

BLACKMAN HILLS 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 plat illustrates the proposed 2-lot, 18.3± acres subdivision located at the East terminus of Canvasback Drive, 400'± East of Widgeon Drive, within the planning jurisdiction. The applicant states that the subdivision is served by public water and individual septic tanks.

It should be noted that Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

A portion of the site was originally the subject of Subdivision approval at the October 4, 2001 meeting of the Planning Commission, afterwards being recorded in Mobile County Probate Court on October 23, 2001. The plat was revised and recorded again in Mobile County Probate Court on April 25, 2002. The purpose of the currently proposed subdivision is to combine two metes-and-bounds parcels and one legal lot of record, to create two legal lots of record.

Each lot has frontage on Canvasback Drive, a minor street with curb and gutter requiring a 50' right-of-way width. The plat illustrates sufficient right-of-way dedication; therefore, no additional dedication should be required.

It should be noted that the width of the portions of the lots along which they each have frontage are large enough to be potentially re-subdivided and, in accordance with Section V.D.3. of the Subdivision Regulations, are not exclusive of unusable land, thus contributing to maximum depths more than 3.5 times the widths of the lots at their potential building lines. Such designs may also be regarded as "panhandle" lots, which are generally discouraged by Section V.D.1. of the Subdivision Regulations; the exception being the approval of lots located where varied and irregularly-shaped lot designs are common, and the informality of design is consistent with other lots in the vicinity. Planning Commission approval of various irregularly shaped lots within the immediate vicinity of the subject site, most notably Woodbridge Subdivision Unit 4 Phase B, to the North, may facilitate approval of this request; however, it should be noted that waivers of Sections V.D.1. and V.D.3. will be required. Also, a note should be required on the Final Plat stating further re-subdivision of the lots will not be allowed until additional public street frontage is provided.

Irrespective of their width-to-depth ratios and irregular designs, the proposed lots do exceed the minimum size requirements of the Subdivision Regulations and are appropriately labeled on the preliminary plat. The 25' minimum building setback line is also appropriately labeled for each lot on the preliminary plat. This information should be retained on the Final Plat, or a table indicating the same information should be provided on the Final Plat, if approved.

With regards to access management, a note should be placed on the Final Plat stating each lot is limited to one curb cut, with any changes in their sizes, designs, or locations to be approved by County Engineering and conform to AASHTO standards.

Multiple easements are illustrated on the preliminary plat, including: a 10' drainage easement in the South of proposed Lot 1; a 20' access easement in the West of proposed Lot 1; a 25' drainage easement within the 25' minimum building setback of proposed Lot 2; and a 60' drainage easement in the North of proposed Lot 2. As such, a note should be required on the Final Plat stating no structures will be constructed in any easement.

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.

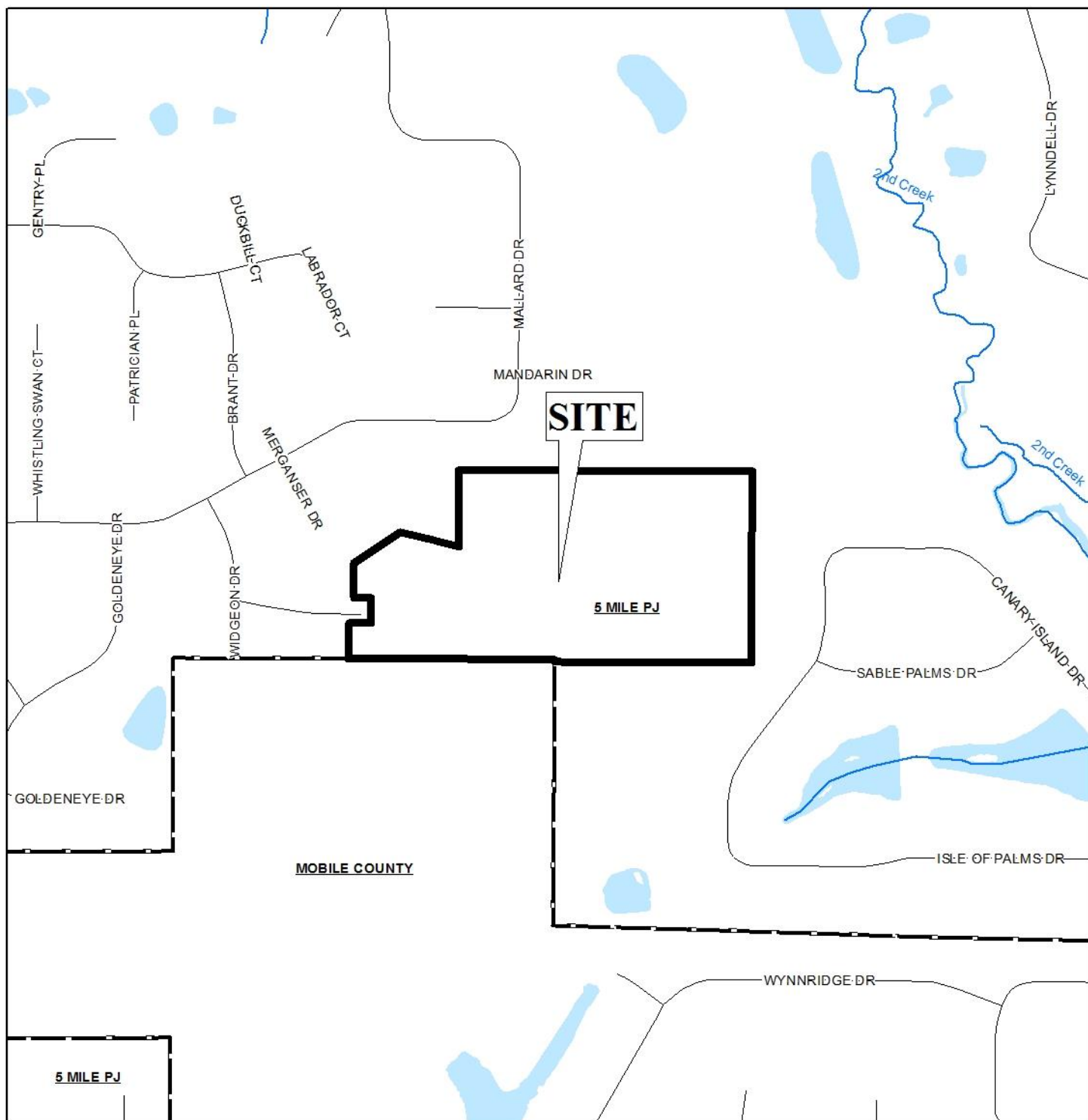
The site will have to comply with the City of Mobile storm water and flood control ordinances. A note stating *"Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of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

Based on the preceding, and with a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the Final Plat stating further re-subdivision of the lots to create additional lots will not be allowed until additional public street frontage is provided;
- 2) retention of the lot sizes in square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 3) retention of the 25' minimum building setback line along all frontages;
- 4) placement of a note on the Final Plat stating each lot is limited to one curb cut, with any changes in their sizes, designs, or locations to be approved by County Engineering and conform to AASHTO standards;
- 5) placement of a note on the Final Plat stating no structures will be constructed in any easement;
- 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) placement of a note on the Final Plat to comply with the 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



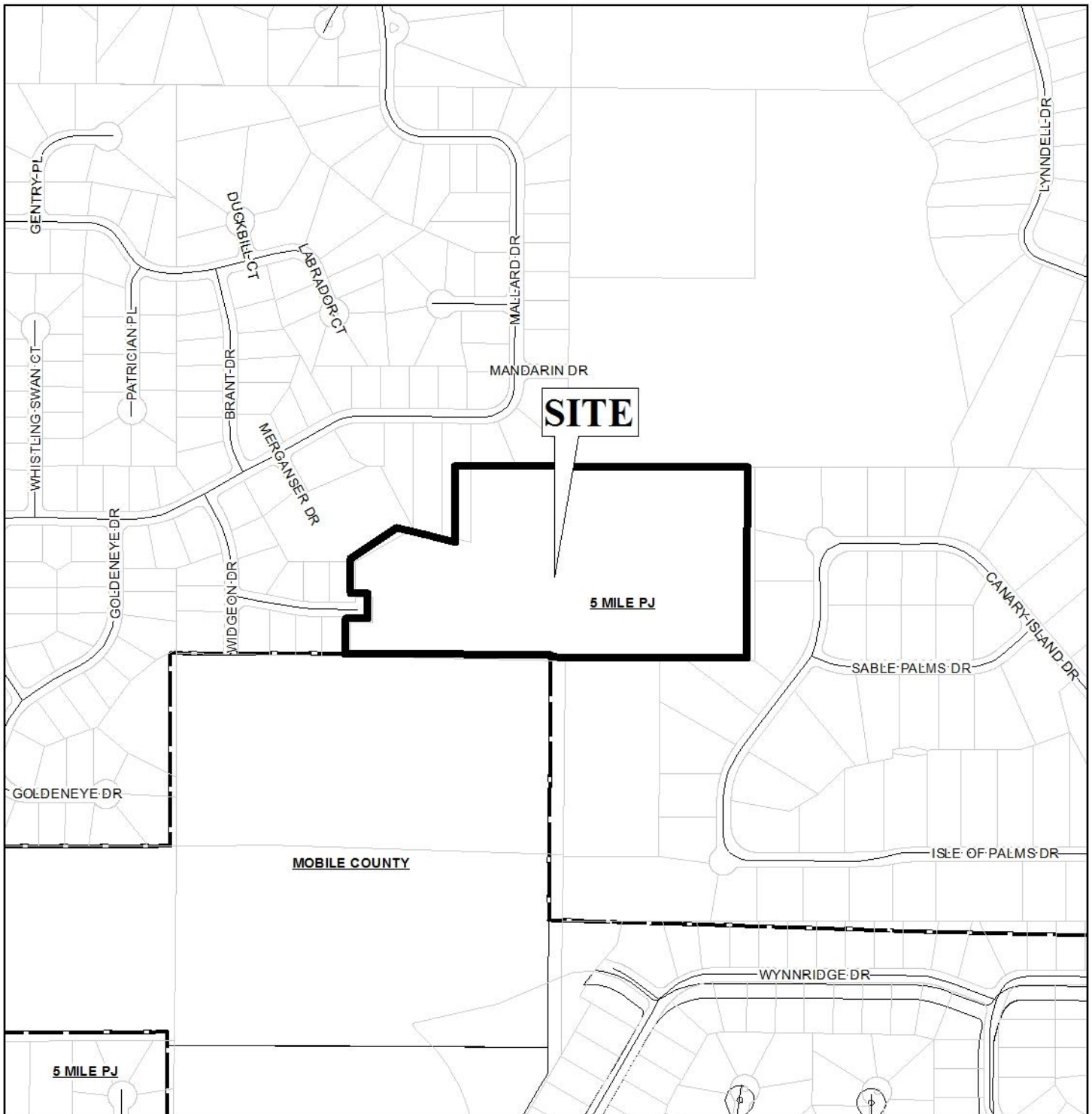
APPLICATION NUMBER 4 DATE March 9, 2017

APPLICANT Blackman Hills Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



APPLICATION NUMBER 4 DATE March 9, 2017

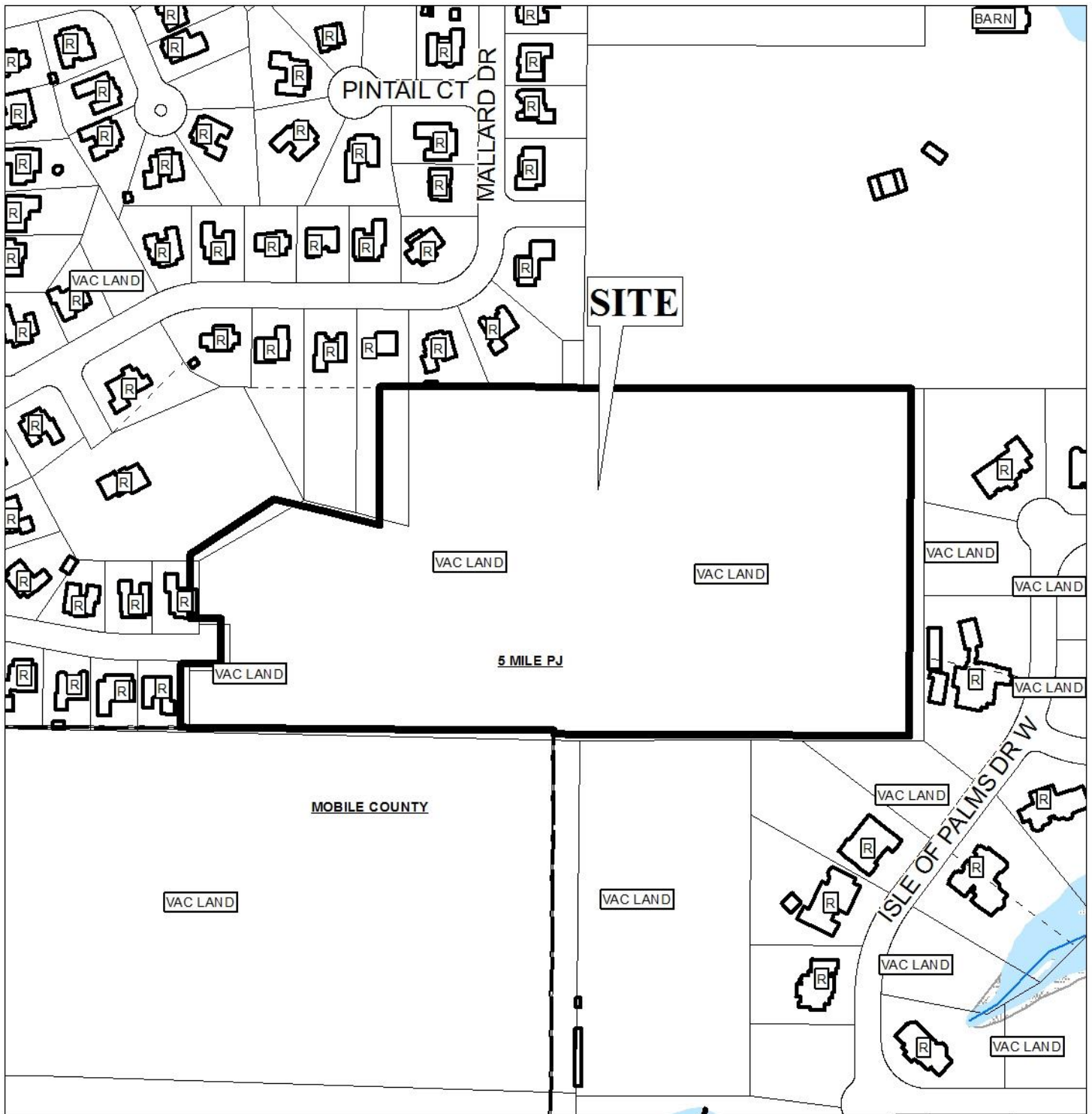
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BLACKMAN HILLS SUBDIVISION



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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



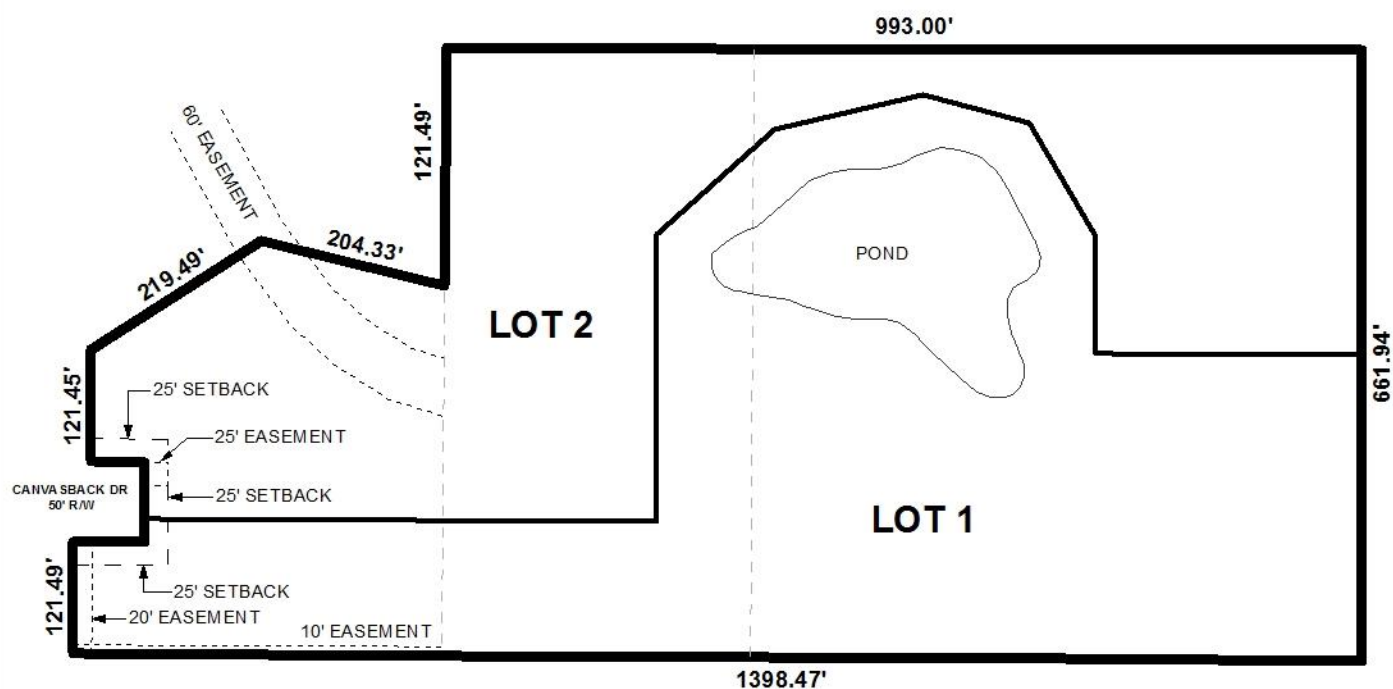
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DETAIL SITE PLAN



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