

## **HOLLINGERS ISLAND SUBDIVISION, ISLAND FARMS, BLOCK 6, RESUBDIVISION OF LOT 31**

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 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 2-lot, 5.0± acre subdivision located on the West side of Bay Road, 840'± South of Island Road, within the Planning Jurisdiction. The applicant states that the subdivision is served by public water and sanitary services.

The purpose of this application is to create two legal lots from an existing legal lot of record.

The site fronts on Bay Road on the East, a minor street with an adequate 60' right-of-way; therefore, no dedication would be required. As a means of access management, a note should be required on the Final Plat stating that each lot is limited to one curb cut to Bay Road, with the size, location and design to be approved by County Engineering and conform to AASHTO standards.

Lot A would also front onto Island Court to the West which is a private street. Therefore, a note should be required on the Final Plat stating that access to Island Court is denied.

The plat indicates a 25' building setback line from Bay Road for both lots and this should also be shown on the Final Plat. Both lots meet the minimum size requirements of the Subdivision Regulations and are labeled with their sizes in square feet on the preliminary plat. The plat should be revised to label each lot with its size in both square feet and acres, or a table should be furnished on the Final Plat providing the same information.

Lot A would be a flag lot which is generally discouraged by Section V.D.1. of the Subdivision Regulations. However, they are permitted only in those locations where varied and irregularly-shaped lot designs are common and the informality of design is consistent with other lots in the vicinity. There have been other flag lots allowed by the Planning Commission on Hollingers Island, particularly along Bay Road, and this particular subdivision would be similar to others in the vicinity. And according to Section V.D.3 of the Subdivision Regulations, the maximum depth of any lots shall not be more than 3.5 times the width of the lot at the building setback line.

While proposed Lot A would exceed this ratio, this is typical of the lots along Bay Road. Therefore, waivers of Sections V.D.1. and V.D.3. of the Subdivision Regulations would be in order. A note should be required on the Final Plat stating that no further resubdivision of Lot A will be allowed until additional public street frontage is provided.

While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the Final Plat stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

The site is partially situated within the X-Unshaded Flood Zone. The presence of a floodplain indicates that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

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.

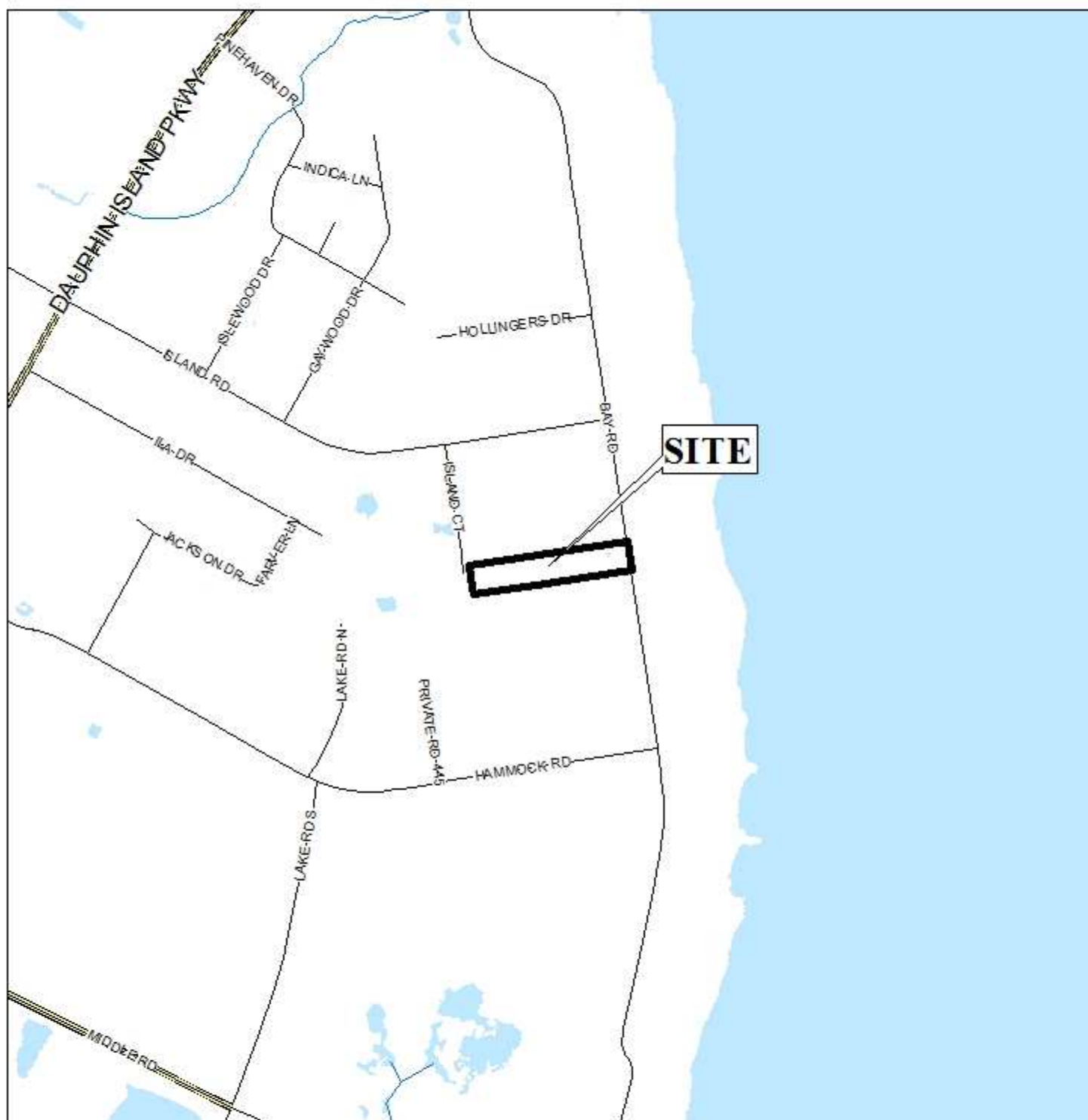
A note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.

With a waiver of Sections V.D.1. and V.D.3., the proposed plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval subject to the following conditions:

- 1) placement of a note on the Final Plat stating that each lot is limited to one curb cut to Bay Road, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;
- 2) placement of a note on the Final Plat stating that Lot A is denied access to Island Court;
- 3) illustration of the 25' minimum building setback line along Bay Road;
- 4) revision of the plat to label each lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 5) placement of a note on the Final Plat stating that no further resubdivision of Lot A will be allowed until additional public street frontage is provided;
- 6) placement of a note on the Final Plat stating that the site must 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;

- 7) placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities;
- 8) 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;
- 9) 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; and
- 10) compliance with the 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.).*

## LOCATOR MAP



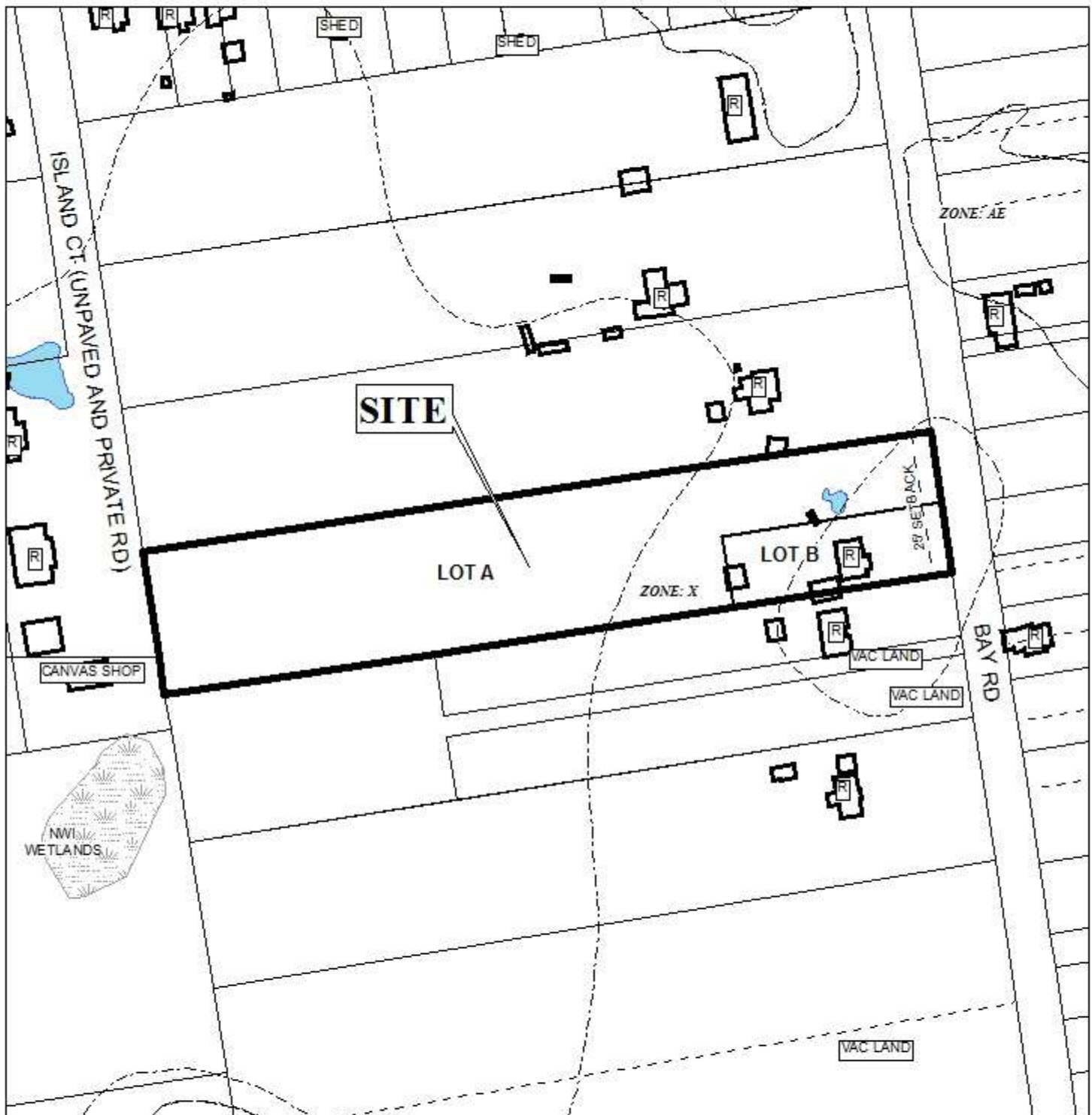
APPLICATION NUMBER 5 DATE December 19, 2013

APPLICANT Island Farms Hollingers Island Subdivision, Resubdivision of Lot 31, Block 6

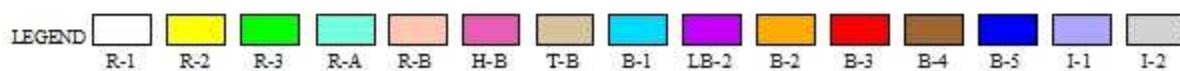
REQUEST Subdivision



# ISLAND FARMS HOLLINGERS ISLAND SUBDIVISION, RESUBDIVISION OF LOT 31, BLOCK 6



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