

FRED & MILDRED JOHNSON FAMILY 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. 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: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile. Commercial buildings and sites within the City of Mobile Fire Jurisdiction 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 NO water or sewer services available.

The plat illustrates the proposed 2 lot, 20.0 ± acre subdivision which is located on the North side of River Road, 2/10± mile East of Thomas Road. The applicant states that the subdivision is served by public water and individual septic systems.

The purpose of this application is to create two legal lots of record from two metes and bounds parcels. The applicant states that the division will be a “family” subdivision.

The site fronts onto River Road, a minor street with adequate frontage. The overall site has approximately 667 feet of frontage onto River Road, thus each lot should be allowed one curb-cut each, with the size, design and location to be determined by County Engineering, and to comply with AASHTO standards.

The applicant proposes that Lot 1 be a “flag” lot, with a 60 foot wide by 772 foot long pole connecting the lot to River Road. There are no Planning Commission approved flag-lots in the vicinity, and this is the first subdivision application for this area since the Theodore/Tillman’s Corner annexation expanded the Planning Jurisdiction to the South: the jurisdiction line in fact cuts the site in half.

The same subdivision was approved by the Planning Commission at the August 19, 2010 meeting, but has been re-submitted with the pole being changed from 25 feet to 60 feet and being moved from the West of the lot to the East side. These changes also changed the size of Lot 1 to 9.1 acres ± from 8.4 acres ±.

While there are no Planning Commission approved flag-lots within the vicinity, there are existing recorded flag lots abutting the site to the West. Furthermore, the site itself is encumbered with wetlands and floodplains associated with a branch of Fowl River, and the site

also contains a small lake which complicates the ability to divide the 20 acre property. As proposed Lot 1 will be 9.1 acres in size, with a pole of 60-feet in width. Future resubdivision of Lot 1 should be not be allowed until such time that additional frontage on a public street or compliant private street is provided.

The 25-foot minimum building setback is shown on the plat for both lots as required by V.D.9 of the Subdivision Regulations, and should be retained on the Final Plat, if approved. The lot sizes are depicted on the plat in square feet and should be retained on the Final Plat, if approved.

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 should be placed on the Final Plat reflecting this requirement, if approved.

As previously mentioned, a portion of the site appears to contain wetlands and floodplains associated with a branch of Fowl River. The potential presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies for wetland and floodplain issues will be required prior to the issuance of any permits or land disturbance activities. A note should be placed on the Final Plat stating this requirement.

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.

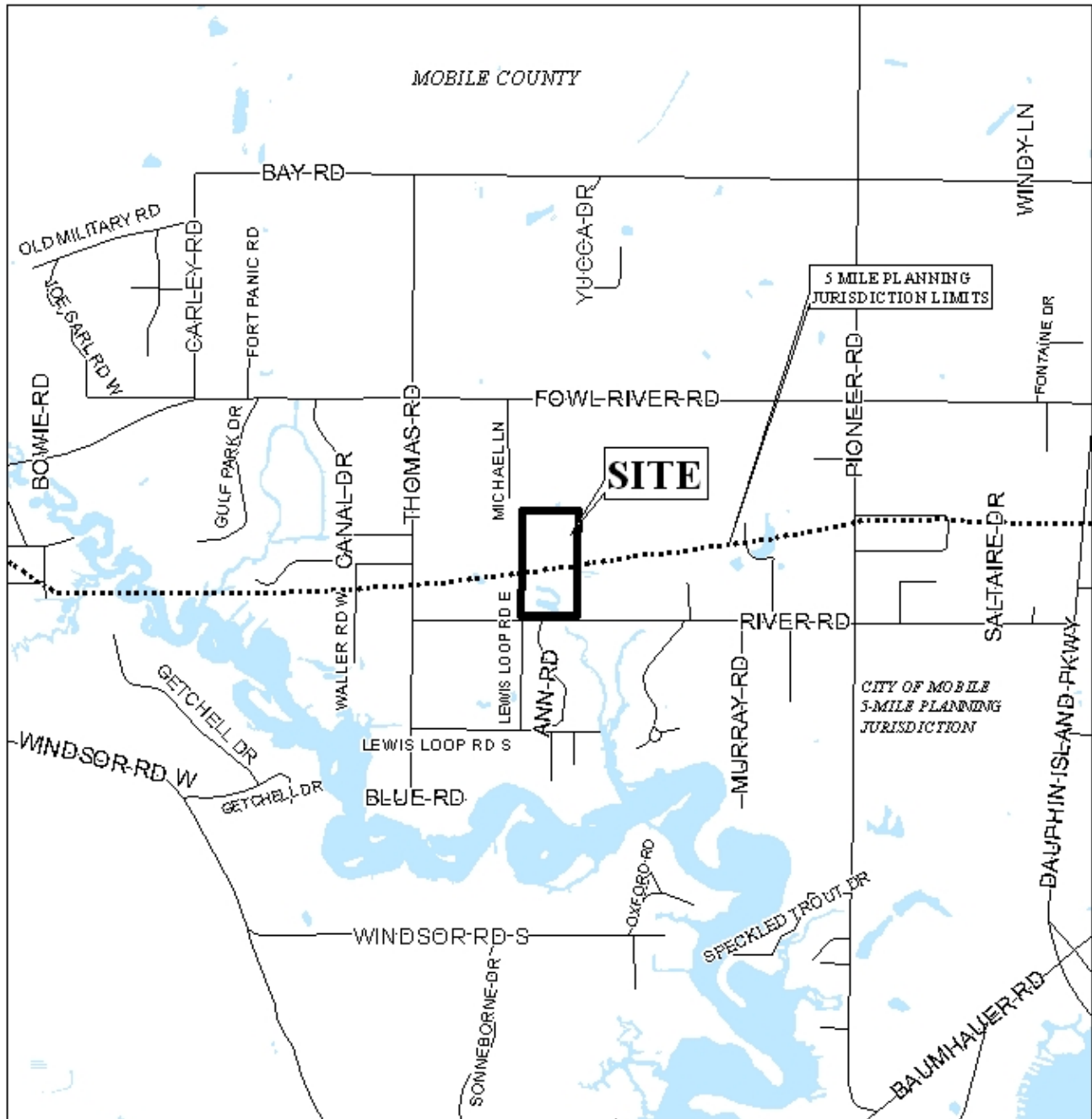
The site will have to comply with the City of Mobile storm water and flood control ordinances. A note stating *“Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of 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.”* should be placed on the final plat.

Based on the preceding, the application is recommended for tentative approval, subject to the following conditions:

- 1) Retention of the note on the Final Plat stating that each lot is limited to one curb-cut, with the size, design and location to be approved by Mobile County Engineering and to conform to AASHTO standards;
- 2) Retention of the depiction and labeling of the 25-foot minimum building setback line, and with the setback line for Lot 1 to be setback from where the “pole” meets the “flag” portion of the lot; and
- 3) Retention of lot area size labeling, in square feet, on the Final Plat;
- 4) The pole for Lot 1 remains a minimum of 60-feet wide;

- 5) Retention of the note on the Final Plat stating that there shall be no future subdivision of Lot 1 until additional frontage is provided on a public street or a private street developed in compliance with the Subdivision Regulations;
- 6) Retention of the 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;
- 7) Retention of the note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland and floodplain issues, prior to the issuance of any permits or land disturbance activities;
- 8) Retention of the 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; and
- 9) Retention of the note on the Final Plat stating that development *“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.”*

LOCATOR MAP



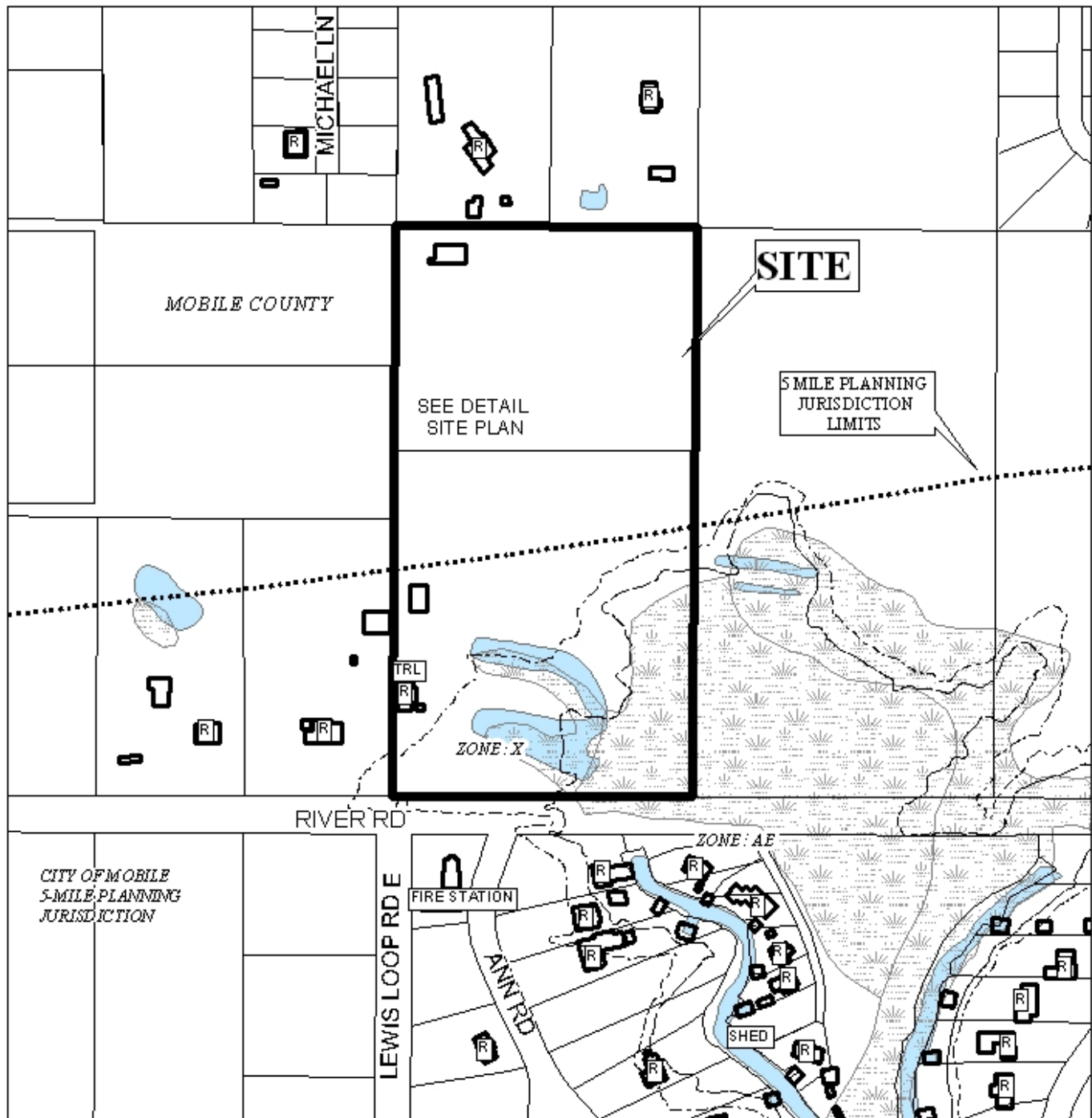
APPLICATION NUMBER 5 DATE November 4, 2010

APPLICANT Fred & Mildred Johnson Family Subdivision

REQUEST Subdivision



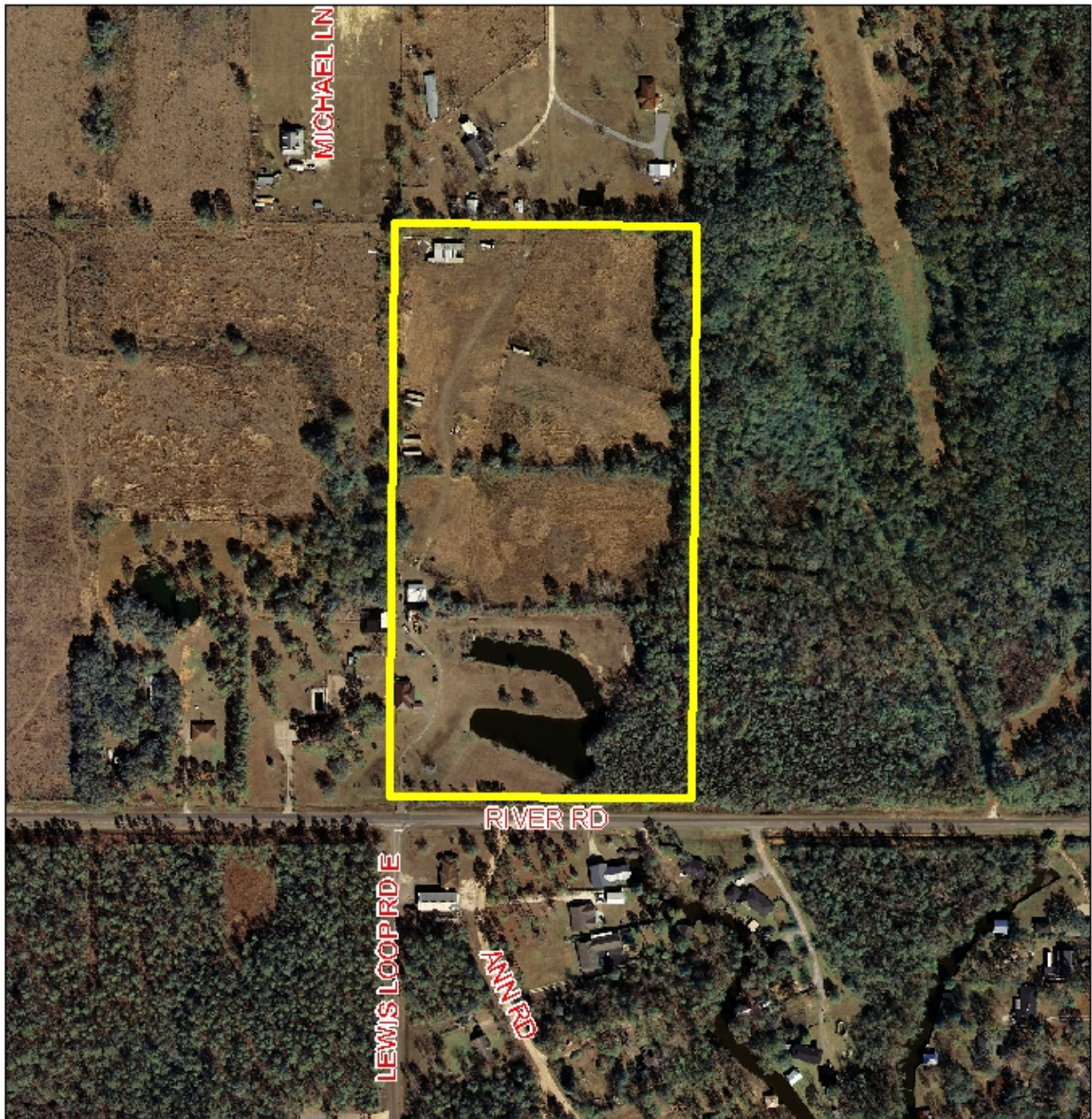
FRED & MILDRED JOHNSON FAMILY SUBDIVISION



APPLICATION NUMBER 5 DATE November 4, 2010



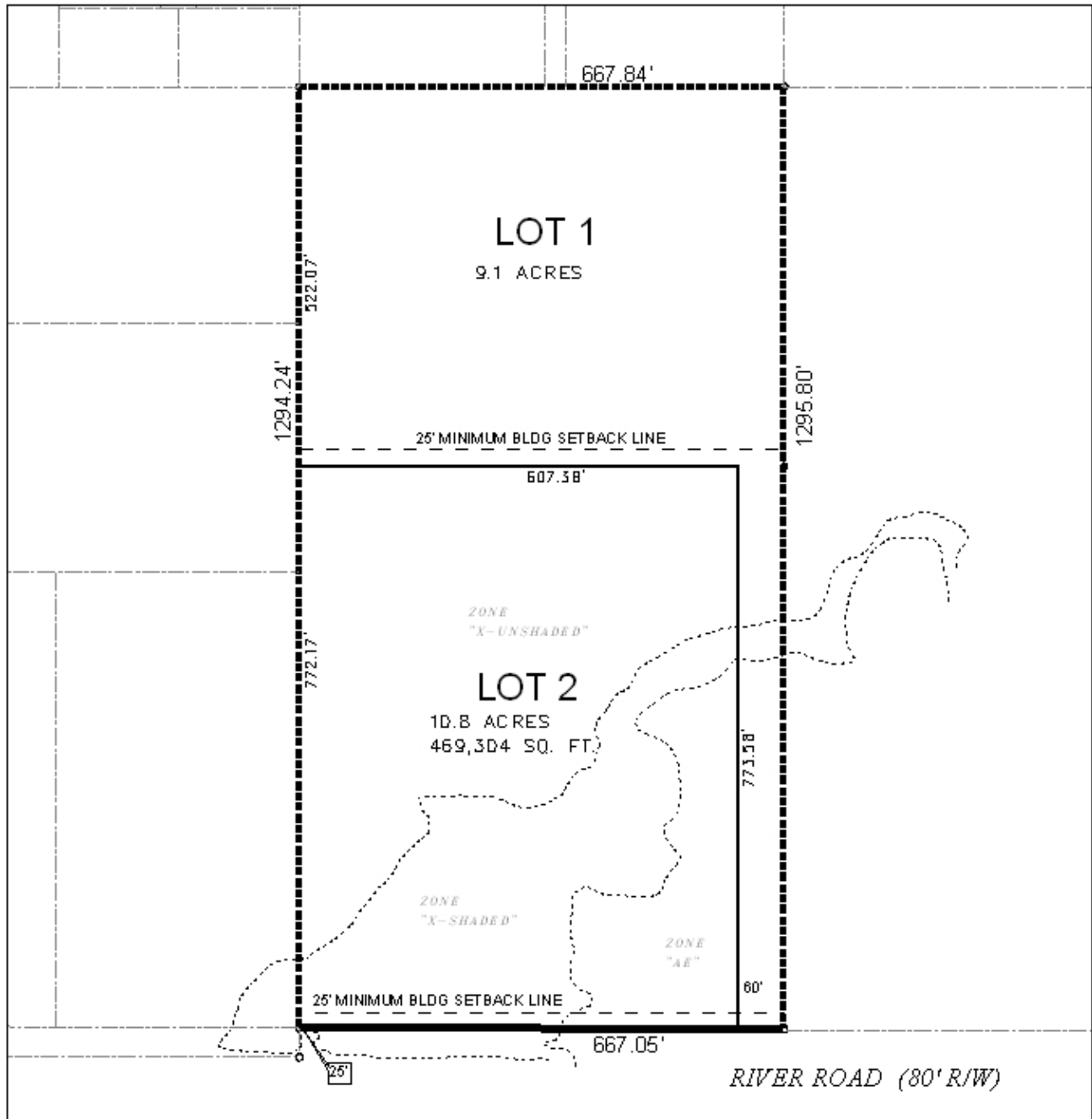
FRED & MILDRED JOHNSON FAMILY SUBDIVISION



APPLICATION NUMBER 5 DATE November 4, 2010



DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE November 1, 2010

APPLICANT Fred & Mildred Johnson Family Subdivision

REQUEST Subdivision

N
NTS