

TOWER PLACE SUBDIVISION, **RESUBDIVISION OF LOT 40**

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 1-lot, 0.2± acre subdivision which is located on the South terminus of Tudor Lane, and is located within the Planning Jurisdiction. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to amend the recorded front building setback line for a single legal lot of record. The applicant states that construction of a home on the site began in June 2014, and it was discovered after-the-fact that a mistake was made when the survey crew staked the foundation, and a portion of the home will encroach into front 25' minimum building setback, to within 15.9' from the front property line. The applicant requests that the setback be revised within the area of the encroachment so that the minimum building setback coincides with the front and side walls of the foundation. The Planning Commission has approved similar requests at its January 6, 2011 and August 19, 2010 meetings where errors were made during construction.

The lot size is labeled in both square feet and acres; and the proposed lot would exceed the minimum size requirements of Section V.D.2. of the Subdivision Regulations. The lot sizes should remain in square feet and acres on the Final Plat, if approved.

The site fronts onto Tudor Lane, a minor street with curb and gutter. As a minor street with curb and gutter, Tudor Lane should have a minimum right-of-way of 50'. The preliminary plat submitted illustrates an existing right-of-way of 50', making no further dedication necessary.

As a mean of access management, a note should be placed on the Final Plat stating that the lot is limited to one curb cut to Tudor Lane, with the size, design, and location of the curb cuts, to be approved by Mobile County Engineering and conform to AASHTO standards.

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.

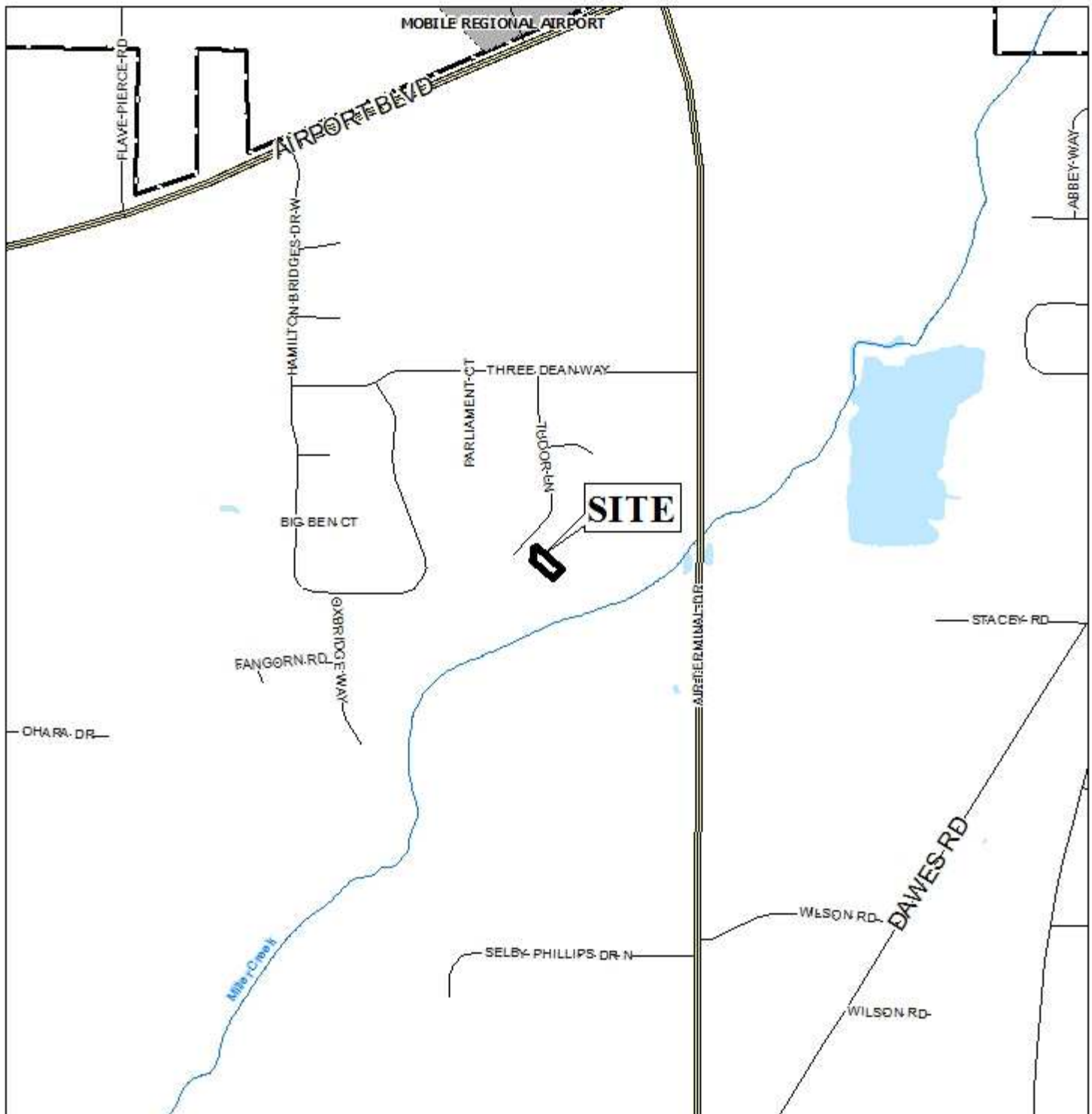
The site must comply with the City of Mobile storm water and flood control ordinances. Therefore, a note stating "Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City 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 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 reflecting this requirement should appear on the Final Plat.

Based upon the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of the lot size, in square feet and acres, or provision of a table on the Final Plat with the same information;
- 2) retention of the minimum building setback line to maintain the standard 25' minimum building setback in all areas outside the encroachment;
- 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 stating the site must 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) compliance with Fire 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.);*
- 6) placement of a note on the Final Plat stating that the lot is limited to one curb cut to Tudor Lane, with the size, design, and location of the curb cuts to be approved by Mobile County 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.

LOCATOR MAP



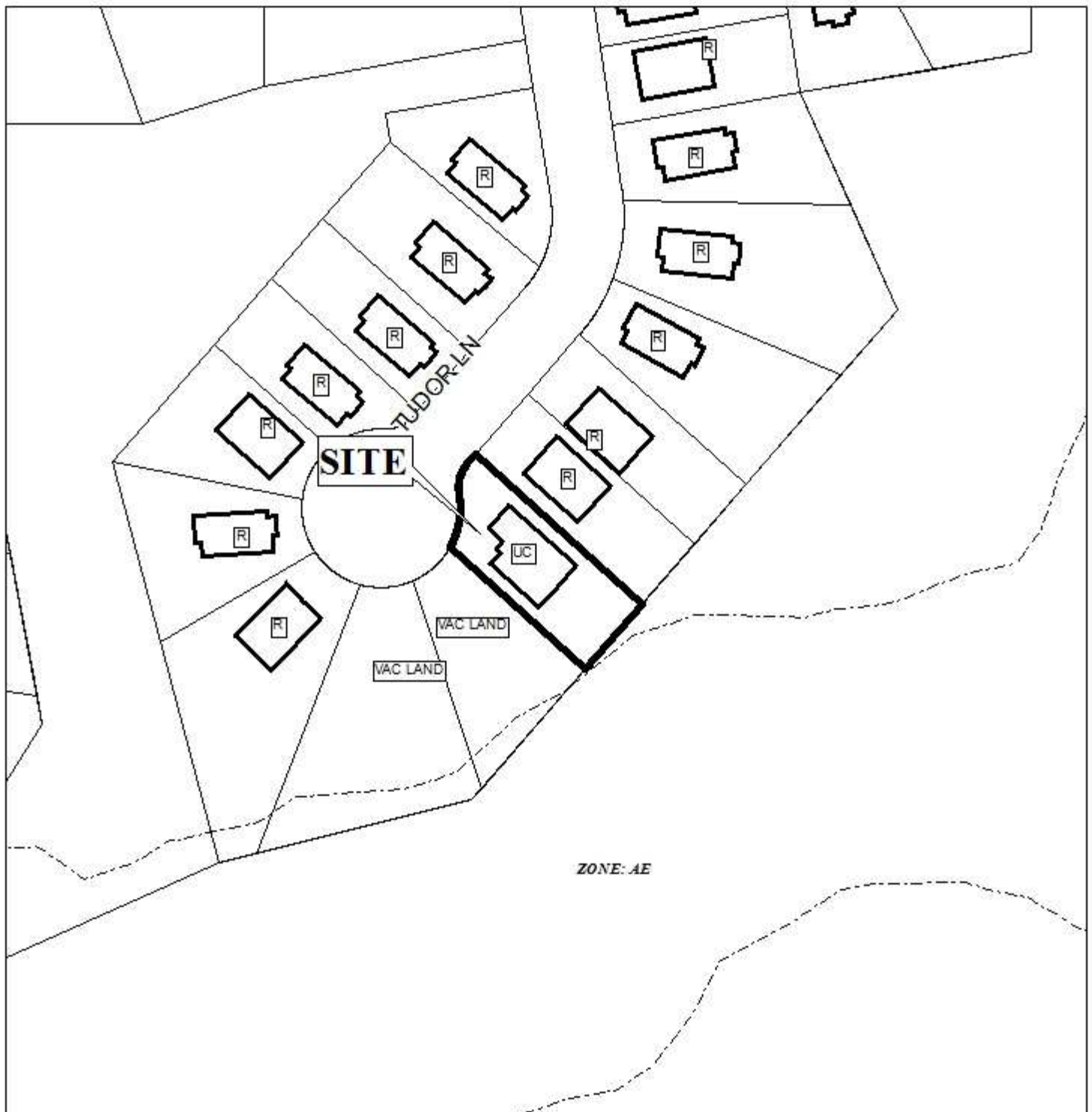
APPLICATION NUMBER 4 DATE August 21, 2014

APPLICANT Tower Place Subdivision, Resubdivision of Lot 40

REQUEST Subdivision



TOWER PLACE SUBDIVISION, RESUBDIVISION OF LOT 40



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



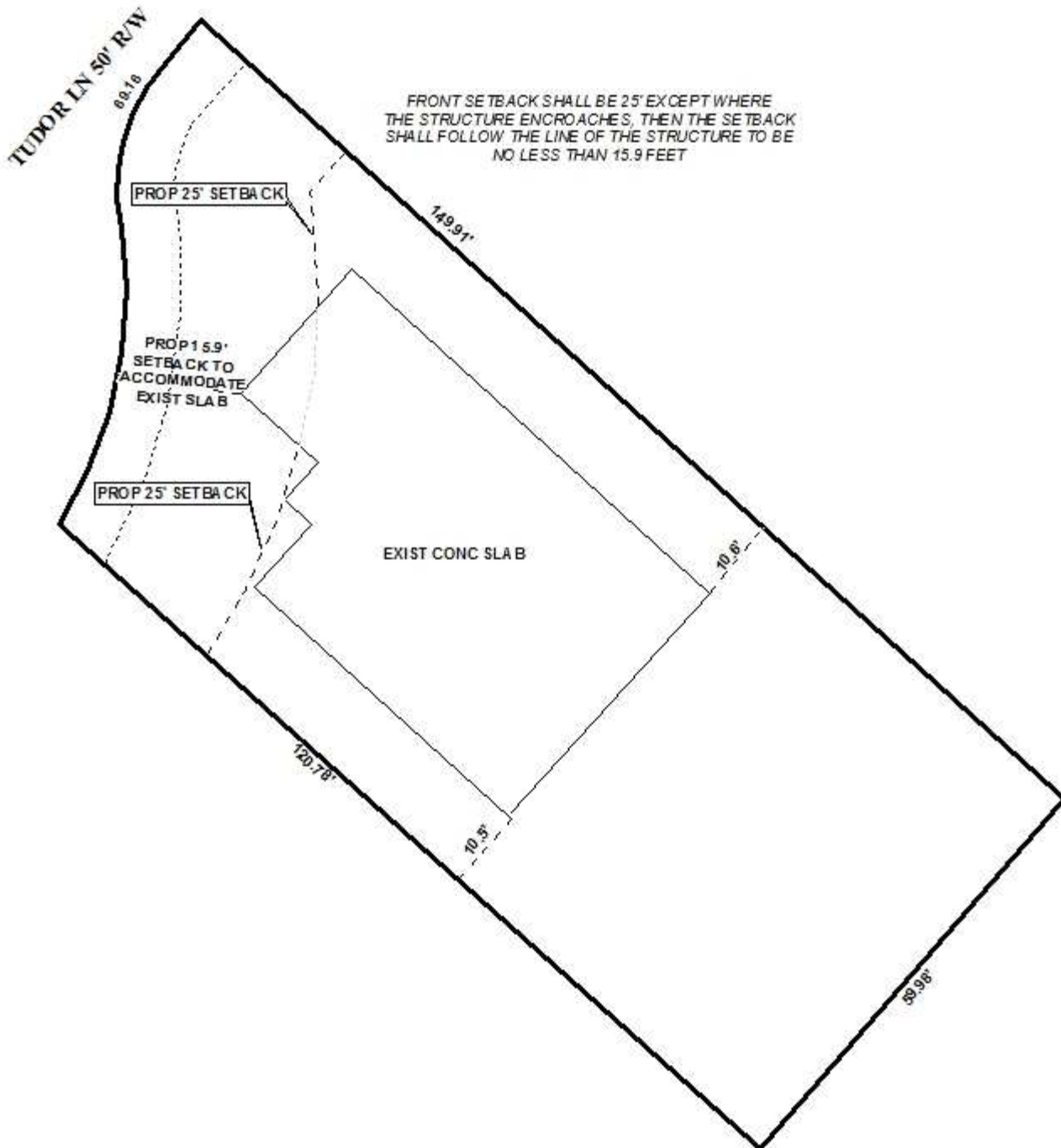
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DETAIL SITE PLAN



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