

## **PIERCE PINES 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, 27.0± acres subdivision which is located at the West side of Pierce Road, 2/10± mile North of Airport Boulevard, within the Planning Jurisdiction. The applicant states the proposed subdivision is served by individual wells and septic tanks.

The purpose of this application is to create two legal lots of record from a single metes-and-bounds parcel. A portion of the parcel is labeled as “future development”.

The proposed lot sizes are provided in acres, and each proposed lot exceeds the minimum required lot size in Section V.D.2. of the Subdivision Regulations. This information should be provided on the Final Plat in square feet and acres, if approved.

The subdivision has frontage on Pierce Road, a minor road with no curbs or gutters thus requiring a 60' right-of-way. The existing right-of-way depicted for the proposed subdivision is 60'; therefore no dedication should be required. Additionally, as a means of access management, a note should be placed on the final plat stating that the Lot A should be limited to two curb cuts to Pierce Road, and that Lot B is limited to one curb cut, with the size, location, and design to be approved by County Engineering and in conformance with AASHTO standards.

It should be noted that the proposed Lot B is a flag lot with a 192' wide, 638' long “pole”. There are no other flag lots in the area, nor was any justification provided by the applicant as to why the proposed subdivision cannot comply with Section V.D.1. of the Subdivision Regulations. However, since the “pole” width of 192' is so substantial, a waiver V.D.1. may be appropriate if future subdivision is not allowed. Furthermore, the proposed Lot B also exceeds the width-to-depth ratio in V.D.3. of the Subdivision Regulations, being 192' wide at the building setback and 1,163' deep. There are several lots in the area which also exceed the width-to-depth ratio, making a waiver of Section V.D.3. of the Subdivision Regulations appropriate.

The 25-foot minimum building setback is illustrated on the preliminary plat. If approved, this information should be retained on the Final Plat.

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

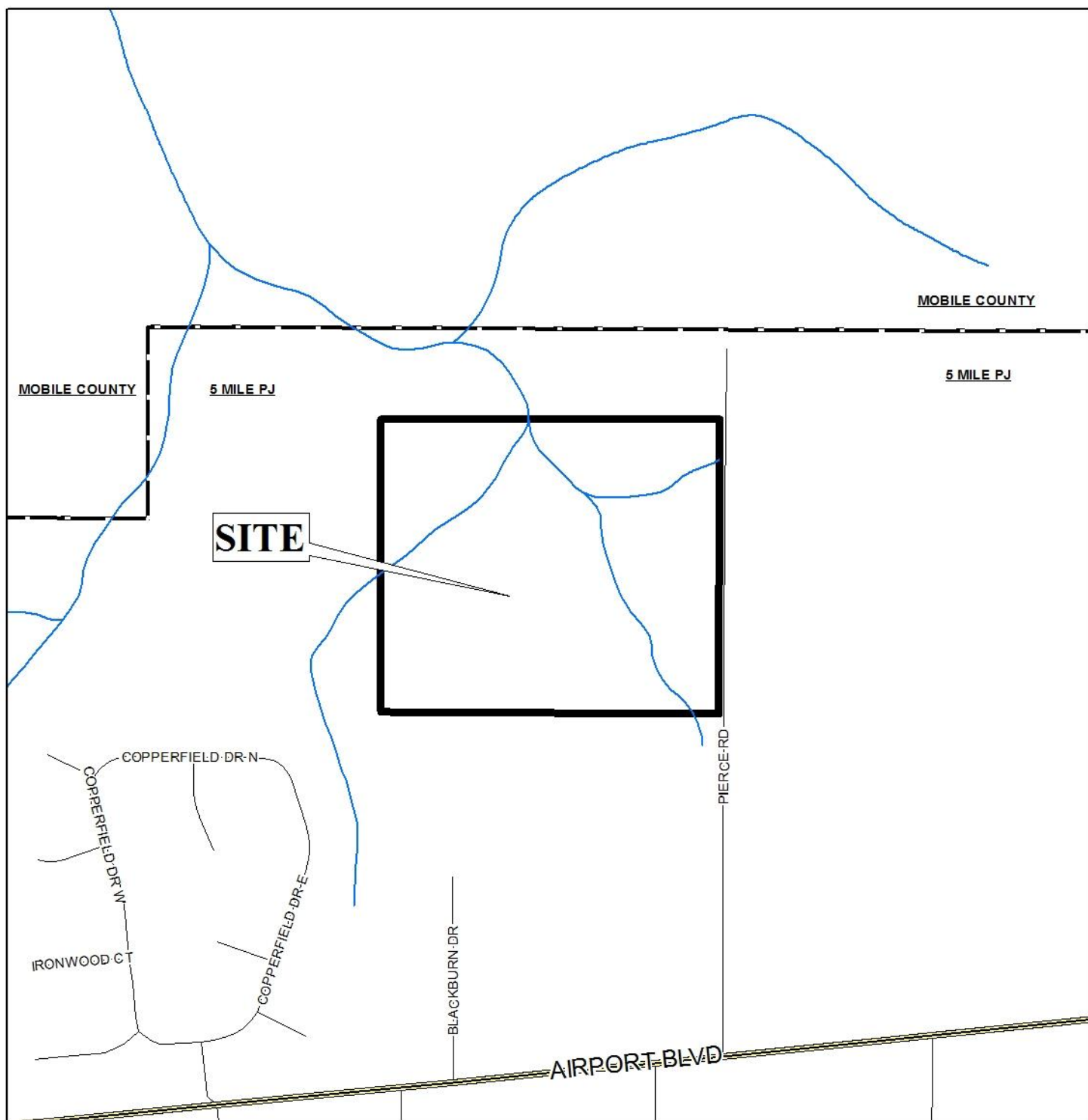
Subdivision Regulations. A note regarding this requirement should appear on the Final Plat, if approved.

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.”* is located on the preliminary plat and should be retained on the Final Plat.

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

- 1) placement of a note on the Final Plat stating 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;
- 2) placement of a note on the Final Plat stating that no future subdivision of Lot B will be allowed due to the flag lot reconfiguration;
- 3) placement of a note on the Final Plat stating that Lot A is limited to two curb cuts to Pierce Road, and that Lot B is limited to one curb cut, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards;
- 4) retention of the 25' minimum building setback line along Pierce Road;
- 5) 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;
- 6) 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
- 7) compliance with Fire comments and placement of a note stating: *“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



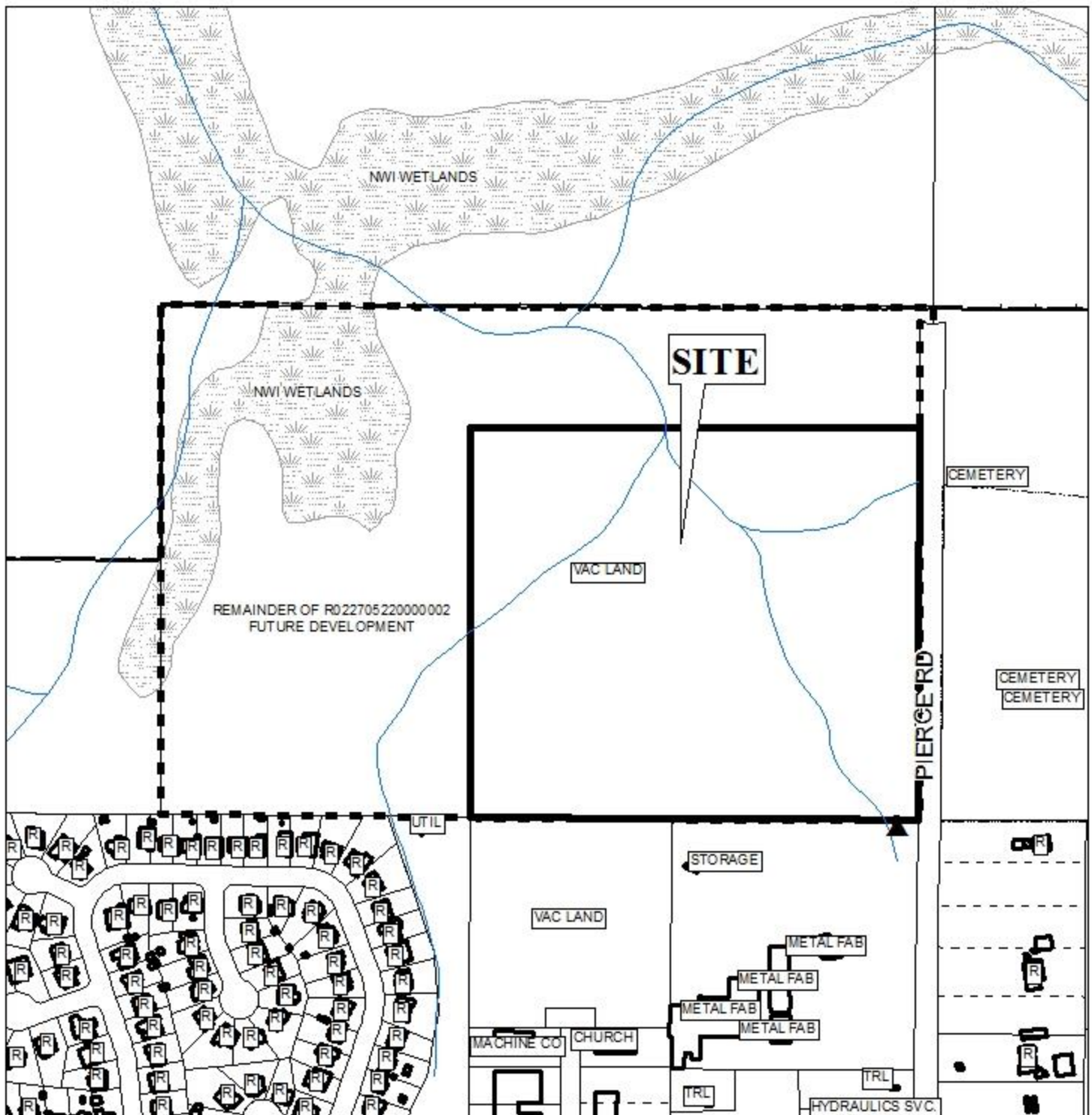
APPLICATION NUMBER 4 DATE January 21, 2016

APPLICANT Pierce Pines Subdivision

REQUEST Subdivision



# PIERCE PINES SUBDIVISION



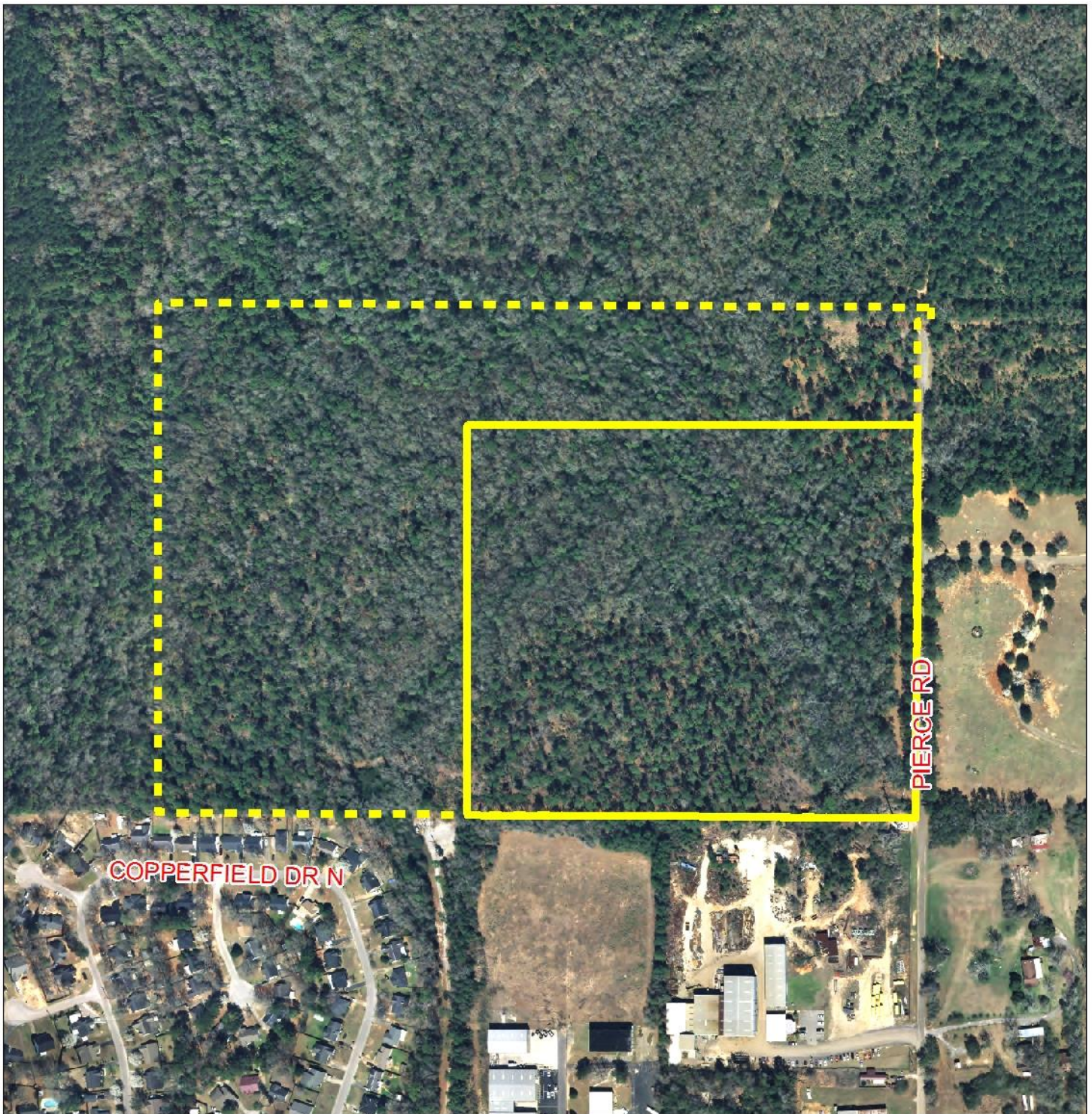
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6





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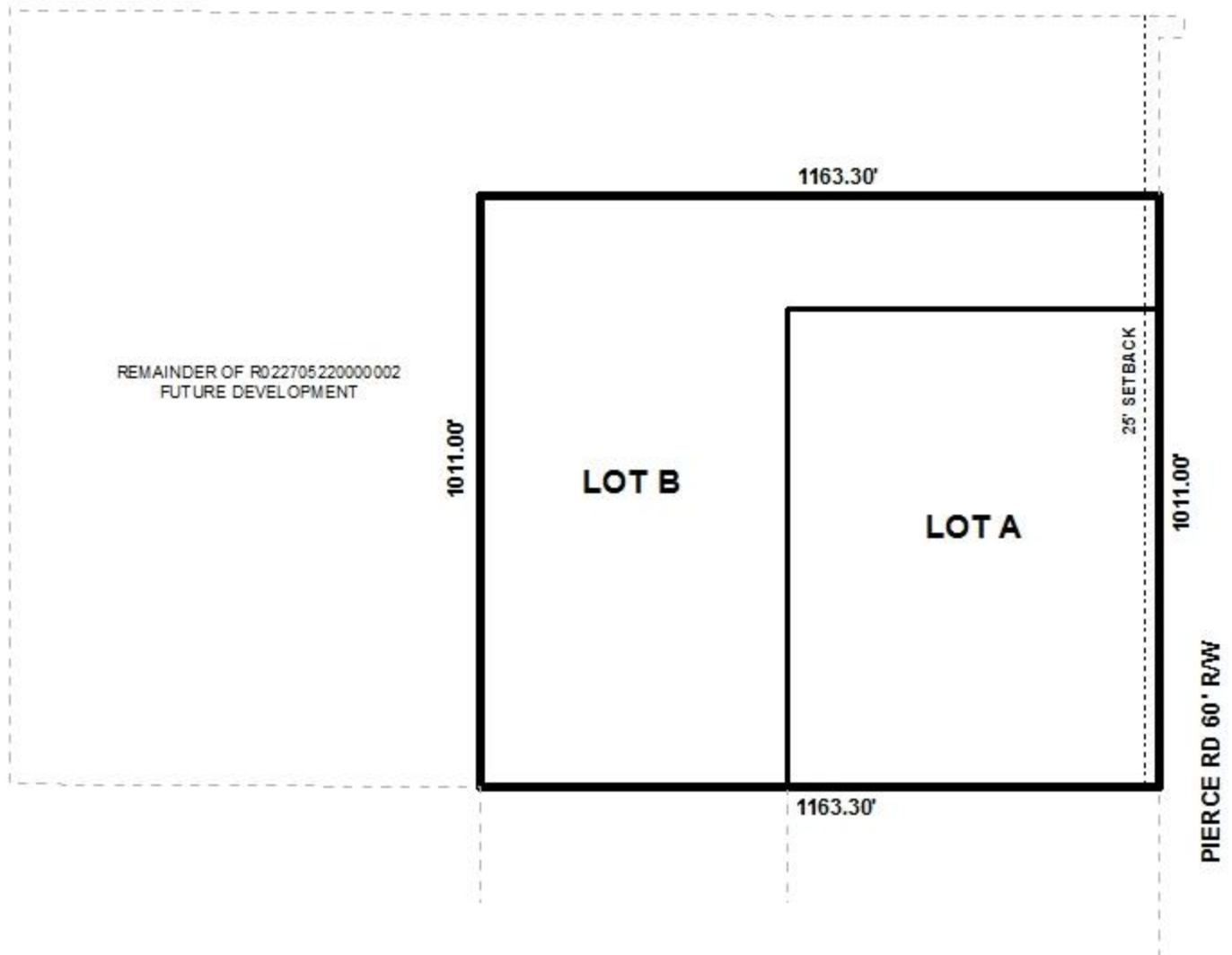


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# DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE January 21, 2016

APPLICANT Pierce Pines Subdivision

REQUEST Subdivision

