

PFEIFFER FAMILY ESTATES 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 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

MAWSS Comments: MAWSS has no water or sewer services available.

The plat illustrates the proposed 3-lot, 6.4± acre subdivision located on the East side of Dauphin Island Parkway, 70'± South of Cedar Woods Drive, within the Planning Jurisdiction. The applicant states that the subdivision is served by public water and individual septic tank services.

The purpose of this application is to create three legal lots from an existing metes-and-bounds parcel.

The site came within the Planning Jurisdiction in 1984 as the remainder of a legal lot of record from which a 25' wide pipeline easement along the North was parceled-off in 1977. In 1990, the remaining portion was split into two metes-and-bounds parcels. The subject site is the Northern of the two parcels and the applicant proposes a three-way family division of the property. As the subject parcel has changed ownership since the 1990 parceling, and the owner of the original intact lot does not wish to participate in the subdivision, the inclusion of the Southern portion of the original lot would not be required.

As originally presented, only two of the proposed lots would have direct street frontage. The third lot, on the East end toward Mobile Bay, would have been land-locked and accessed by a 25' easement for ingress and egress. In similar instances, easements have been allowed as substitutes for direct street frontage if the easement pre-dated inclusion of the subject site into the Planning Jurisdiction. However, in this instance, the easement was proposed as part of the subdivision. The applicant was made aware of the disallowance of the proposed easement as proper access and has agreed to this application being considered as a two-lot subdivision instead. As such, each lot would then have the required 25' minimum street frontage. Due to the narrowness of the property, the applicant does not deem it feasible to provide a "finger" for the third proposed lot.

The site fronts on Dauphin Island Parkway, a minor street with a current 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 Dauphin Island Parkway, with the size, location and design to be approved by County Engineering and conform to AASHTO standards.

The plat indicates a 25' building setback line 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 acres 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 2 would be a flag lot which is generally discouraged by Section V.D.1. of the Subdivision Regulations. However, they are permitted only in instances of family subdivisions or 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. Both of those qualifications exist. This is a family subdivision and there have been other flag lot subdivisions allowed by the Commission within the vicinity and this particular subdivision would be similar. Both lots would exceed the maximum depth-to-width ratio of 3.5 at the building setback line allowed by Section V.D.3 of the Subdivision Regulations. However, this is typical of other long-existing lots within the vicinity and typical of other Commission-approved subdivisions within the vicinity. 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 either lot is 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 VE, AE, X-Shaded and X-Unshaded Flood Zones. 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.

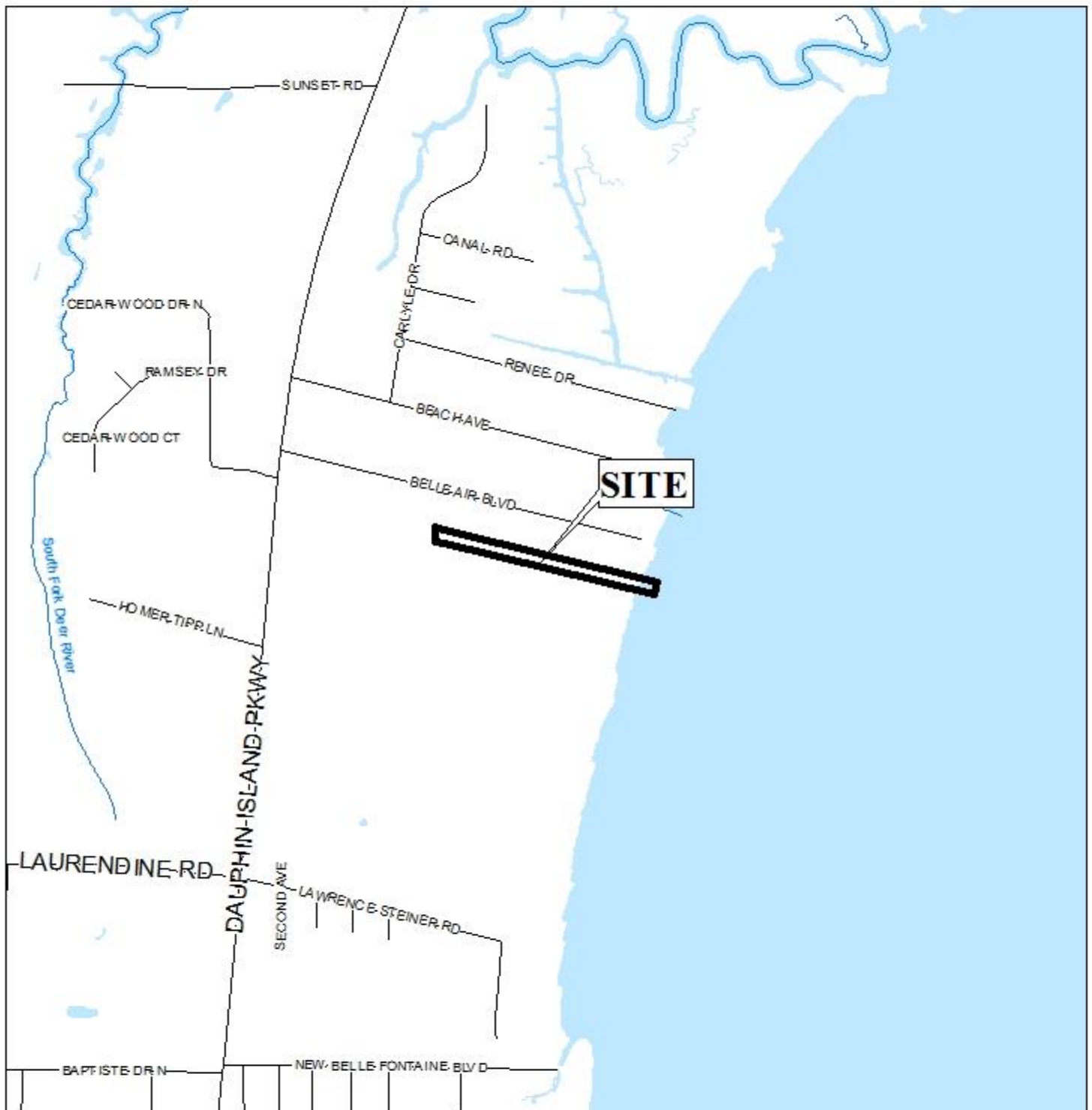
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations 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.

As revised, and with waivers 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) the Final Plat retain the revised two-lot configuration;
- 2) placement of a note on the Final Plat stating that each lot is limited to one curb cut to Dauphin Island Parkway, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;
- 3) retention of the 25' minimum building setback line on both lots;
- 4) revision of the plat to label each lot with its size in both 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 either lot is 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 for flood zone and wetland issues 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 development of the site must be undertaken in compliance with all local, state and federal regulations regarding endangered, threatened or otherwise protected species;
- 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.)*

LOCATOR MAP



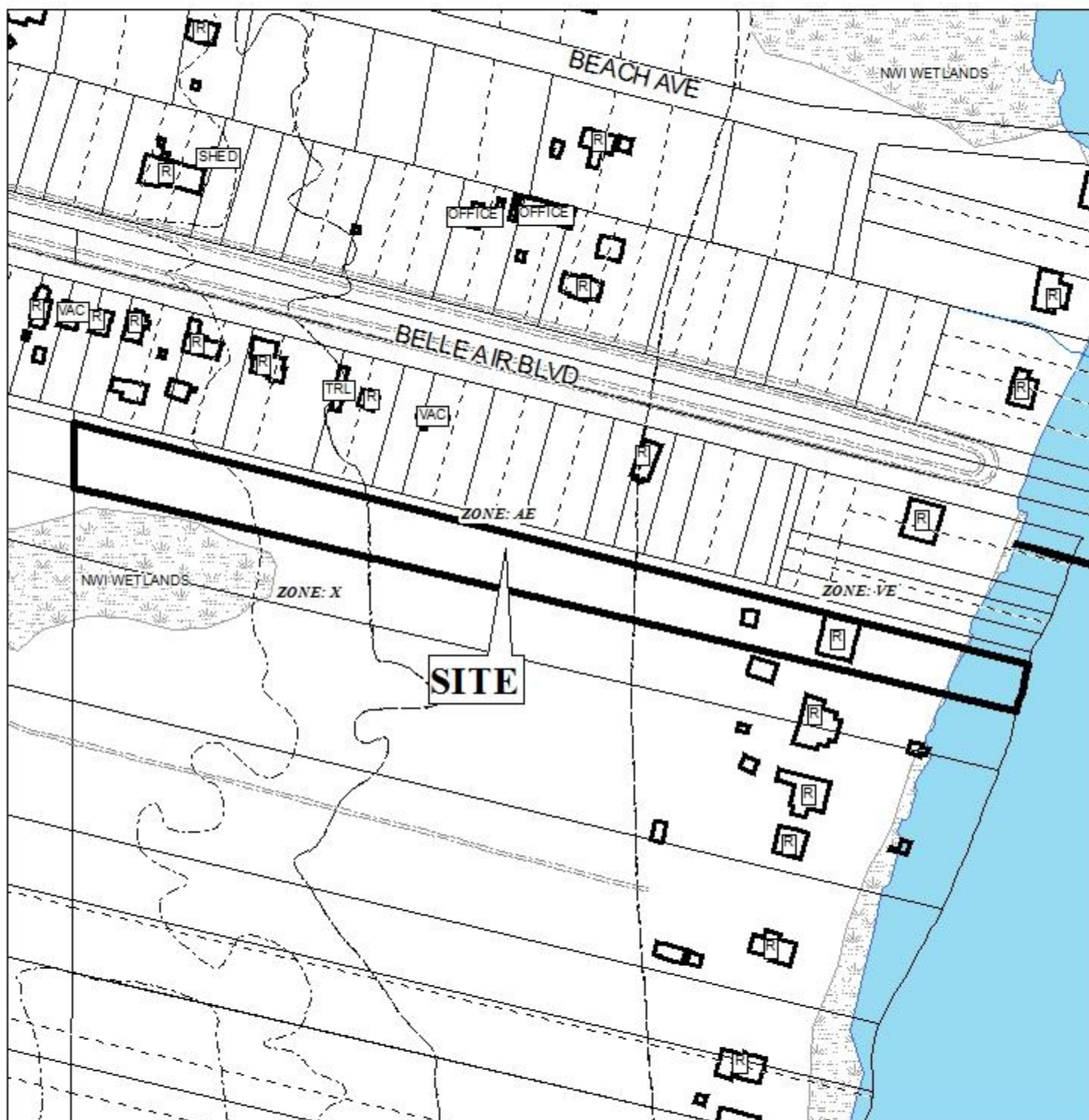
APPLICATION NUMBER 5 DATE December 18, 2014

APPLICANT Pfeiffer Family Estates Subdivision

REQUEST Subdivision



PFEIFFER FAMILY ESTATES SUBDIVISION



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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



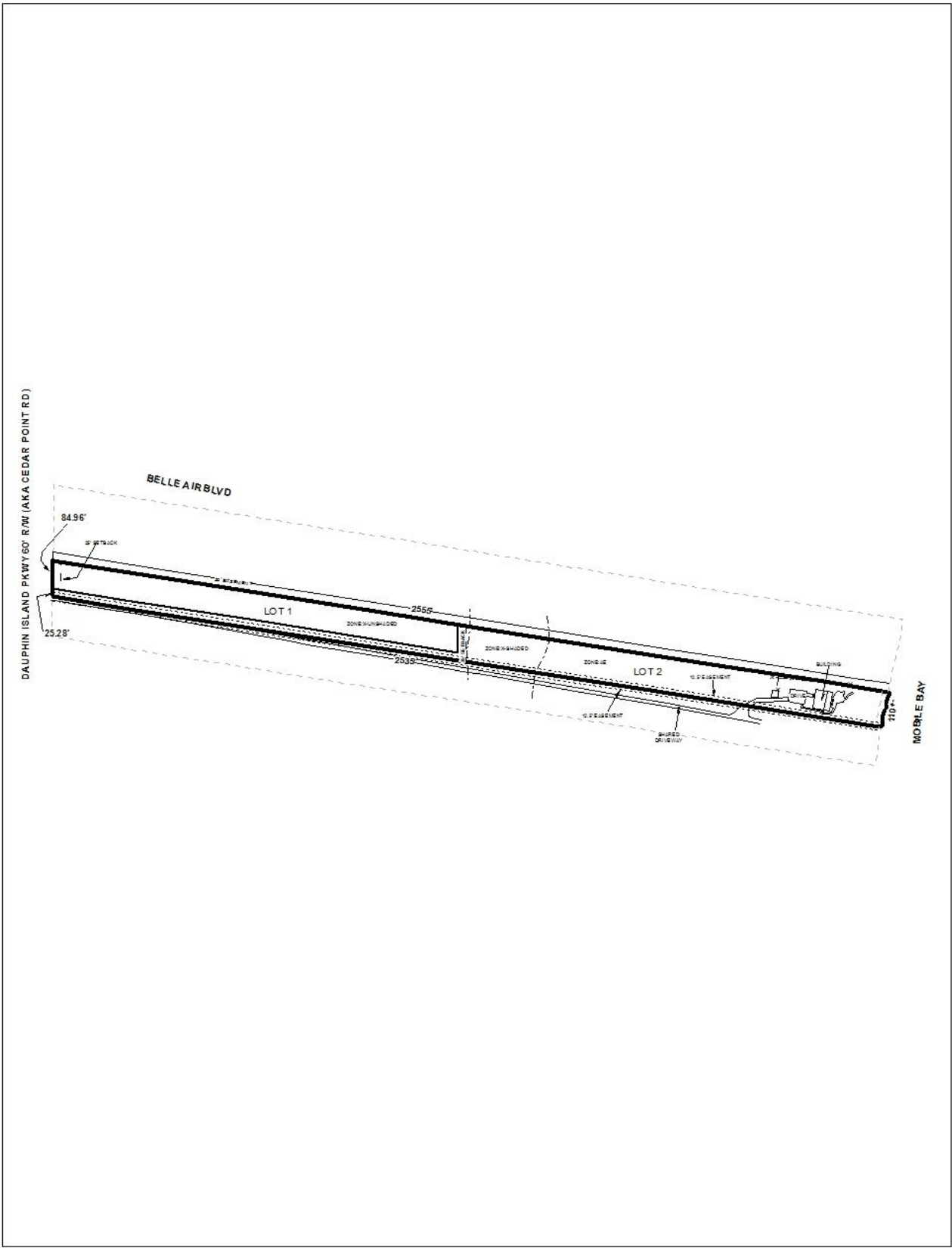
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DETAIL SITE PLAN



NTS