted for Airport Boulevard on the Final Plat, if approved.

In accordance with the Subdivision Regulations, both proposed lots exceed the minimum size requirements; however, it should be pointed out that the proposed Lot 2 appears irregular in shape and, as the Subdivision Regulations govern lot character, flag lots may be permitted by the Planning Commission with a waiver of Section V.D.1. The applicant's justification for the creation of a flag lot states that the intent is to divide his residence on the proposed Lot 1 from his business on the proposed Lot 2. The proposed Lot 2 would also require a waiver of Section V.D.3. for approval due to its depth-to-width ratio and due to the limited frontage provided, a future subdivision of the proposed lot should be prohibited until additional frontage on a public or private street is provided. A note regarding this requirement should be placed on the Final Plat, if approved.

A 50' minimum building setback line is illustrated on the preliminary plat but should be revised for the proposed Lot 2 and depicted as a box where the "Flag" meets the "Pole" of the lot, and retained elsewhere on the Final Plat, if approved.

It should be noted that the legal description does not appear to list the entire southwestern property line for the proposed Lot 2 and a portion of the southeastern property line listed as *NORTH 28°43'18" EAST*. If approved, both discrepancies should be corrected on the Final Plat.

Currently, the site has 3 existing curb-cuts and as a means of access management, should be limited to the existing curb-cuts, with any changes to the size, design, and location to be approved by Mobile County Engineering and conform to AASHTO standards.

GIS data depicts a portion of the site within a Floodway as well as the AE Flood Zone and wetlands associated with Wolf Branch of Big Creek. The proximity of the site to water may mean that the site is environmentally sensitive, thus approvals from local, state and federal agencies for floodplain and wetland issues may be required prior to development. A note regarding these requirements should appear on the Final Plat if approved.

This site is located in the County, and therefore 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. It appears that a portion of the proposed Lot 2 may already be commercially developed and, as such, a buffer should be provided where the proposed lot abuts residentially developed property. Notes and illustration regarding this requirement should appear on the Final Plat, if approved.

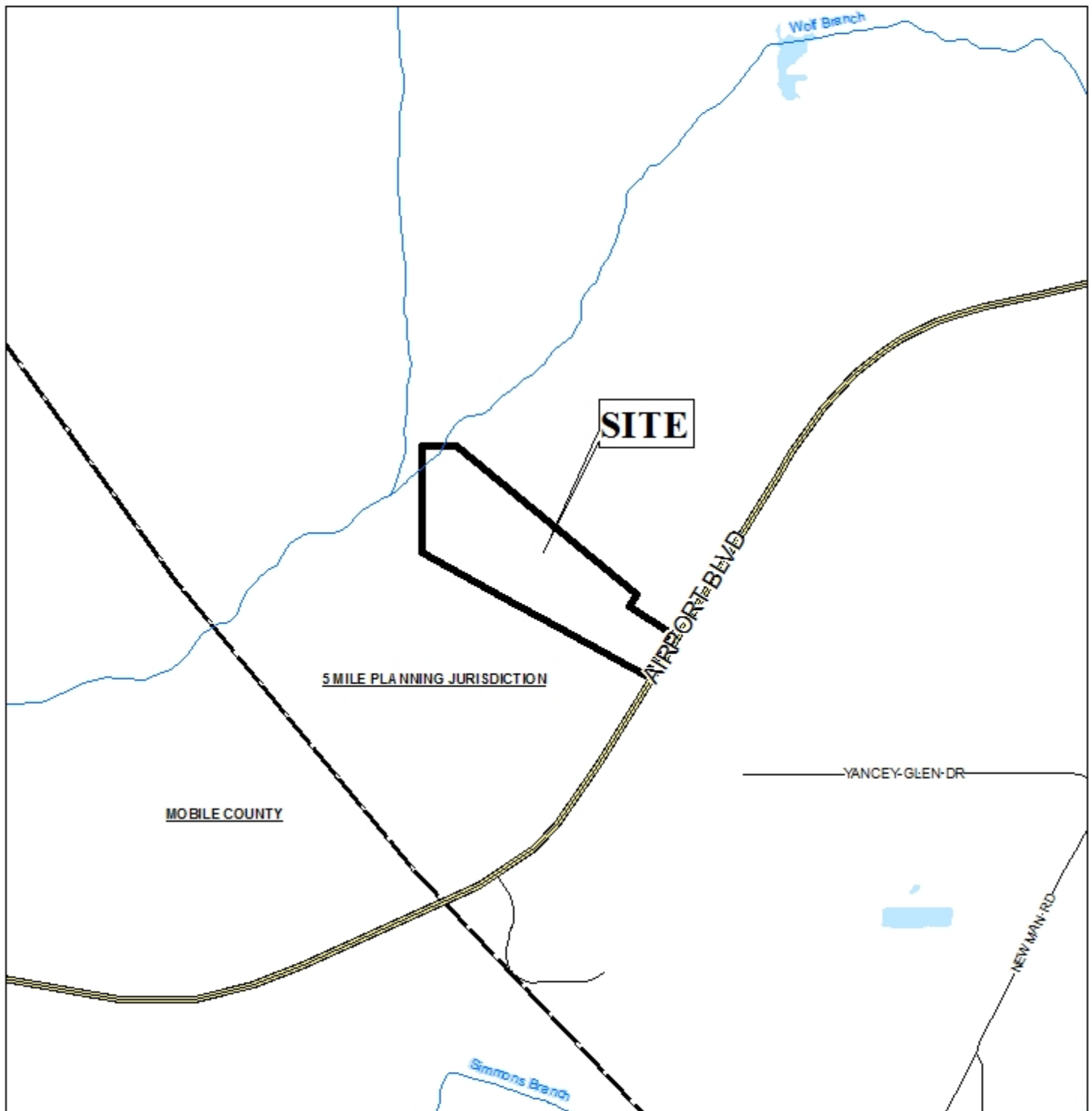
The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species. A note reflecting this requirement should be placed on the Final Plat, if approved.

With a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations, the application is recommended for tentative approval, subject to the following conditions:

- 1) Dedication sufficient to provide 50', as measured from the centerline of Airport Boulevard and illustration of a 100' right-of-way for Airport Boulevard on the Final Plat;
- 2) Revision of the 50' minimum setback line for Lot 2 to be depicted as a box where the "Flag" meets the "Pole" of the lot and revised for Lot 1 on the Final Plat to reflect dedication;
- 3) Revision of the lot size information for both lots to reflect dedication;
- 4) Placement of a note on the Final Plat stating that no future subdivision of Lot 2 until additional frontage on a paved private or public street is provided;
- 5) Depiction of a buffer on Lot 2 where it abuts residentially developed property, in compliance with Section V.A.8. of the Subdivision Regulations;
- 6) Revision of the Final Plat and legal description to correct all discrepancies for Lot 2;
- 7) Placement of a note on the Final Plat limiting both lots to the existing curb-cuts, with any changes to the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;

- 8) Placement of a note on the Final Plat stating: *(The approval of all applicable federal, state and local environmental agencies regarding floodways, flood zones, and wetlands would be required prior to the issuance of any permits or land disturbance activities.);*
- 9) Placement of a note on the Final Plat stating: *(Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);*
- 10) Placement of a note on the Final Plat stating: *(This site is located in the County, and therefore 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.);*
- 11) Placement of a note and compliance with Fire 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.);* and
- 12) Placement of a note on the Final Plat and compliance with 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.).*

LOCATOR MAP



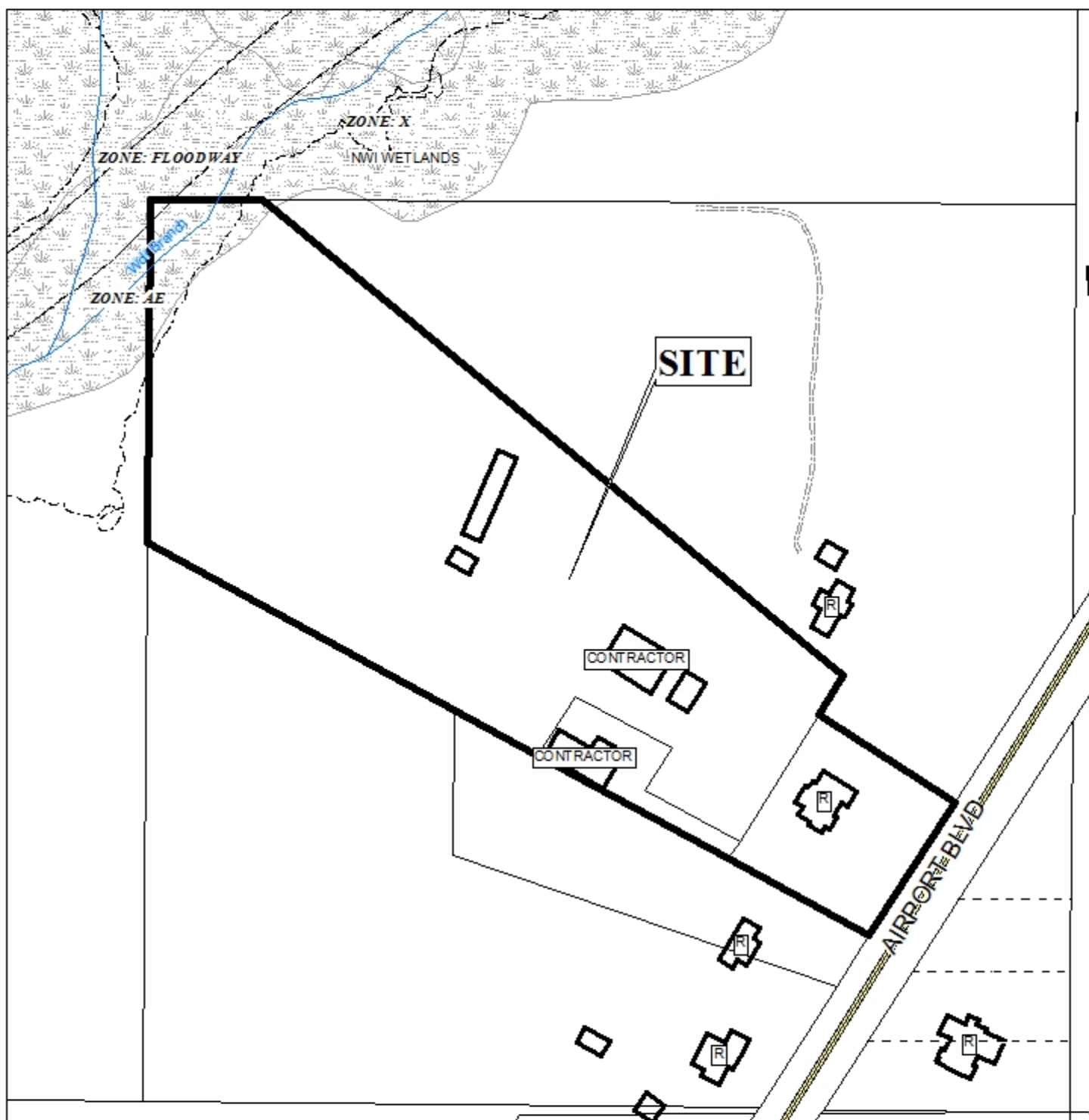
APPLICATION NUMBER 2 DATE September 4, 2014

APPLICANT Airmen Estates Subdivision, First Addition

REQUEST Subdivision



AIRMEN ESTATES SUBDIVISION, FIRST ADDITION

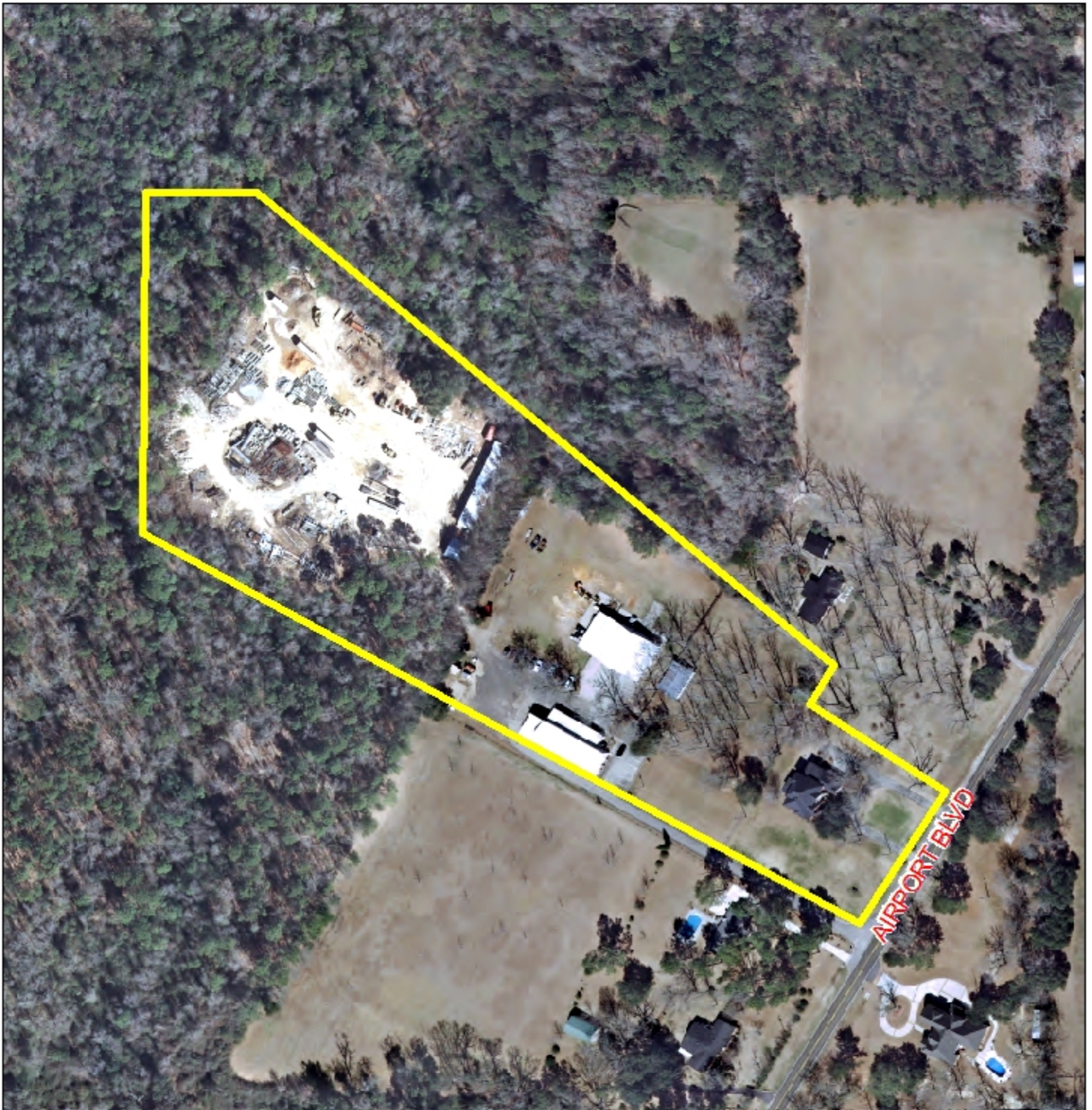


APPLICATION NUMBER 2 DATE September 4, 2014

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



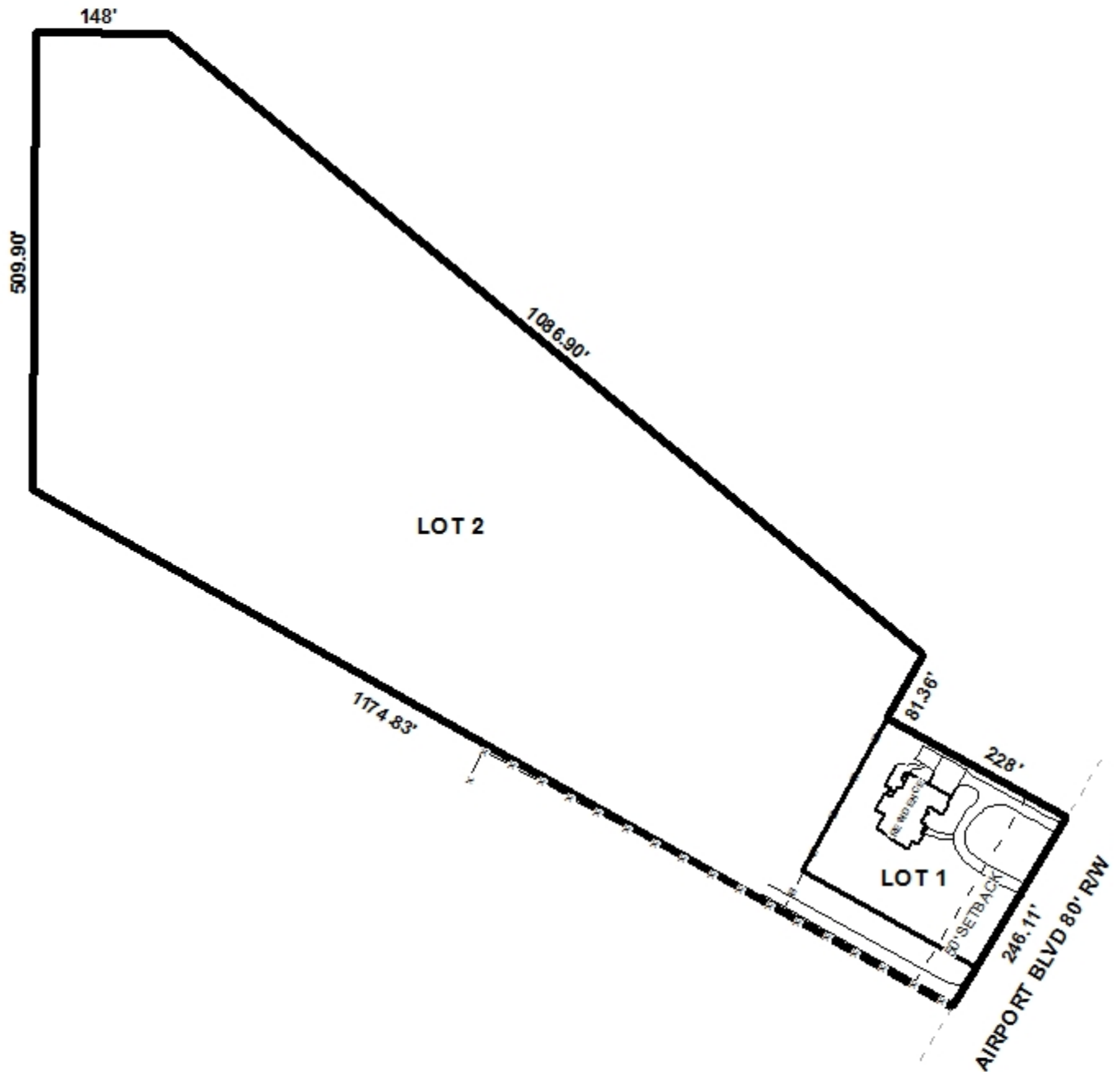
AIRMEN ESTATES SUBDIVISION, FIRST ADDITION



APPLICATION NUMBER 2 DATE September 4, 2014



DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE September 4, 2014

APPLICANT Airmen Estates Subdivision, First Addition

REQUEST Subdivision

