

WIDE ACRES SUBDIVISION, **RESUBDIVISION OF LOT 38**

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 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 preliminary plat illustrates the proposed 2-lot, 1.8 ± acre subdivision which is located on the South side of Barnes Drive 2/10± mile West of Nan Gray Davis Road. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by public water and individual septic system.

The purpose of this application is to create 2 legal lots of record from one legal lot of record.

The proposed lots front Barnes Road, a paved minor street with asphalt curb and gutter, which requires a 50' wide right-of-way width. The preliminary plat depicts an existing right-of-way width of 50', thus no dedication is required.

The existing site is currently developed with what appears to be three dwelling units with a shared driveway. As a means of access management, a note should be placed on the Final Plat stating that the proposed Lot 1 should be limited to the existing curb-cut to Barnes Road and the proposed Lot 2 is limited to 1 curb-cut to Barnes Road. The size, design and location of the new curb-cut, and any changes to the existing curb-cut, are to be approved by Mobile County Engineering and conform to AASHTO standards.

In accordance with the Subdivision Regulations, both proposed lots appear to exceed the minimum lot size requirements; however, both lots will need a waiver of Section V.D.3 of the Subdivision Regulations as their depth appears to exceed 3.5 times the width of the lot at the building setback line. The lot size information should be revised to include both acres and square feet on the Final Plat, if approved.

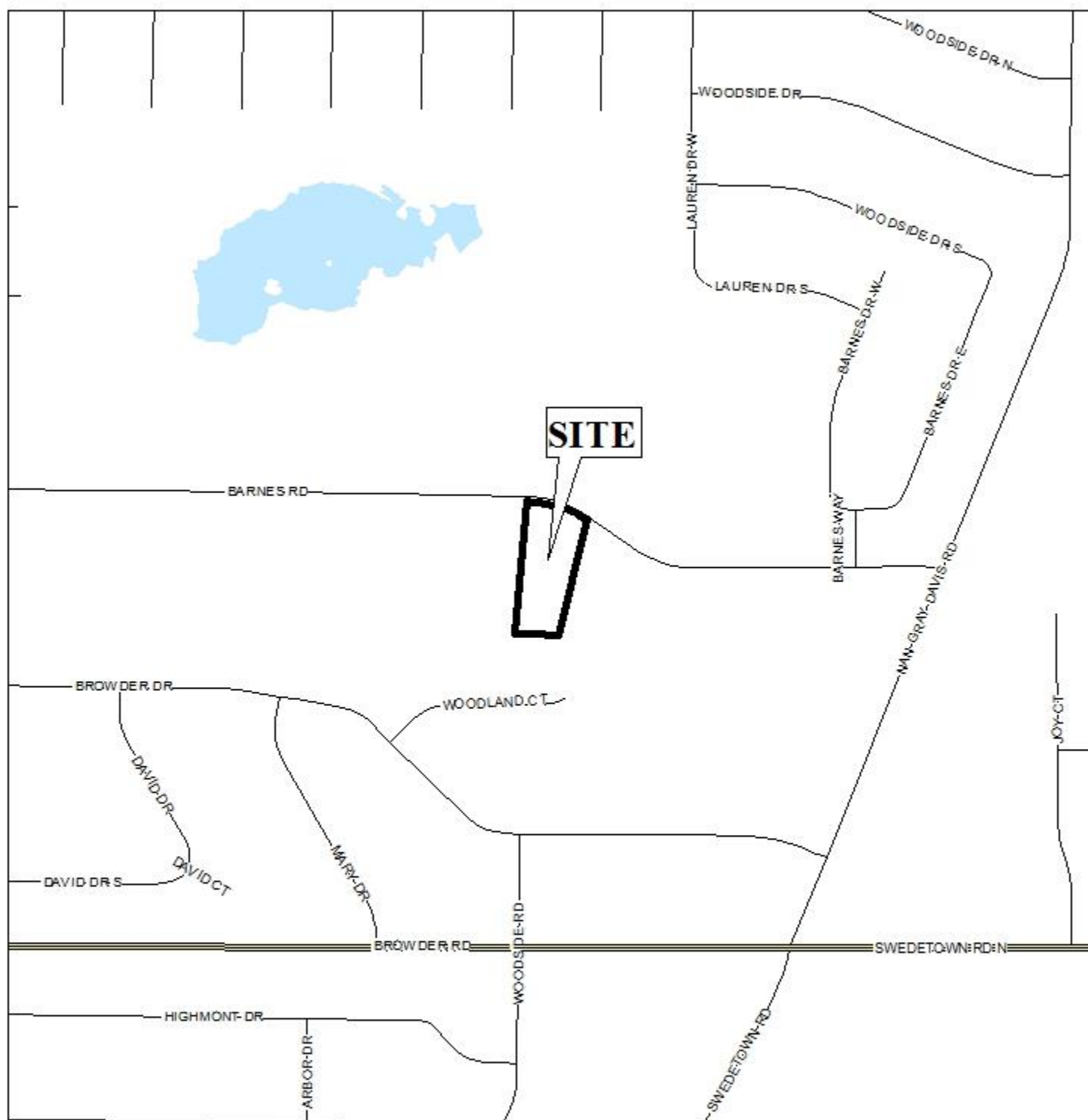
The 25' minimum building setback line is also depicted on the preliminary plat, and should be retained on the Final Plat, if approved.

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 so stating should be placed on the Final Plat, if approved.

With a waiver of Section V.D.3 of the Subdivision Regulations, the application is recommended for tentative approval, subject to the following conditions:

- 1) Placement of a note on the Final Plat stating that Lot 1 is limited to the existing curb-cut to Barnes Road, with any changes to the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;
- 2) Placement of a note on the Final Plat stating that Lot 2 is limited to 1 curb-cut to Barnes Road, with the size, design or location to be approved by Mobile County Engineering and conform to AASHTO standards;
- 3) Revision of the lot size information to include both acres and square feet on the Final Plat;
- 4) Retention of the 25' minimum building setback line on the Final Plat;
- 5) Placement of a note on the Final Plat stating: *(This site is located in the County, and 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.);*
- 6) Compliance with Fire 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.); and*
- 7) Compliance with Engineering Comments and placement as a note on the Final Plat: *(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



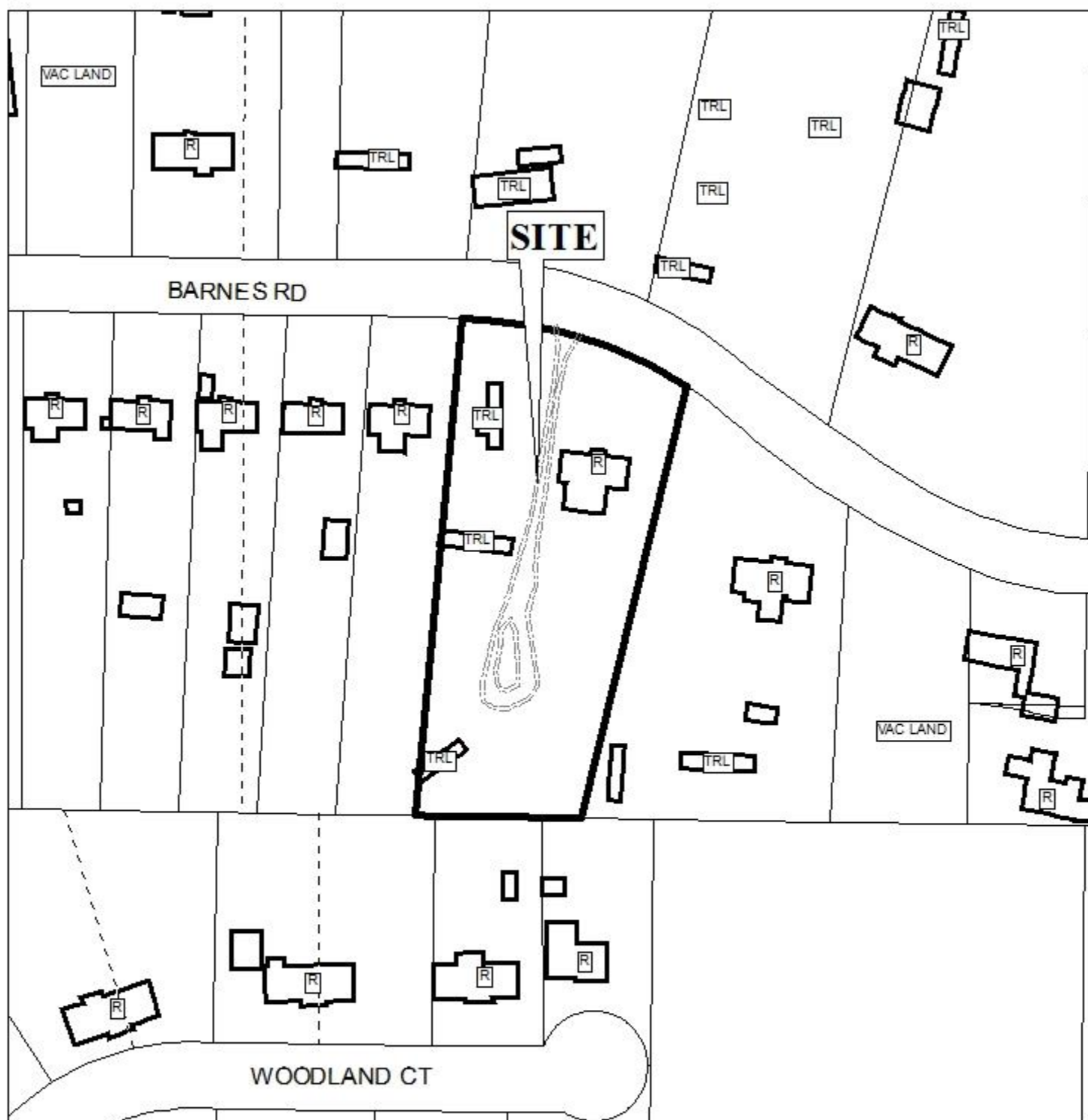
APPLICATION NUMBER 6 DATE April 16, 2015

APPLICANT Wide Acres Subdivision, Resubdivision of Lot 38

REQUEST Subdivision



WIDE ACRES SUBDIVISION, RESUBDIVISION OF LOT 38



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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 |



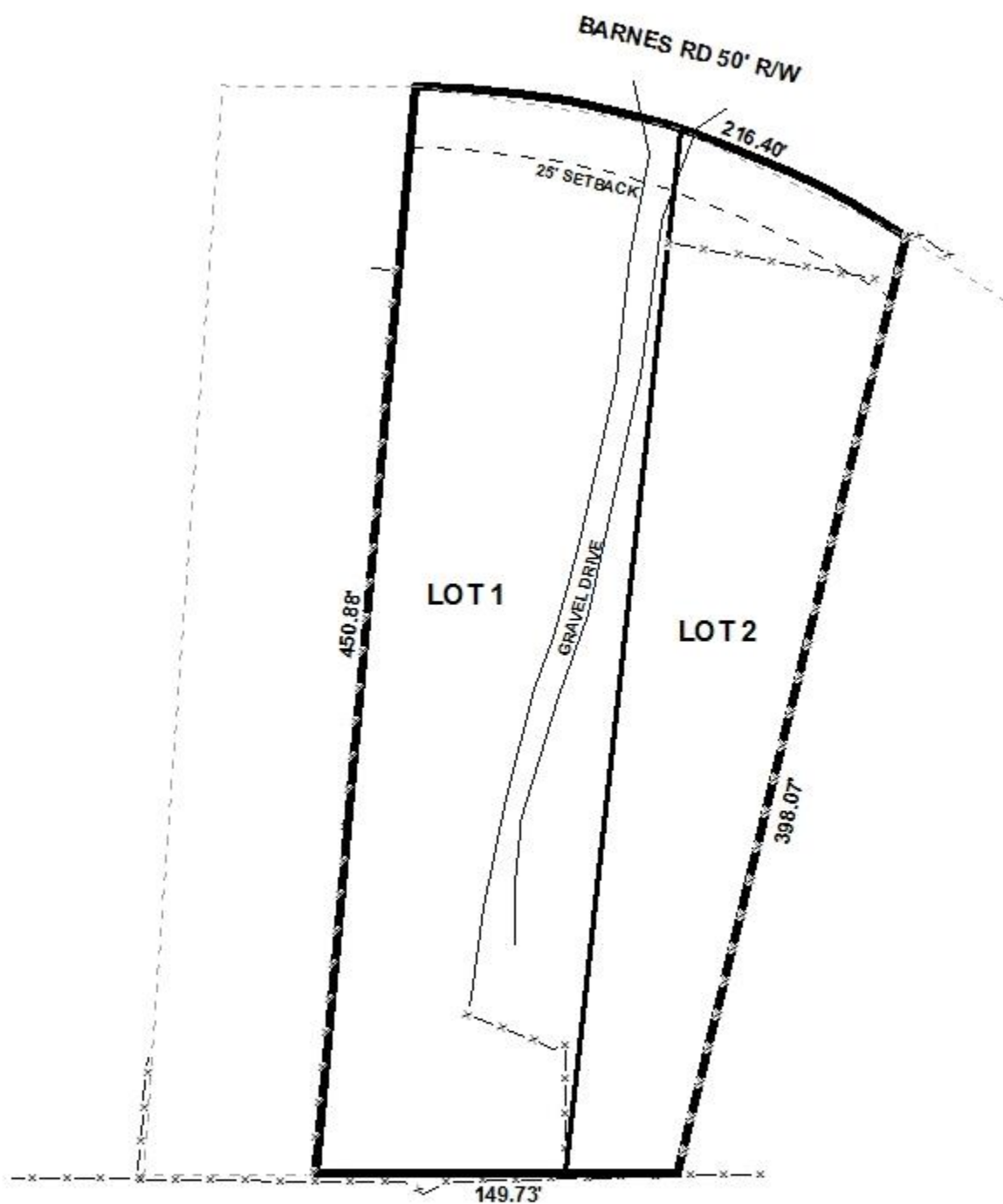
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DETAIL SITE PLAN



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