

GILMORE – BELLETTY 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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

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.

The plat illustrates the proposed 2-lot, 27.5± acre subdivision which is located on the East side of Lancaster Road, 2600'± South of Laurendine Road and is located within the planning jurisdiction. The applicant states that the subdivision is served by public water and individual septic tanks.

The purpose of this application is to create two legal lots of record from three metes-and-bounds parcels.

The applicant proposes that Lot 1 be a “flag” lot, with a 25 foot wide by 471.27'± foot long pole connecting the lot to Lancaster Road. There are currently two other “flag” lots in the area that were recorded when the area was outside the planning jurisdiction. On the recorded plats for the immediately surrounding lots, the 25 foot flag is depicted as part of the currently proposed Lot 1.

As proposed, Lot 1 will be 5.6± acres in size, with a pole of 25-feet in width. Future resubdivision of Lot 1 should be not be allowed until such time that additional frontage on a public street or compliant public/private street is provided.

It should also be noted that the proposed Lot 2 is 300'± wide at the building setback line and 1993.71'± deep. Section V.D.3. of the Subdivision Regulations states that the maximum depth of any lots, exclusive of unusable land shall not be more than 3.5 times the width at the building setback line. Using this calculation, proposed Lot 2 is 943.71'± deeper than allowed.

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 on preliminary plat reflects this requirement, and should also appear on the final plat.

The 25-foot minimum building setback is shown and labeled on the preliminary plat, and should be retained on the Final Plat, if approved.

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. The note regarding this requirement should also appear on the Final Plat, if approved.

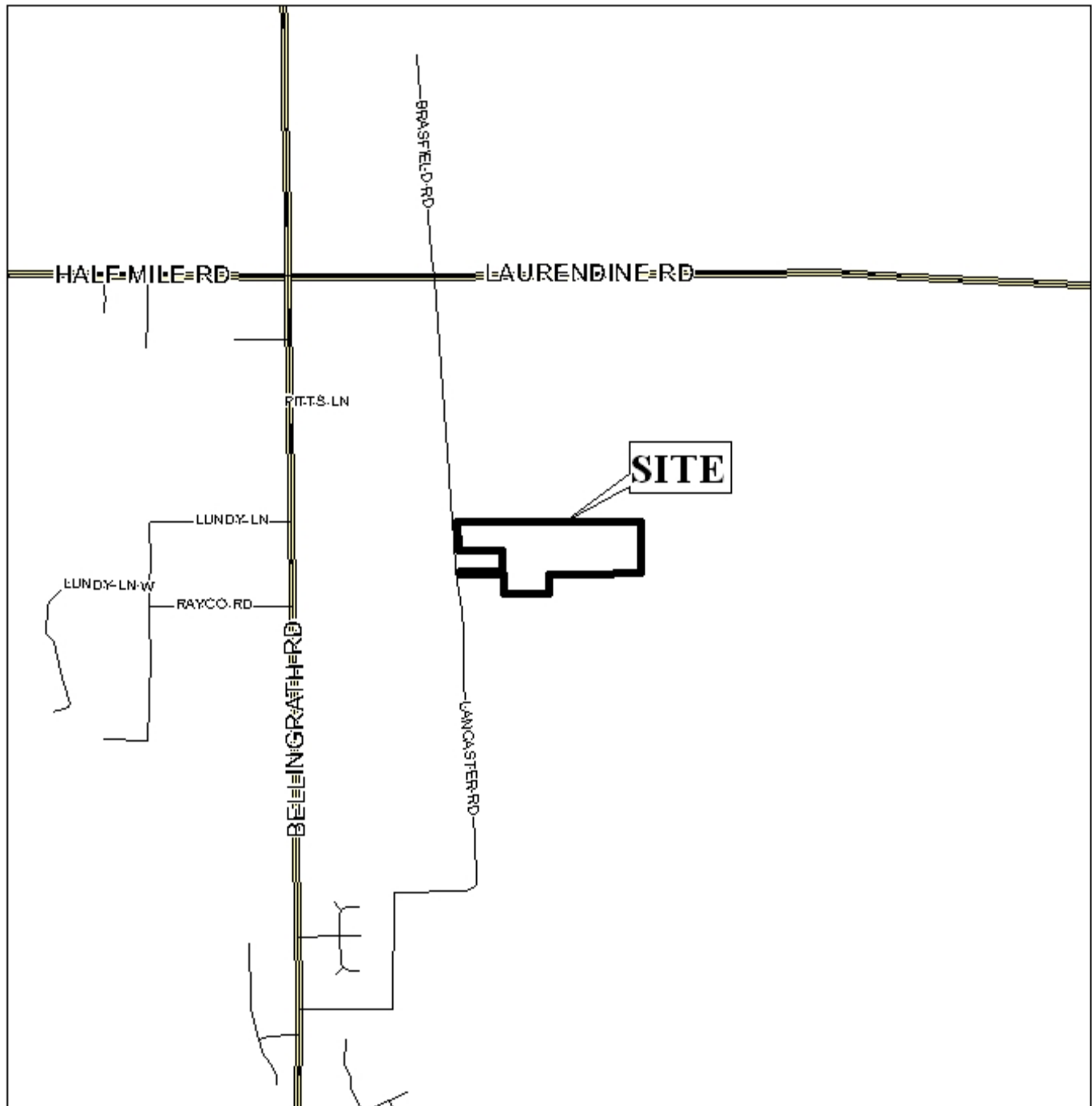
The site will have to comply with the City of Mobile storm water and flood control ordinances. A note stating *“Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of 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.

The lot sizes are labeled on the preliminary plat with the sizes in square feet and acres, and should be labeled on the Final Plat, if approved.

Based upon the preceding, the application is recommended for Tentative Approval with a waiver of Section V.D.3. of the Subdivision Regulations, subject to the following conditions:

- 1) depiction of the 25-foot minimum building setback line from all public right-of-ways, as required by Section V.D.9. of the Subdivision Regulations;
- 2) the labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;
- 3) 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;
- 4) placement of a note on the Final Plat to comply with the City of Mobile 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.*)
- 5) approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities;
- 6) placement of a note on the Final Plat limiting the lot to one curb cut to Lancaster Road, with the size, design, and location of all curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 7) placement of a note on the Final 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
- 8) full compliance with all other municipal codes and ordinances, including the buffering, lighting, and tree and landscaping requirements of the Zoning Ordinance.

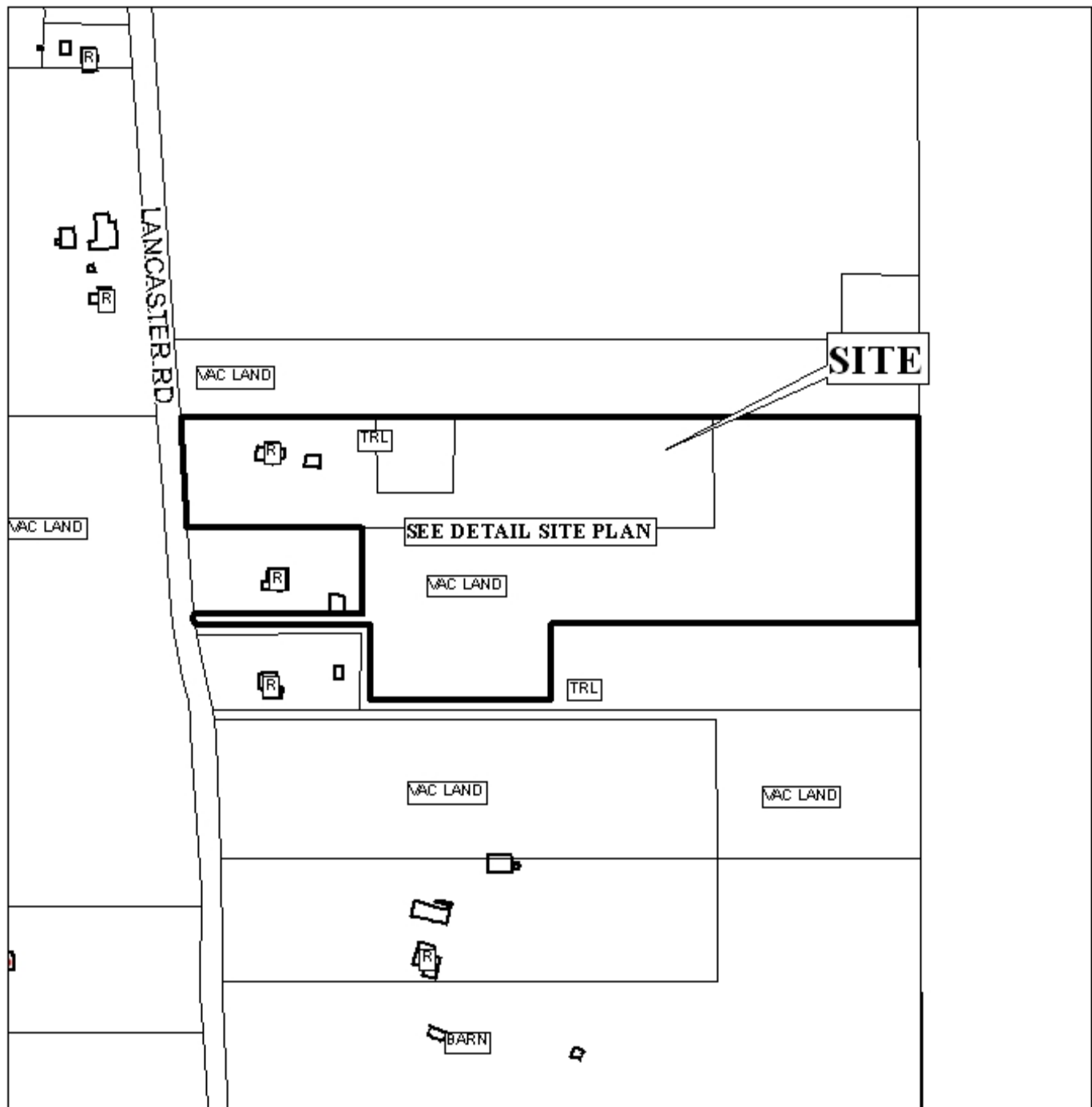
LOCATOR MAP



APPLICATION NUMBER 3 DATE March 3, 2010
APPLICANT Gilmore - Belletty Subdivision
REQUEST Subdivision



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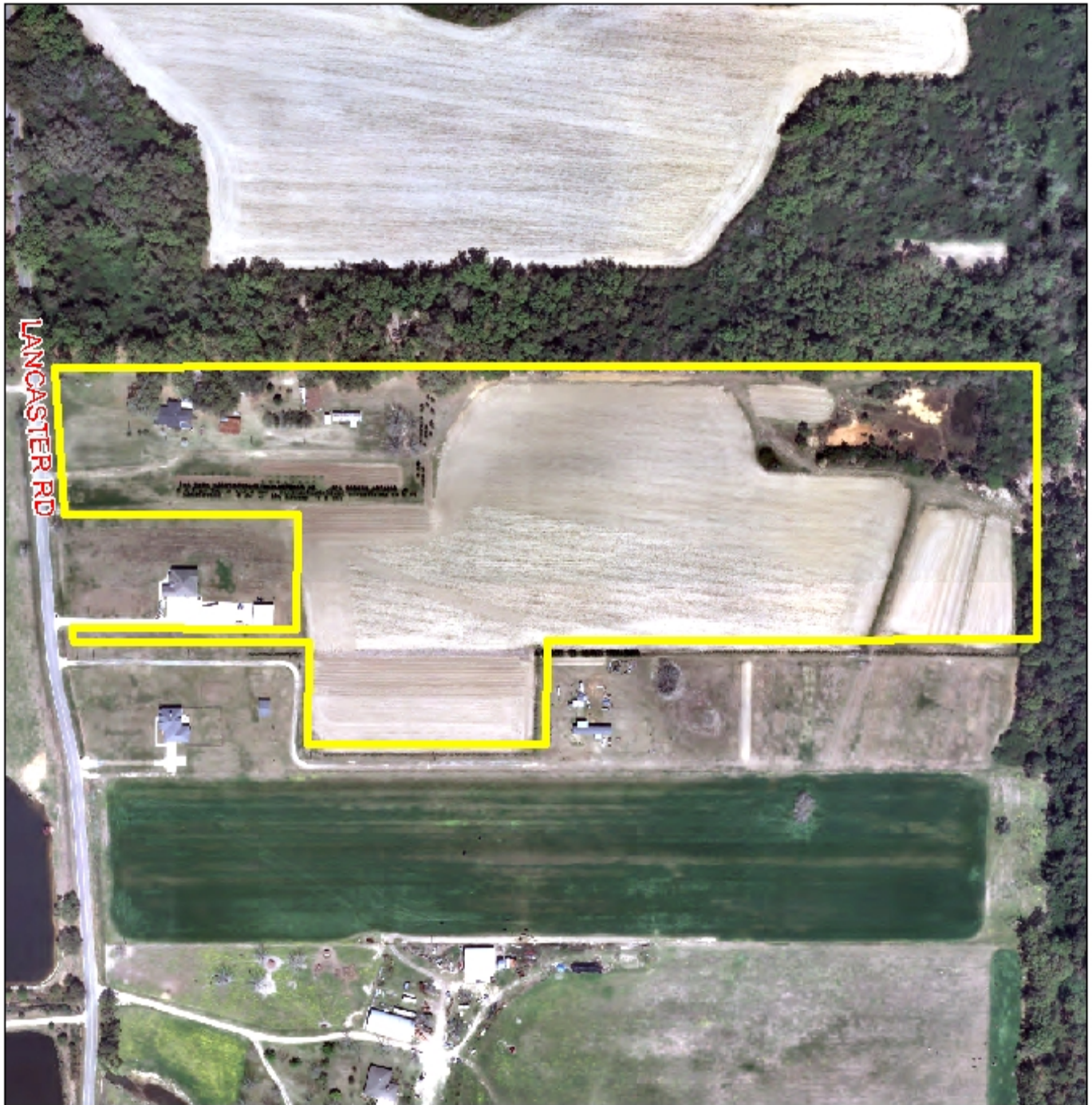
APPLICATION NUMBER 3 DATE March 3, 2011

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



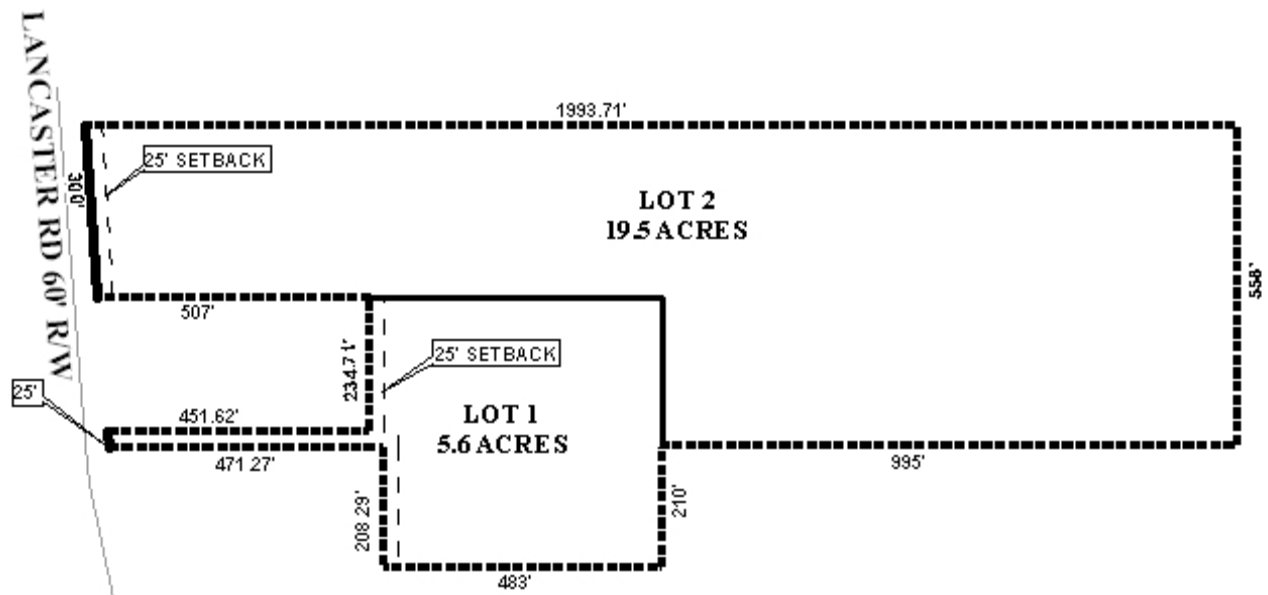
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DETAIL SITE PLAN



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