

MAGNOLIA WAY SUBDIVISION

RESUBDIVISION OF LOT 2

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.

Mobile Area Water and Sewer Systems Comments: MAWSS has **ONLY** water services available.

The plat illustrates the proposed 2.5± acre, 2 lot subdivision, which is located on the West side of Dawes Road, 180'+ North of Scott Dairy Loop Road South – within the planning jurisdiction. The applicant states that the site is served by public water and septic tanks.

The purpose of this application is to subdivide a legal lot of record into two lots.

The site fronts Dawes Road, a major street with 80' of right-of-way. The major street plan requires 100' of right-of-way for all major streets; therefore, if approved, the plat should be revised to provide a minimum of 50' from the centerline of Dawes Road.

Proposed Lot 2B has approximately 217' of frontage on Dawes Road. Proposed Lot 2A is a flag lot with 50' of frontage on Dawes Road. However, as no legal flag lots exist in the vicinity of the site, no precedence exists to recommend approval of this application.

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.

The site is located in the county. Therefore, if approved, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. If approved, a letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

Based on the preceding, this application is recommended for denial because the proposed subdivision does **NOT** comply with Section V.D.1. of the Subdivision Regulations.

Revised for the April 3rd meeting:

This application was held over at the March 6th meeting at the applicant's request.

The applicant submitted a letter regarding the proposed Lot 2B. The applicant states that he wishes to purchase some property from a neighbor as an addition to his land. However, the neighbor does not wish to sell any other land than that proposed as Lot 2B.

With regard to the applicant's request, no case has been made to justify the proposed flag lot configuration of Lot 2A. Section V.D.1. of the Subdivision Regulations states, "the size, width, depth, shape, and orientation of lots and the minimum building setback lines shall be appropriate to the location of the subdivision and the type of development and use contemplated. Every lot should contain a suitable building site."

*Based on the preceding, it is recommended that this application be denied because the proposed subdivision does **NOT** comply with Section V.D.1. of the Subdivision Regulations.*

LOCATOR MAP



APPLICATION NUMBER 24 DATE March 6, 2008

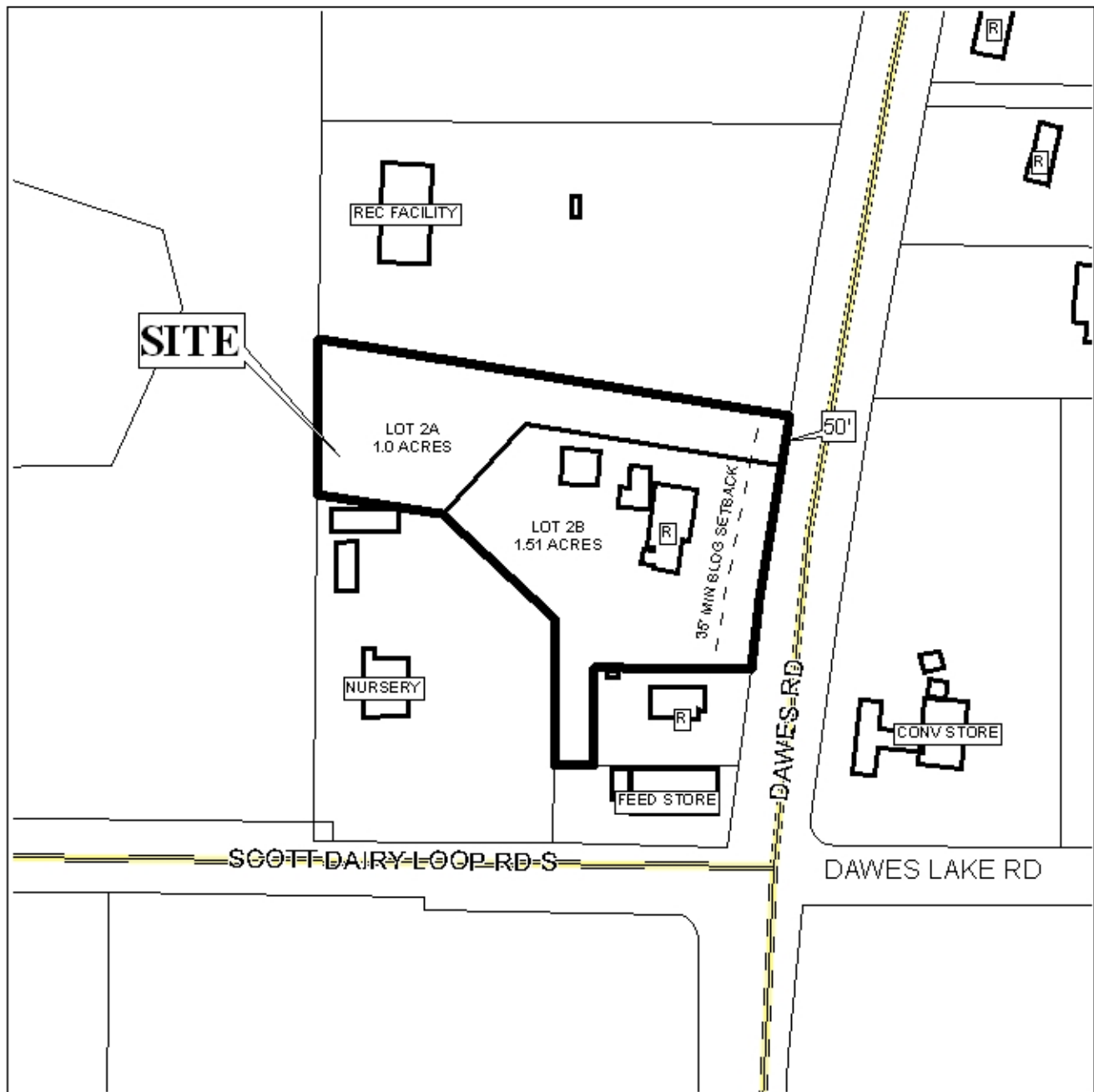
APPLICANT Magnolia Way Subdivision, Resubdivision of Lot 2

REQUEST Subdivision



NTS

MAGNOLIA WAY SUBDIVISION, RESUBDIVISION OF LOT 2



APPLICATION NUMBER 24 DATE March 6, 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
-----	-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----



NTS