

MIRAMAR HEIGHTS SUBDIVISION,
RESUBDIVISION OF LOT 4, BLOCK2, &
NORTH HALF OF LOT 3, BLOCK 2

Engineering Comments: Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit.

Traffic Engineering Comments: Driveway number, size, location, and ALDOT and design to be approved by Traffic Engineering and conform to AASHTO standards.

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.

MAWSS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 1.4± acre, 2-lot subdivision which is located at 4167 & 4171 Burma Road on the South side of Burma Road, at the Southern terminus of Carriage Drive, and is in Council District 4. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to shift an interior lot line between the one legal lot of record and a metes and bounds parcel.

As the property (R023301023002038) in question have not changed hands and was the result of improper subdivision, both portions of the lot should be required to be included in this application.

The preliminary plat should illustrate by means of building survey that no setback violation occurs by the shifting of the lot line.

The lot sizes are labeled on the preliminary plat, and both lots exceed the minimum size required by Section V.D.2. of the Subdivision Regulations of 7,200 square feet. The proposed Lot 2 exceeds the maximum length to depth ratio of 3.5; therefore, a waiver of Section V.D.3., would be required.

The 35-foot minimum building setback line exceeds the required 25-foot minimum building setback line in Section V.D.9. of the Subdivision Regulations, is shown for the subdivision, and should be retained on the Final Plat if approved. It should be noted, if any existing structures on either proposed lots are within the minimum setbacks, future additions to the residences would not be allowed in the setback without a successful variance application to the Board of Zoning Adjustment.

It should be noted that there should be no change in the number of curb cuts to each lot; therefore, the placement of a note on the Final Plat stating one curb cut to each lot is allowed with the size, design and location approved by Traffic Engineering and conforms to AASHTO standards.

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 upon the preceding, the application is recommended for holdover, subject to the following conditions:

- 1) submission of a revised preliminary plat illustrating the buildings on each lot;
- 2) inclusion of the remaining portion of Lot 3, Block 2 Miramar Heights;
- 3) retention of the minimum 25-foot minimum building setback line from Burma Road, as required by Section V.D.9. of the Subdivision Regulations;
- 4) the labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;
- 5) compliance with Engineering comments (*Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit.*)
- 6) placement of a note on the Final Plat limiting both lots to the existing curb cuts to Burma Road, and IF an new curb cuts are proposed, the size, design, and location of the new curb cuts to be approved by Traffic 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.

Revised for the October 20th, 2011 meeting:

The application was heldover from the September 15, 2011 meeting at the Commission's request. The Commission required information to be submitted by September 30, 2011, so the following items could be addressed:

- 1) *submission of a revised preliminary plat illustrating the buildings on each lot;*
- 2) *inclusion of the remaining portion of Lot 3, Block 2 Miramar Heights;*

- 3) *retention of the minimum 25-foot minimum building setback line from Burma Road, as required by Section V.D.9. of the Subdivision Regulations;*
- 4) *the labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;*
- 5) *compliance with Engineering comments: (Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right-of-way will require a right-of-way permit.)*
- 6) *placement of a note on the Final Plat limiting both lots to the existing curb-cuts to Burma Road, and IF an new curb-cuts are proposed, the size, design, and location of the new curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards; and,*
- 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.*

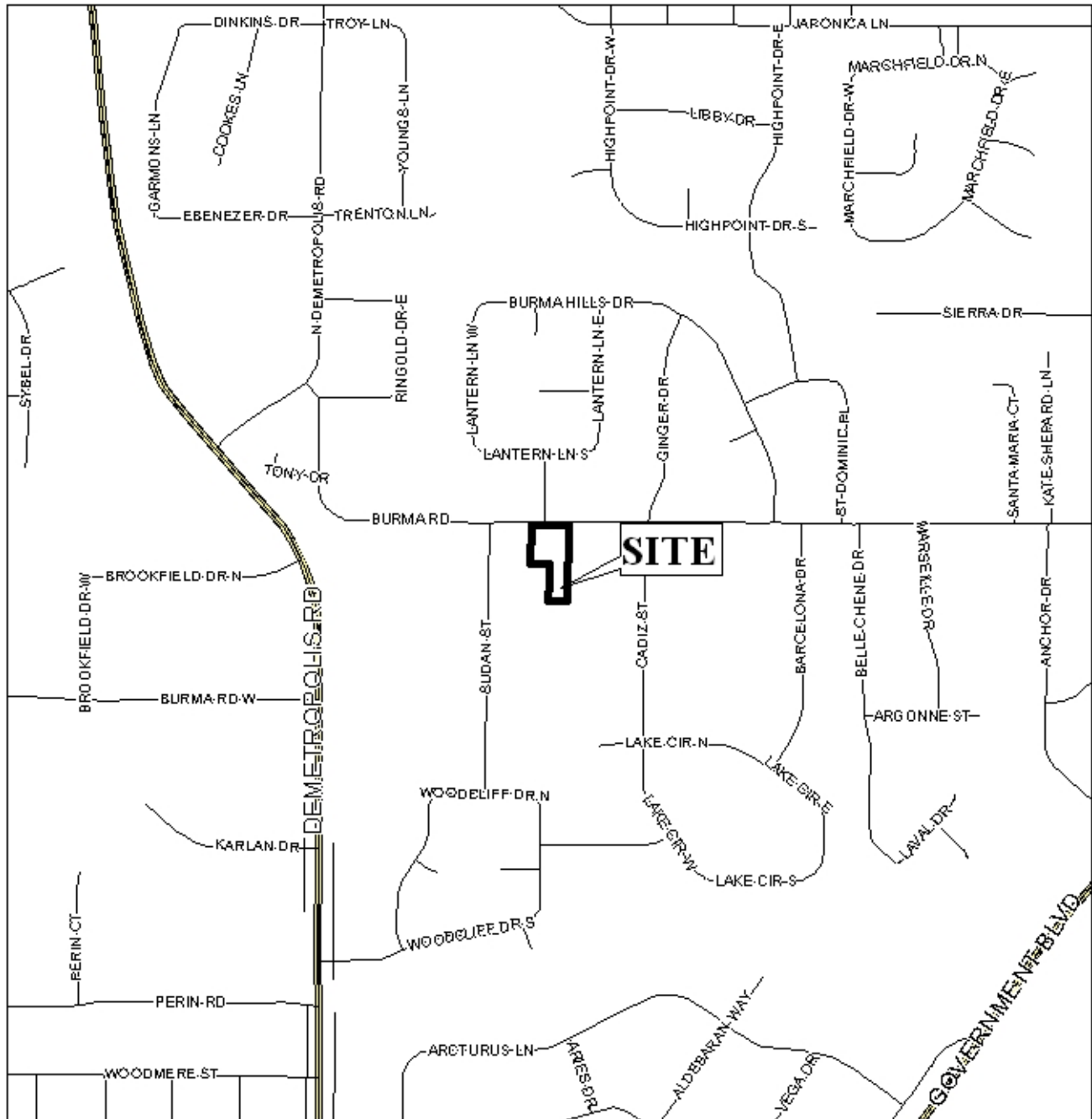
The applicant's surveyor submitted signed letters from the adjacent property owner's stating they do not want to be part of the subdivision, even though they may have been involved in the improper subdivision.

Based upon the preceding, the application is recommended for denial for the following reason:

- 1) *failure to provide a revised preliminary plat illustrating the inclusion of the remaining portion of Lot 3, Block 2 Miramar Heights.*

8)

LOCATOR MAP



APPLICATION NUMBER 3 DATE October 20, 2011

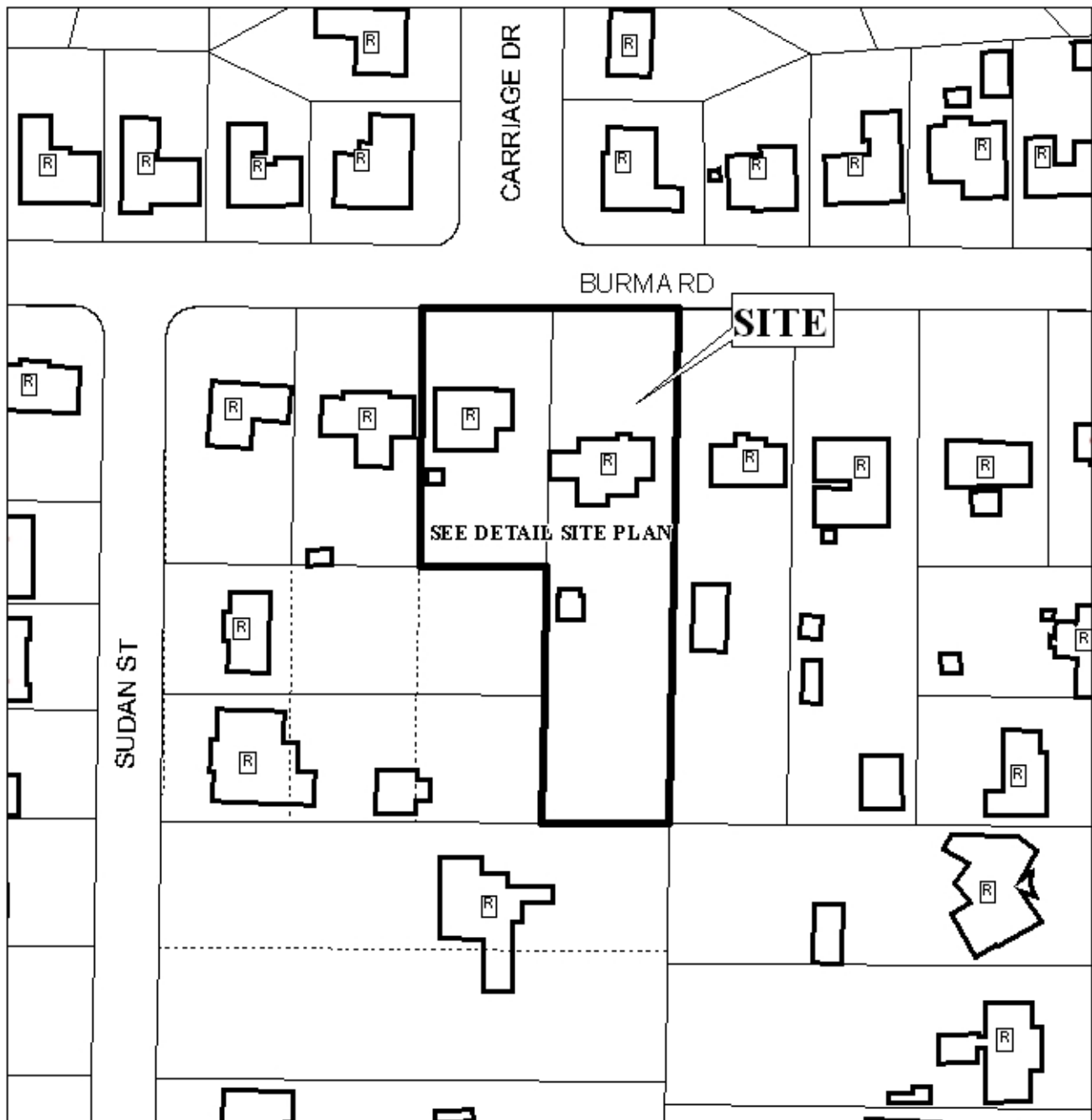
APPLICANT Miramar Heights Subdivision, Resubdivision of Lot 4, Block 2, & North Half of Lot 3, Block 2

REQUEST Subdivision



NTS

MIRAMAR HEIGHTS SUBDIVISION, RESUBDIVISION OF
LOT 4, BLOCK 2, & NORTH HALF OF LOT 3, BLOCK 2



APPLICATION NUMBER 3 DATE October 20, 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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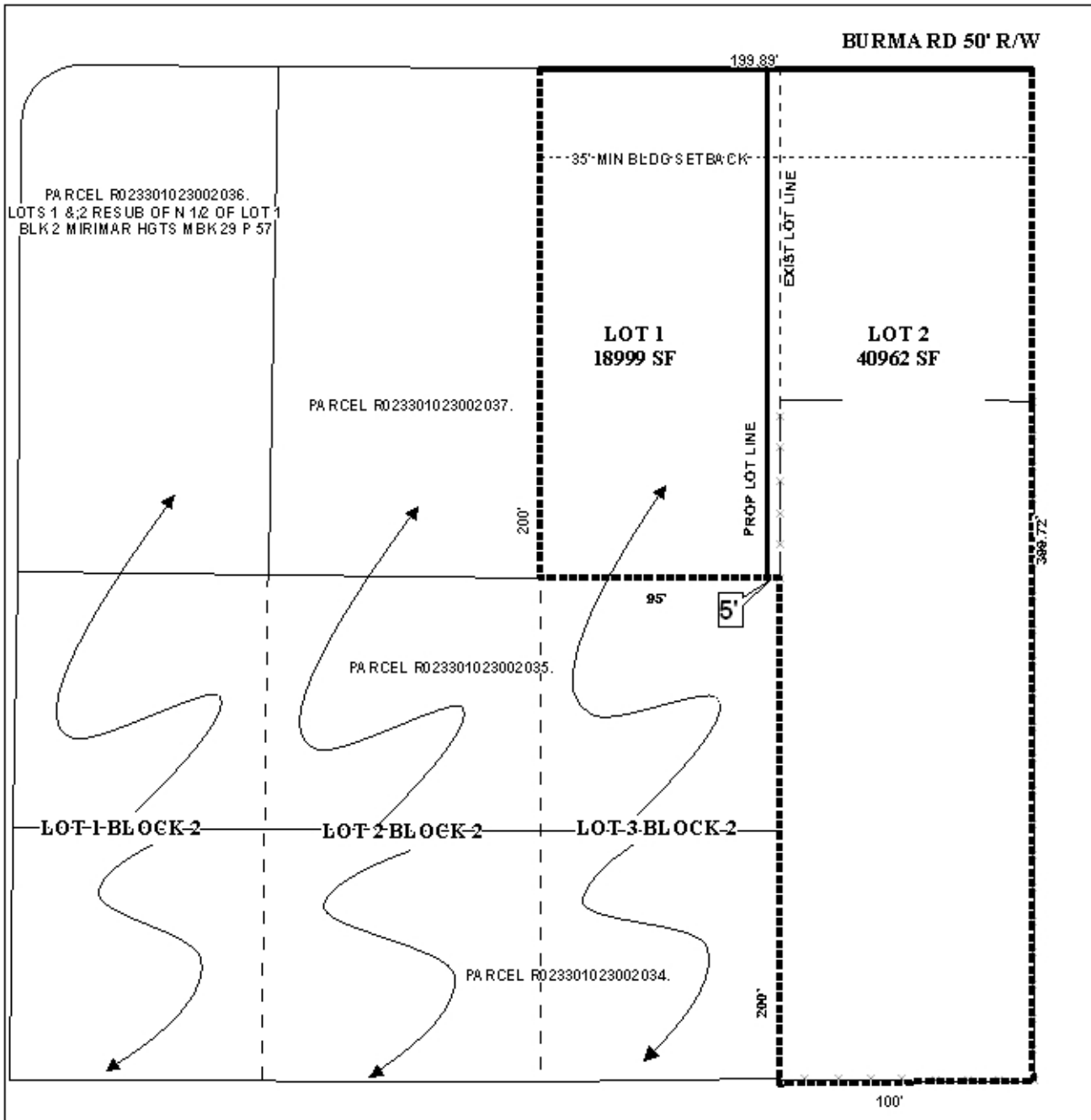
**MIRAMAR HEIGHTS SUBDIVISION, RESUBDIVISION OF
LOT 4, BLOCK 2, & NORTH HALF OF LOT 3, BLOCK 2**



APPLICATION NUMBER 3 DATE October 20, 2011



DETAIL SITE PLAN



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APPLICANT Miramar Heights Subdivision, Resubdivision of Lot 4, Block 2, & North Half of Lot 3, Block 2

REQUEST Subdivision

