

## **MERIFIELD 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: All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). 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, 2.1± acre subdivision which is located on the East side of Dog River Road, ¼ mile ± North of Dog River Lane. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by City water and septic tanks. The purpose of this application is to create three (3) legal lots of record from four (4) legal lots.

The proposed lots front Dog River Road, a minor street requiring a 60' right-of-way width. The preliminary plat does not provide the right-of-way width to Dog River Road. If approved, the right-of-way width to Dog River Road should be illustrated on the Final Plat, with dedication to provide 30' to the center line, if appropriate.

It should be noted that the proposed Lots 1 and 2 are flag shaped lots however; the Planning Commission approved a similar configuration of the site in 2001 as Hollingers Island Subdivision, Dog River Division, Resubdivision of Lot 10, Block 1. There is currently a single-family dwelling on the proposed Lot 3. The preliminary plat illustrates an easement on the proposed lots, but does not label the type of easements. There appears to be a concrete slab within one of the easement(s), as illustrated on the preliminary plat. If approved, a note should be placed on the Final Plat stating that no structures shall be erected in any easement, and the type of easement should be labeled.

In accordance with Section V.D.2. of the Subdivision Regulations, the proposed lots exceed the 15,000 square foot minimum lot size requirement for lots served by public water and septic tanks. The lot size information is depicted in square feet and acres on the preliminary plat and, if approved, should be retained on the Final Plat, adjusted for dedication if necessary.

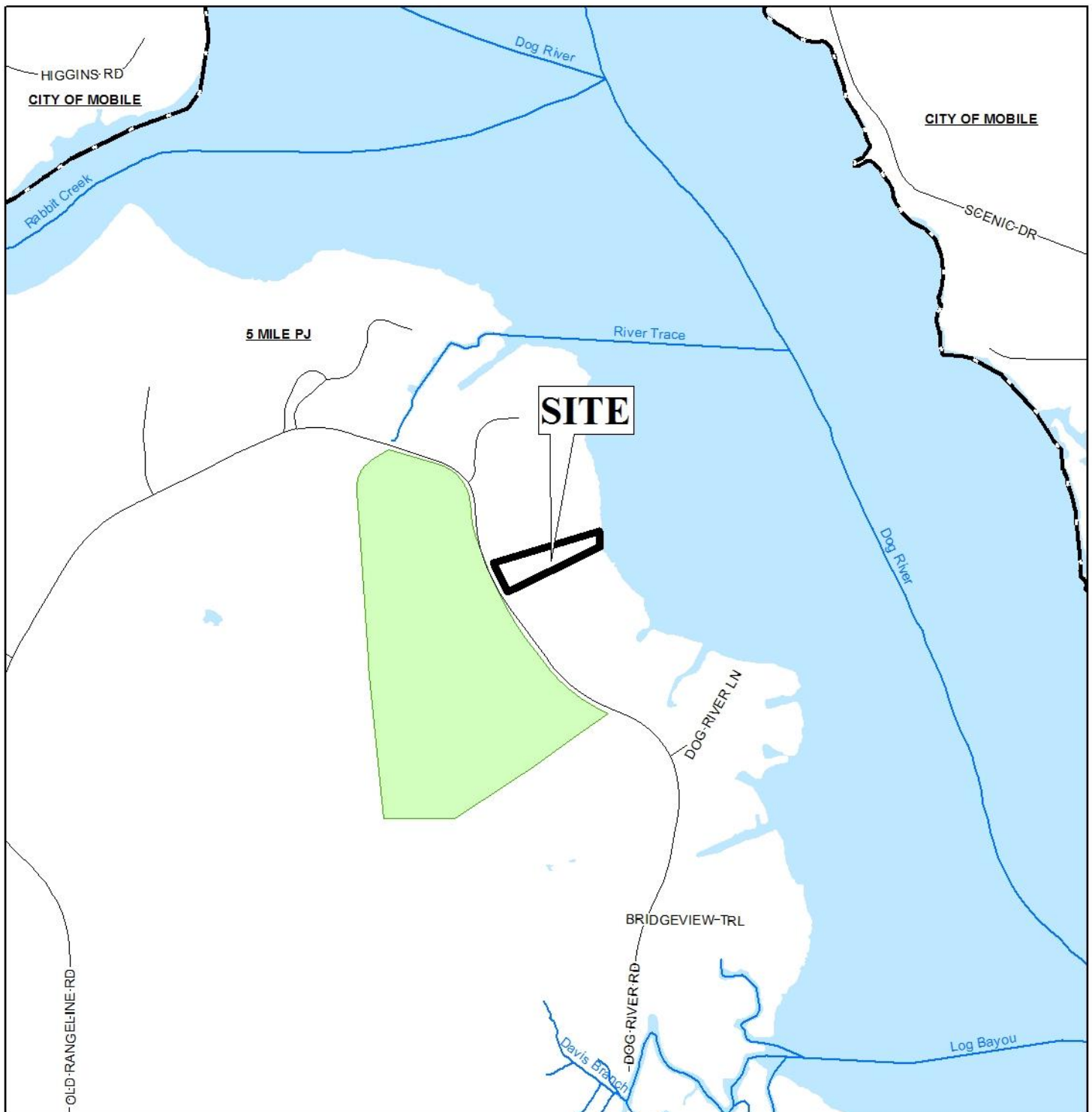
The preliminary plat illustrates a 25' minimum building setback line for Lot 3 along Dog River Road. A 25' minimum building setback line is also depicted for proposed Lots 1 and 2 where the lots are at least 60' wide. If approved, the minimum building setback lines should be retained on the Final plat, adjusted for dedication if necessary.

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

- 1) Retention of the 25' minimum building setback line for Lot 3 along Dog River Road and where Lots 1 and 2 are at least 60' wide;
- 2) Provision of the right of way width to Dog River Road and dedication to provide 30' to the centerline if necessary;
- 3) Retention of lot size information in both square feet and acres;
- 4) Placement of a note on the Final Plat stating no structure shall be erected in any easement;
- 5) Placement of a note 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) 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.);*
- 7) 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



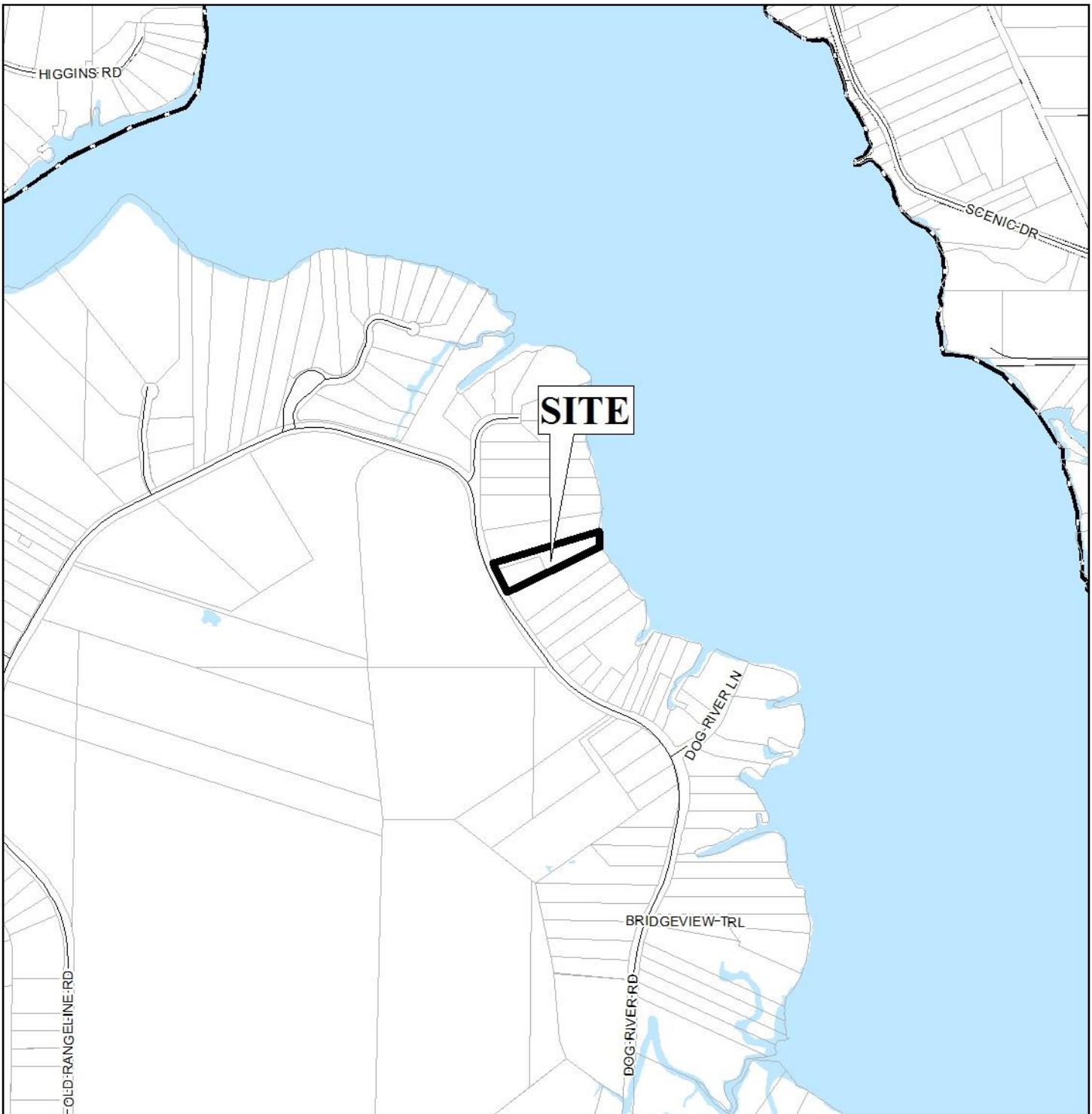
APPLICATION NUMBER 5 DATE November 16, 2017

APPLICANT Merifield Subdivision

REQUEST Subdivision



# LOCATOR ZONING MAP



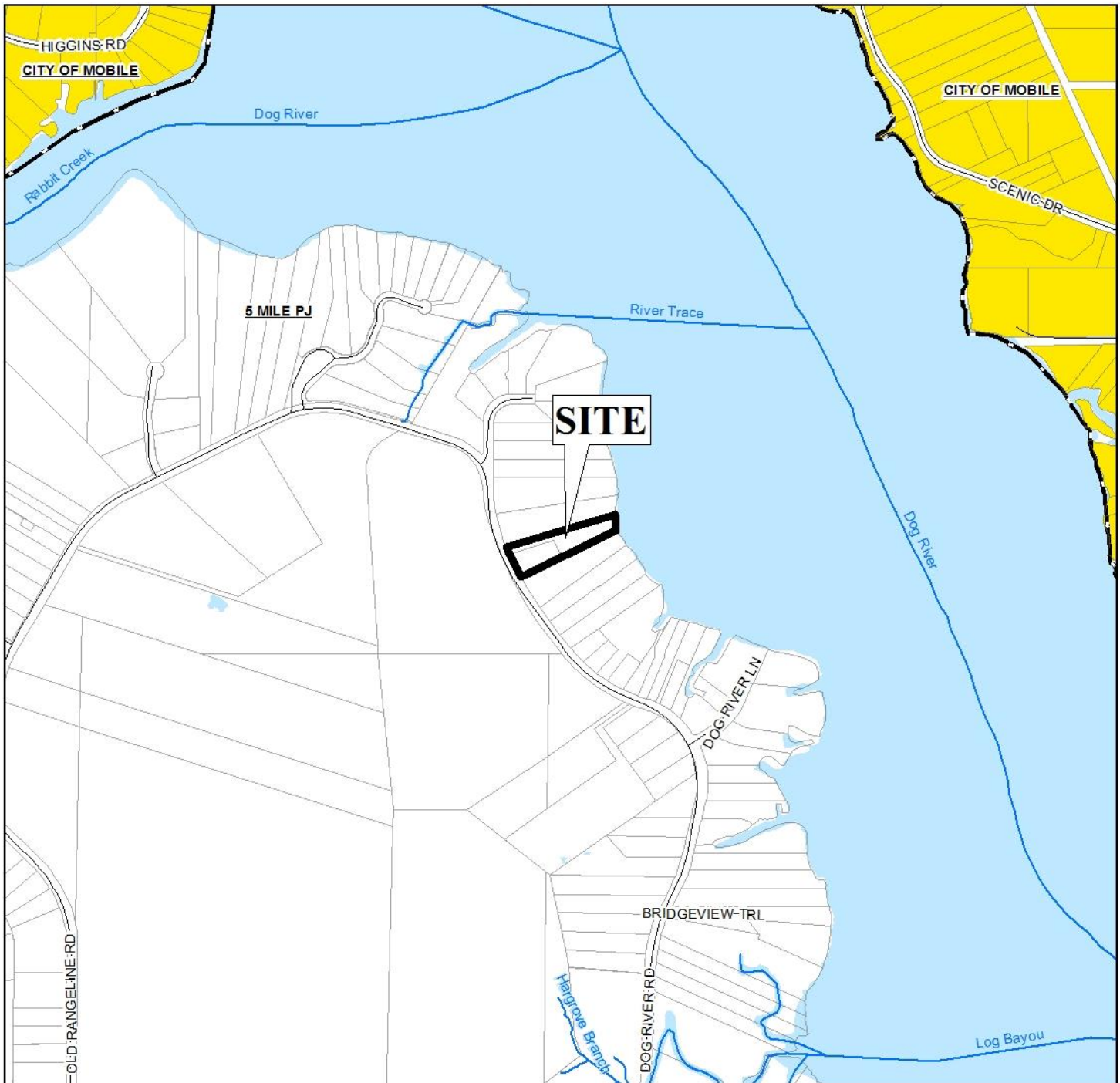
APPLICATION NUMBER 5 DATE November 16, 2017

APPLICANT Merifield Subdivision

REQUEST Subdivision



# FLUM LOCATOR MAP



APPLICATION NUMBER 5 DATE November 16, 2017

APPLICANT Merifield Subdivision

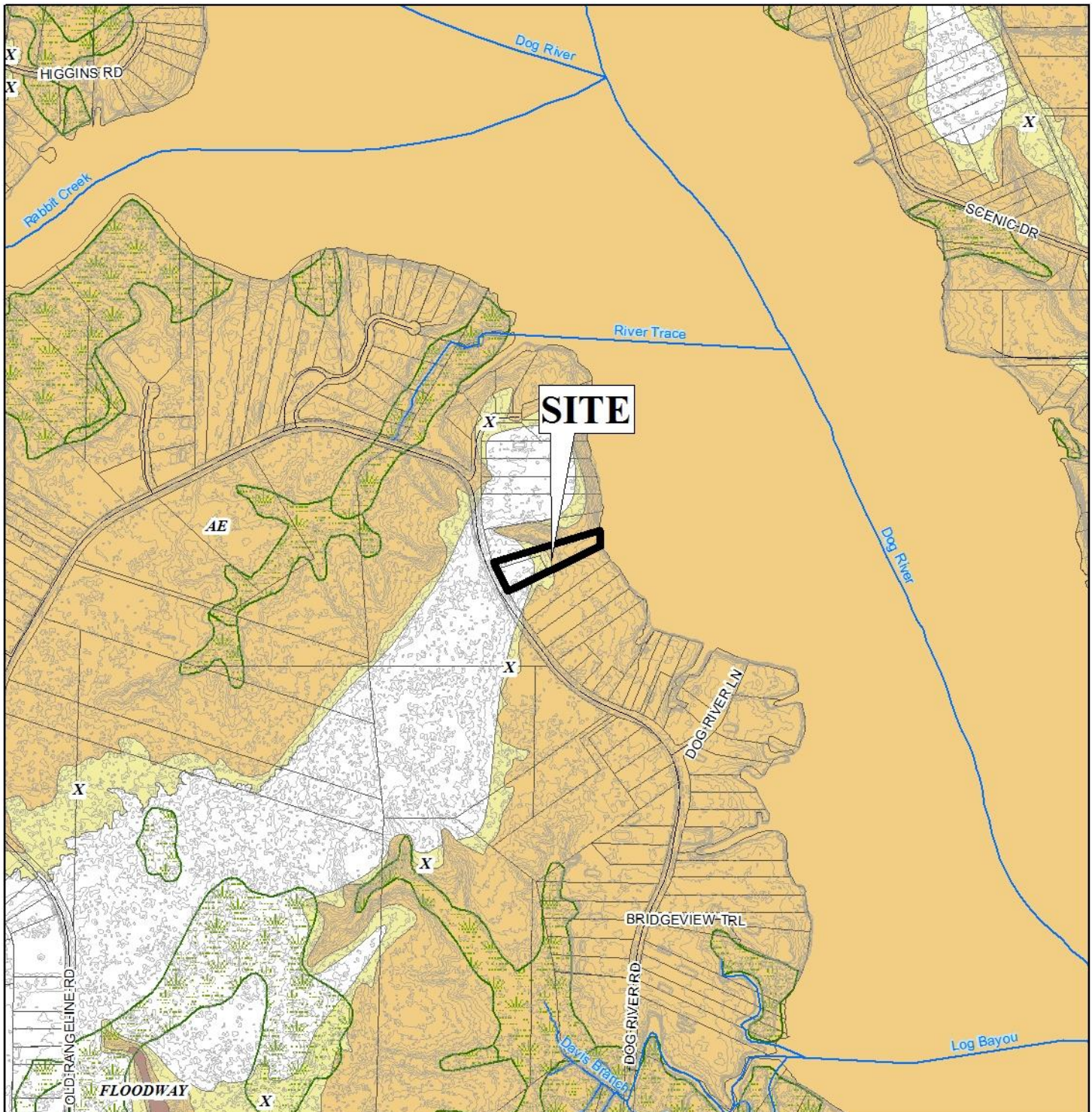
REQUEST Subdivision

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 November 16, 2017

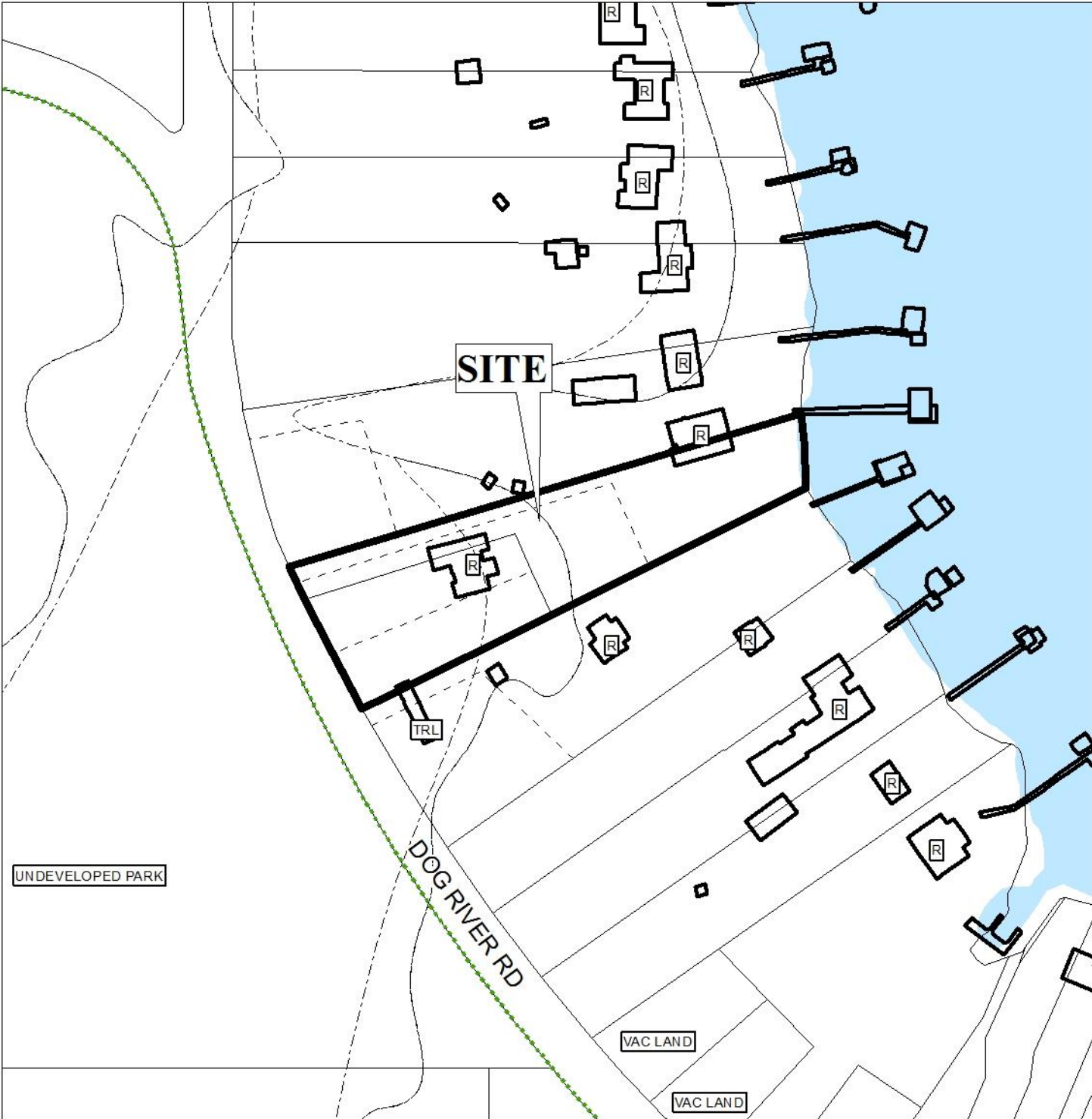
APPLICANT Merifield Subdivision

REQUEST Subdivision





# MERIFIELD SUBDIVISION



APPLICATION NUMBER 5 DATE November 16, 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





# MERIFIELD SUBDIVISION

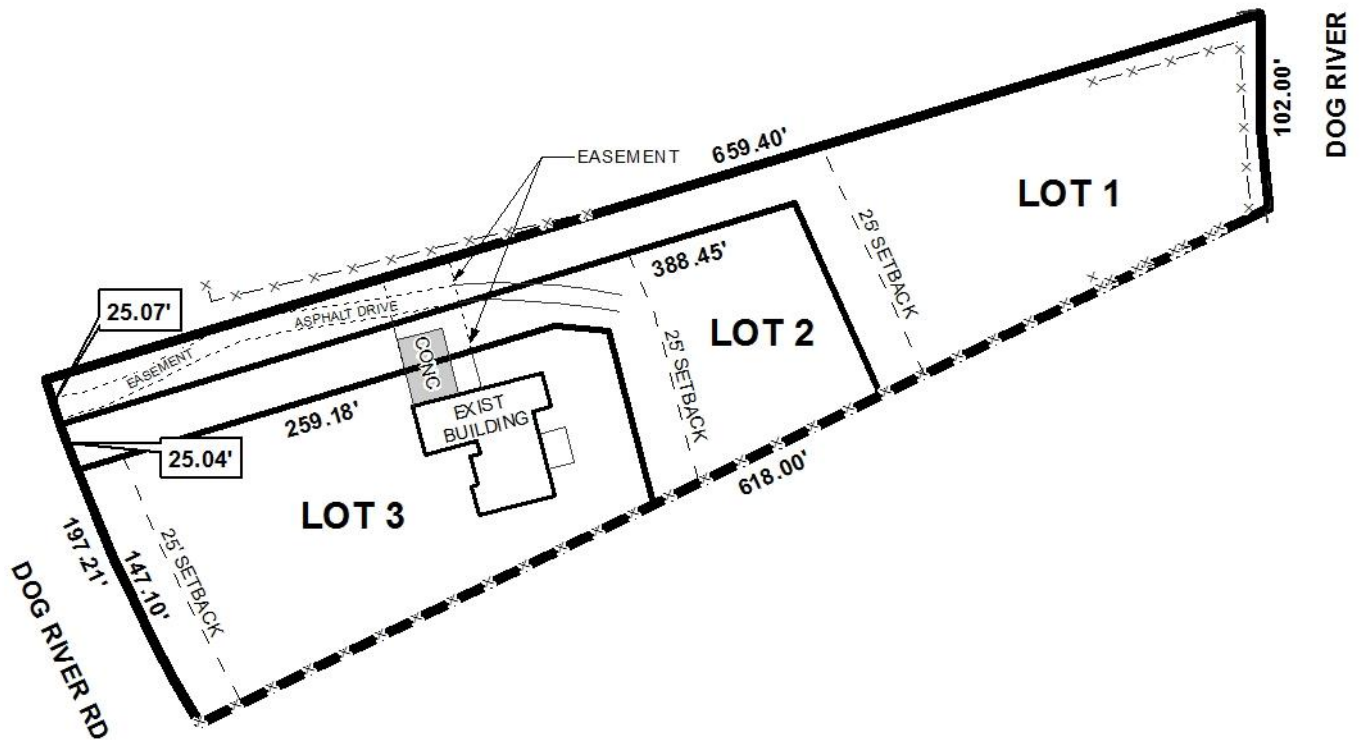


APPLICATION NUMBER 5 DATE November 16, 2017





# DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE November 16, 2017  
APPLICANT Merifield Subdivision  
REQUEST Subdivision



