

MARK DICKERSON 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: 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.

MAWWS Comments: No comments.

The plat illustrates the proposed 2-lot, 6.8± acre subdivision which is located at 8445 March Road (East side of March Road at the South terminus of East Gulley Way). The applicant states that the subdivision is served by public water and individual septic tank.

The purpose of this application is to subdivide an existing metes and bounds parcel into two legal lots of record.

The proposed lots meet the minimum size requirements as regulated by Section V.D.2. of the Subdivision Regulations. The lot, however, does not comply with Section V.D.1. of the Subdivision Regulations as the applicant proposes to create a flag lot.

Flag lots, as per the Subdivision Regulations, are generally not allowed. While flag lots do exist in the immediate area of this application, the applicant has provided no information indicating that any special circumstance exists on the subject property, or indicating that this is a family subdivision. As such, no basis exists for allowing a flag lot to be created, and the application should be denied.

It should be noted that both of the proposed lots front March Road, a minor street not provided with curb and gutter. March Road is depicted with an adequate right-of-way of 80 feet. As such, no further dedication would be required.

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.

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.

Based on the preceding, this application is recommended for denial for the following reasons:

- 1) the site does not comply with Section V.D.1 of the Subdivision Regulations regarding flag lots.

LOCATOR MAP



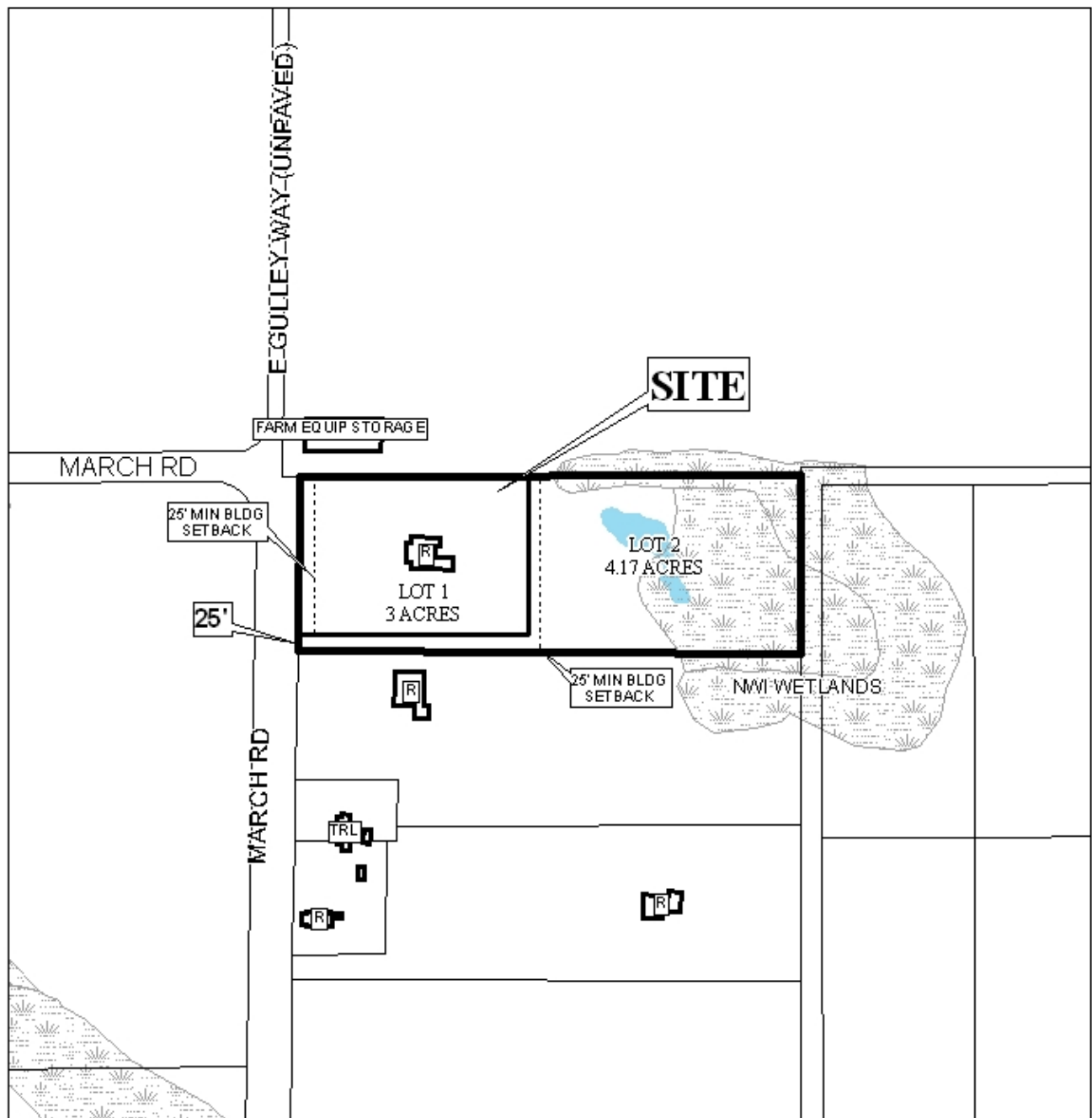
APPLICATION NUMBER 6 DATE March 18, 2010

APPLICANT Mark Dickerson Subdivision

REQUEST Subdivision



MARK DICKERSON SUBDIVISION



APPLICATION NUMBER 6 DATE March 18, 2010

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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