

**BAY FOREST PARK SUBDIVISION, RESUBDIVISION**  
**OF LOTS 6 & 7 AND BAY FOREST PARK**  
**SUBDIVISION LOT 10, OF THE RESUBDIVISION OF**  
**LOTS 9 & 10**

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 preliminary plat illustrates the proposed 3-lot, 11.7± acre subdivision which is located on the West side of Bay Road, 130'± South of Hammock Road. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by public water and sewer systems. The purpose of this application is to relocate the interior lot lines between three legal lots of record.

The subject properties were a part of the Bay Forest Park Subdivision, which was approved by the Planning Commission at its July 23, 1998 meeting. It should be noted, that while that Subdivision was approved and recorded in Probate Court, the seven copies of the recorded plat were never submitted to Planning & Zoning. If approved, copies of the previously recorded plat should be submitted to Planning & Zoning staff prior to the signing of the Final Plat.

The proposed lots front Bay Road, a minor street without curb and gutter. As a minor street without curb and gutter, this street requires a 60' wide right-of-way width. The existing right-of-way width is depicted as 60' on the preliminary plat and should be retained on the Final Plat, if approved.

The proposed Lot 3 has a flag lot configuration with a 59'± wide pole connecting the property to the street. As the general configuration of this lot was previously approved by the Planning Commission, a waiver of Section V.D.1. of the Subdivision Regulations would be appropriate.

The 25-foot minimum building setback line is depicted on the preliminary plat for Lots 1 and 2, but not for the proposed Lot 3. If approved, the setback should be illustrated for all lots where they are a minimum of 60' wide on the Final Plat.

The lot size information is depicted in both square feet and in acres on the preliminary plat and should be retained on the Final Plat, if approved. The lots meet the minimum lot size requirements for sites with public water and sewer.

As a means of access management, a note should be placed on the Final Plat, if approved, stating that each lot is limited to one curb cut to Bay Road, with any changes to the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards.

This site is located in the County; therefore, 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 should be placed on the Final Plat, if approved.

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

- 1) submittal of seven (7) copies of the recorded Bay Forest Park Subdivision to Planning & Zoning staff prior to the signing of the Final Plat;
- 2) retention of the 60' wide right-of-way width along Bay Road;
- 3) illustration of the 25-foot minimum setback line for all lots where they exceed 60' wide;
- 4) retention of the lot size information in both square feet and in acres;
- 5) placement of a note on the Final Plat stating each lot is limited to one curb cut to Bay Road, with any changes to the size, design and location of the curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 6) placement of a note on the Final Plat stating this site is located in the County, and therefore 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) compliance with 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.);and,*
- 8) compliance with Fire Department comments and placement of a note *(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 5 DATE October 5, 2017

APPLICANT Bay Forest Park Subdivision, Resubdivision of Lots 6 & 7 and Bay Forest Park Subdivision Lot 10, of the Resubdivision of Lots 9 & 10

REQUEST Subdivision



# LOCATOR ZONING MAP



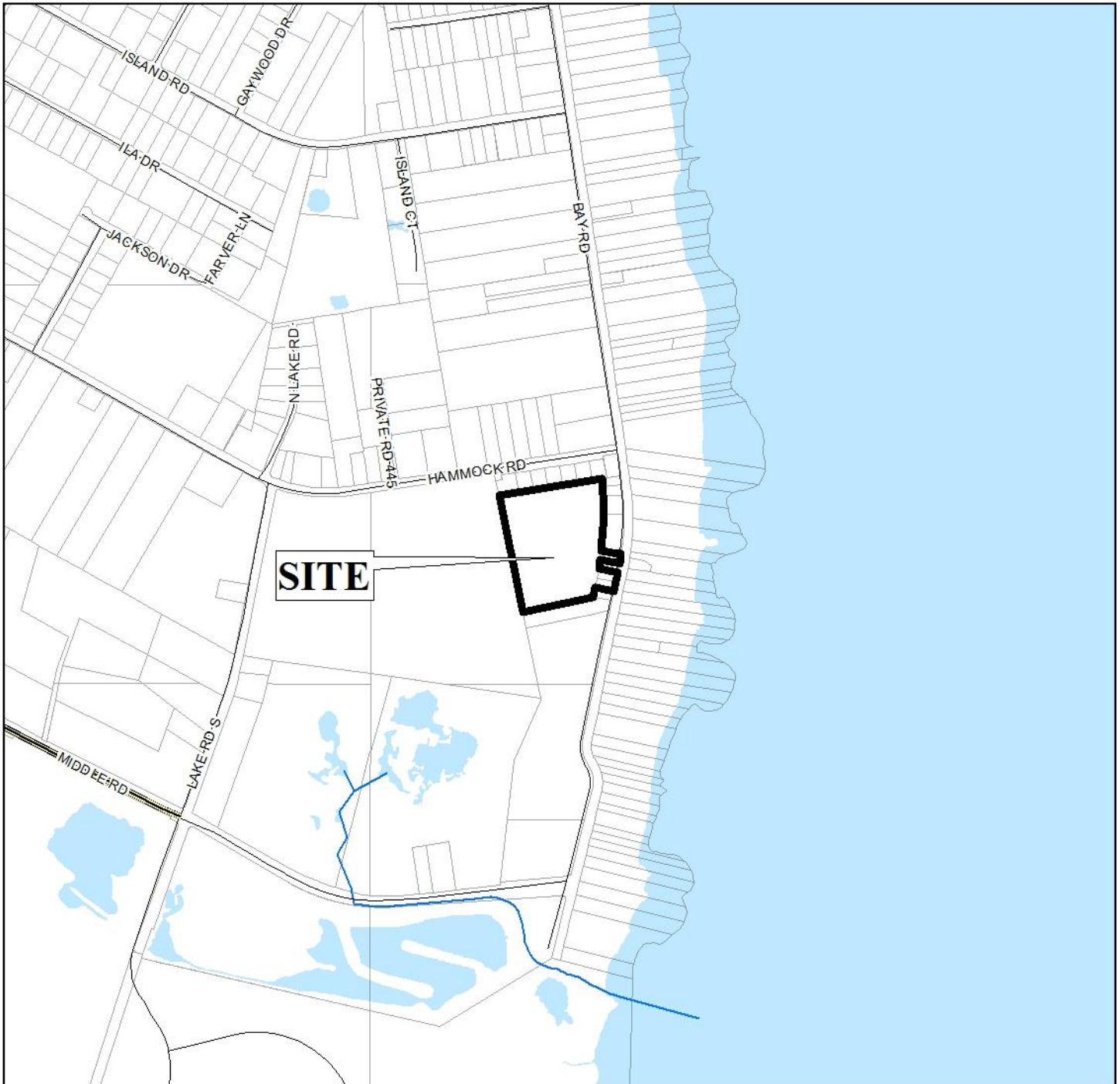
APPLICATION NUMBER 5 DATE October 5, 2017

APPLICANT Bay Forest Park Subdivision, Resubdivision of Lots 6 & 7 and Bay Forest Park Subdivision Lot 10, of the Resubdivision of Lots 9 & 10

REQUEST Subdivision



# FLUM LOCATOR MAP



APPLICATION NUMBER 5 DATE October 5, 2017

APPLICANT Bay Forest Park Subdivision, Resubdivision of Lots 6 & 7 and Bay Forest Park Subdivision Lot 10, of the Resubdivision of Lots 9 & 10

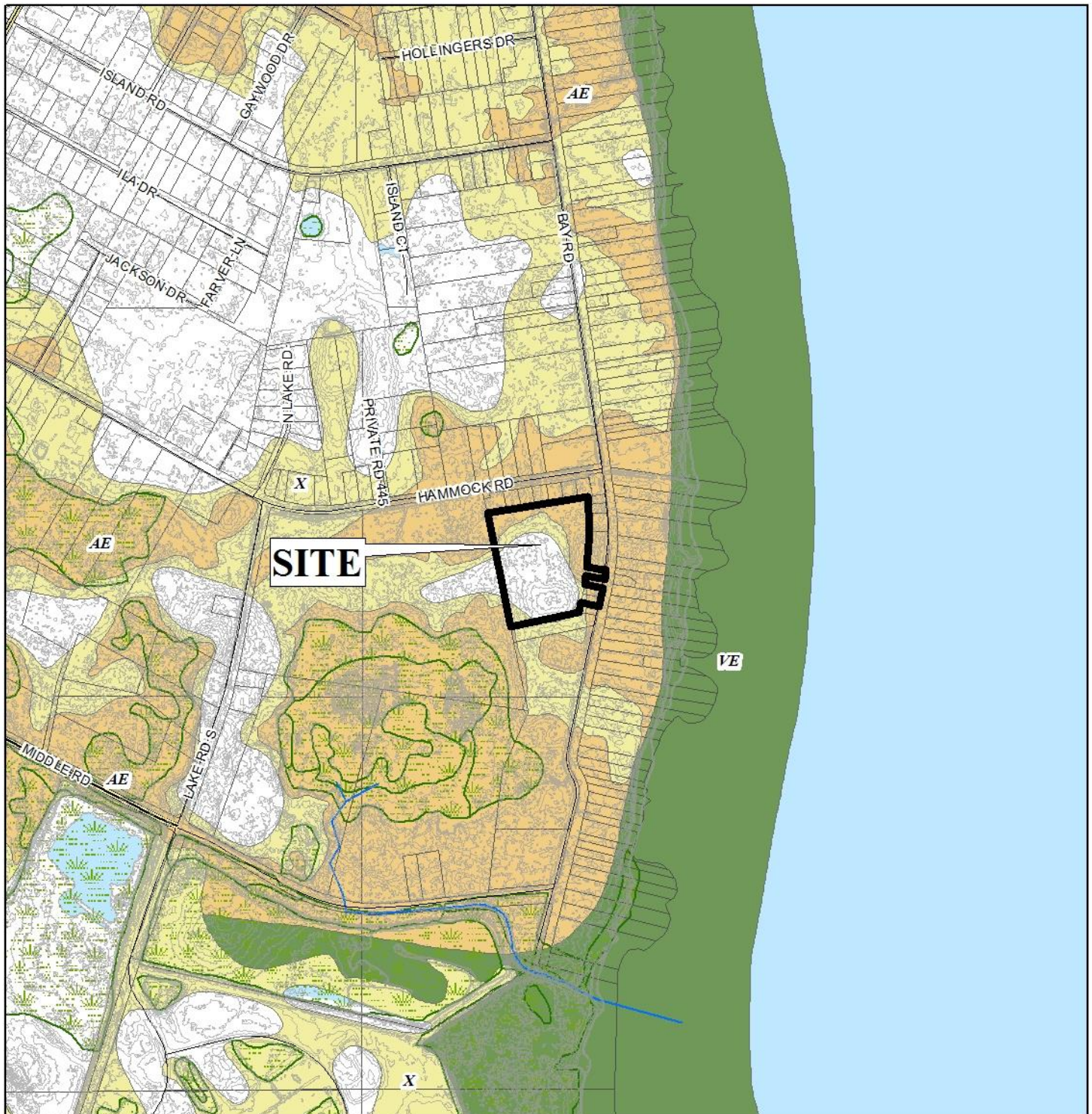
REQUEST Subdivision

- |                           |                                  |                     |                    |
|---------------------------|----------------------------------|---------------------|--------------------|
| Low Density Residential   | Neighborhood Center- Traditional | Downtown Waterfront | Water Dependent    |
| Mixed Density Residential | Traditional Corridor             | Light Industry      | Parks & Open Space |
| Downtown                  | Neighborhood Center- Suburban    | Heavy Industry      |                    |
| District Center           | Mixed Commercial Corridor        | Institutional       |                    |





# ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 5 DATE October 5, 2017

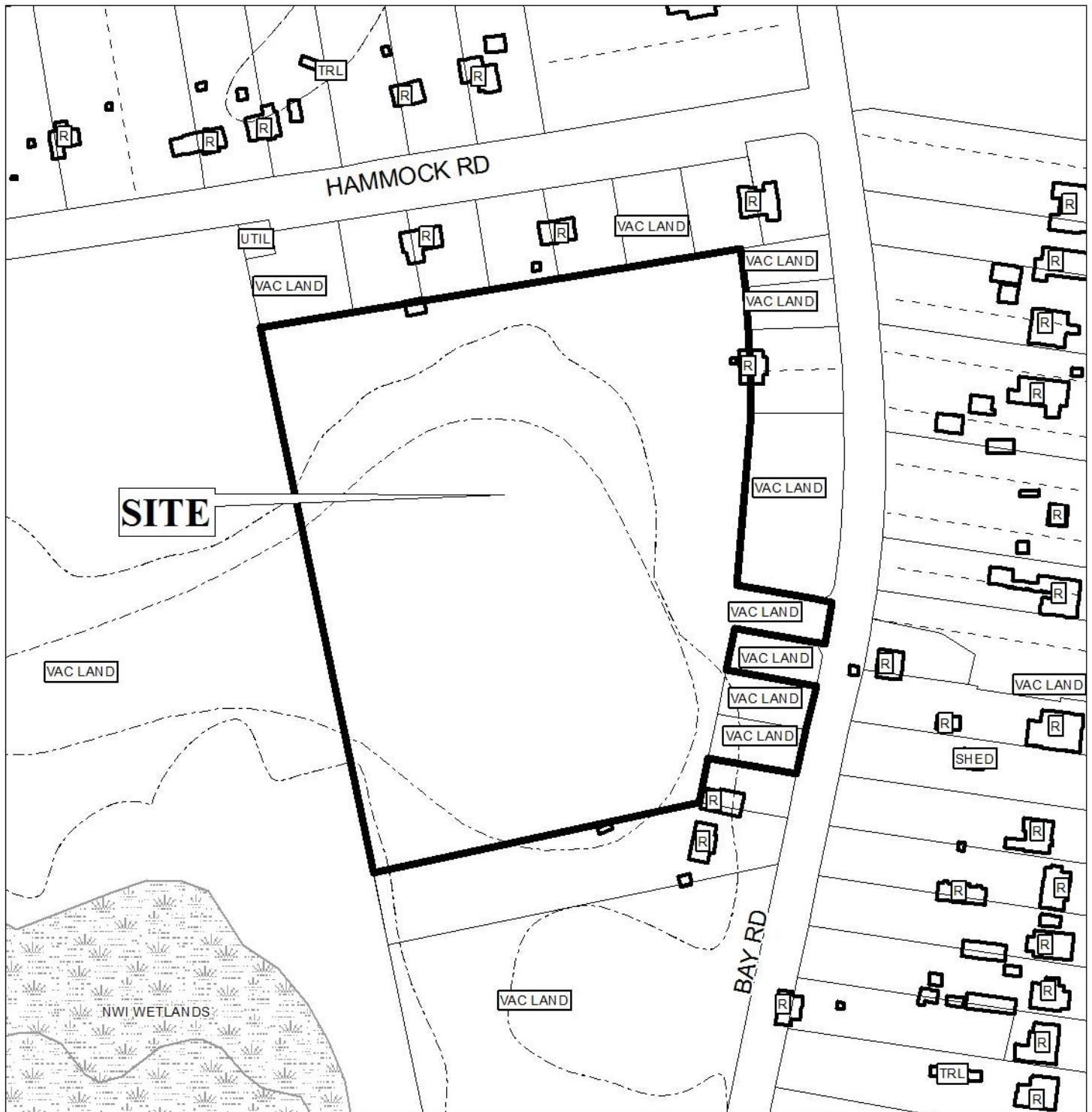
APPLICANT Bay Forest Park Subdivision, Resubdivision of Lots 6 & 7 and Bay Forest Park Subdivision Lot 10, of the Resubdivision of Lots 9 & 10

REQUEST Subdivision





**BAY FOREST PARK SUBDIVISION, RESUBDIVISION OF LOTS 6 & 7  
AND BAY FOREST PARK SUBDIVISION LOT 10,  
OF THE RESUBDIVISION OF LOTS 9 & 10**



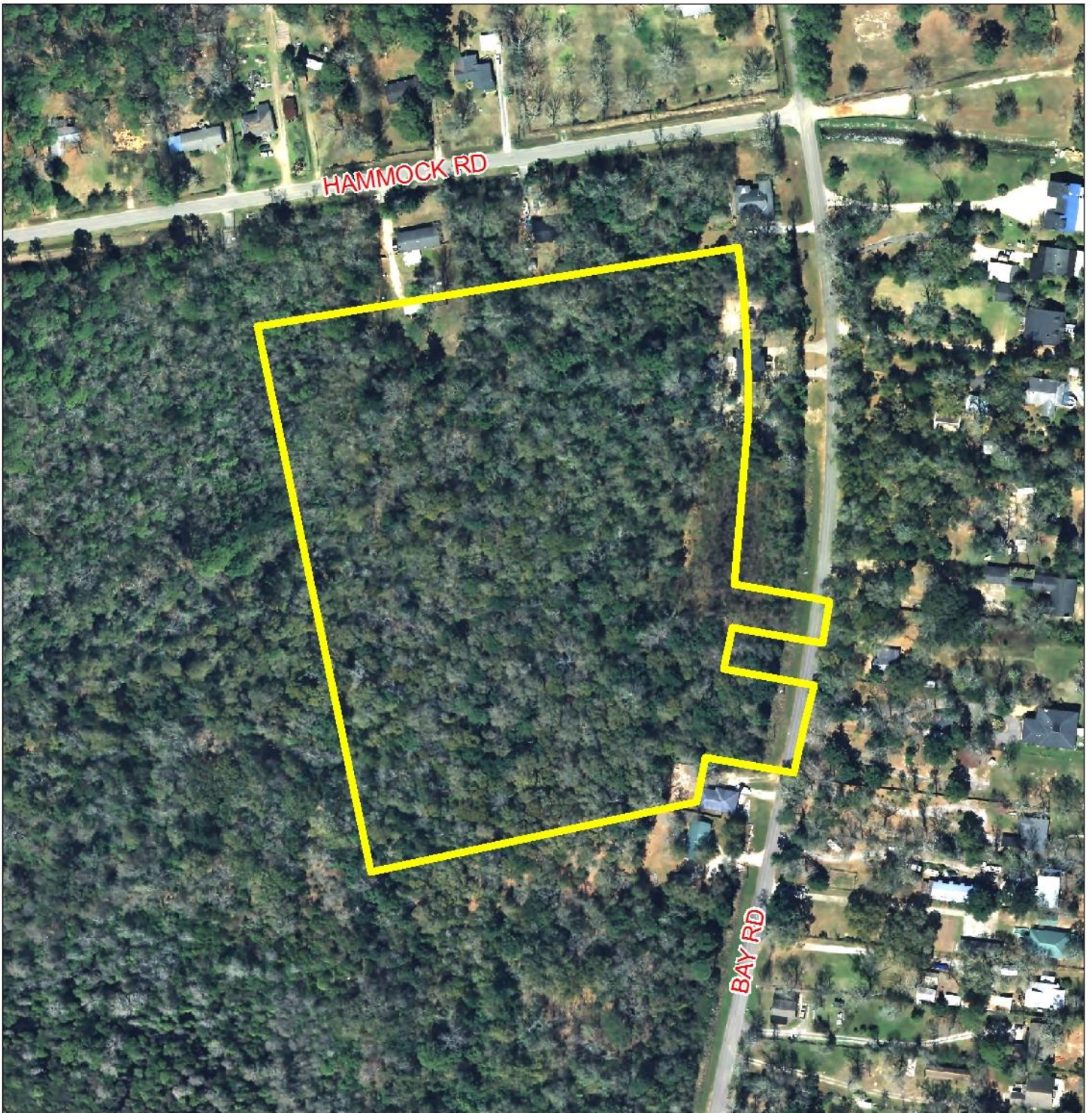
APPLICATION NUMBER 5 DATE October 5, 2017

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





**BAY FOREST PARK SUBDIVISION, RESUBDIVISION OF LOTS 6 & 7  
AND BAY FOREST PARK SUBDIVISION LOT 10,  
OF THE RESUBDIVISION OF LOTS 9 & 10**

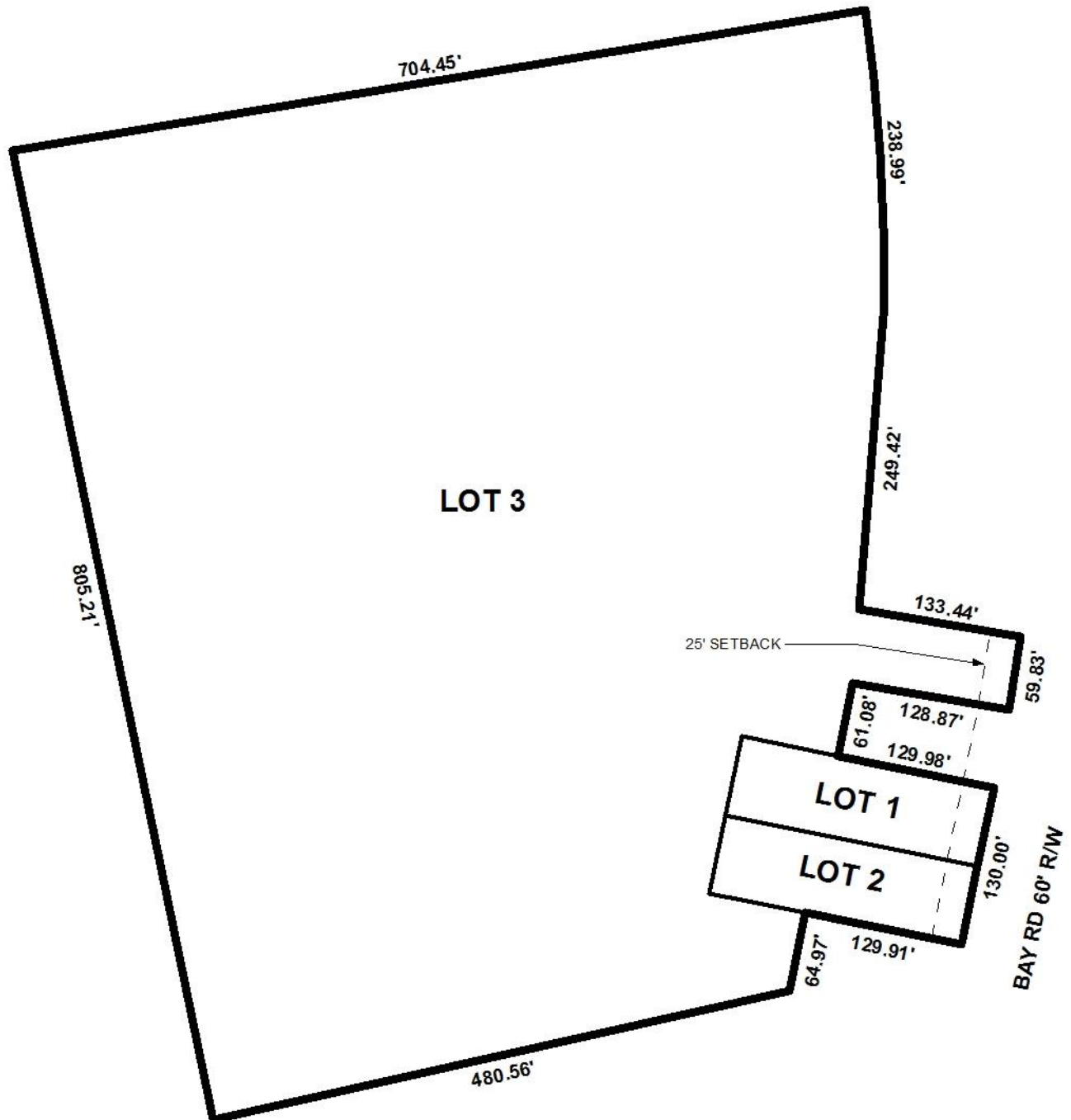


APPLICATION NUMBER 5 DATE October 5, 2017





# DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE October 5, 2017

APPLICANT Bay Forest Park Subdivision, Resubdivision of Lots 6 & 7 and Bay Forest Park Subdivision Lot 10, of the Resubdivision of Lots 9 & 10

REQUEST Subdivision



NTS

