

DAWES SWITCHING STATION 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).

MAWWS Comments: No comments.

The preliminary plat illustrates the proposed 2-lot, 190± Acre subdivision located at the South side of Snow Road South, 216'± North of Autumn Leaf Drive North, extending to the North terminus of Taylor Point Boulevard and the East terminus of Alderway, within the Planning Jurisdiction. The applicant states that sanitary facilities are not applicable to the subject site.

The purpose of this application is to create two (2) legal lots of record from one (1) metes-and-bounds parcel.

Both lots have frontage along Snow Road South, a major street requiring a 100' right-of-way width. Lot 2 is irregularly shaped and has two (2) frontages along Snow Road South: 403'± to the North of the site, and 144'± to the South of the site. Lot 2 also has frontage on Taylor Point Boulevard, Alderway Street, and Nadine Lane. Lot 1 also irregularly shaped, but has only one (1) frontage along Snow Road South. A varying right-of-way is illustrated on the preliminary plat, but previous subdivisions along Snow Road South required dedication. As such, revision of the plat illustrating dedication sufficient to provide at least 50' from the centerline of Snow Road South should be required, if approved.

Both frontages of Lot 2 on Snow Road are large enough to be potentially re-subdivided and, in accordance with Section V.D.3. of the Subdivision Regulations are not exclusive of unusable land, thus each frontage contributes to lot depths more than 3.5 times their widths at their potential building setbacks. Also, as mentioned, both lots are irregularly shaped with designs that are inconsistent with Section V.D.3. of the Subdivision Regulations. It should be noted, however, that the Planning Commission has approved other lots in the vicinity that also have irregular designs. As such, approval of the lots may be appropriate with a waiver of Section V.D.3. of the Subdivision Regulations.

Regarding access management, a note should be placed on the Final Plat, if approved, stating Lot 1 should be limited to three (3) curb cuts, and Lot 2 should be limited to two (2) curb cuts along its Northern Frontage, and one (1) curb cut along its Southern frontage, with any changes in their sizes, locations, or designs to be approved by Mobile County Engineering and conform to AASHTO standards. Lot 2 should be denied direct access to Taylor Point Boulevard, Alderway Street, and Nadine Lane.

Both lots satisfy the minimum size requirements of the Subdivision Regulations for lots without sanitary facilities, and are appropriately labeled in square feet and acres on the preliminary plat. This information should be retained on the Final Plat, if approved; or, provision of a table on the Final Plat providing the same information may suffice.

The 25' minimum building setback line along Snow Road South is illustrated, but not along Taylor Point Boulevard, Alderway Street, or Nadine Lane. If approved, the 25' minimum building setback line should be illustrated along all frontages, adjusted for any required dedication.

This site is located in the County; therefore, any lots that 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 stating as much should be provided on the Final Plat, if approved.

Portions of both lots are located within the flood plain. As such, wetlands may occur on the site and may therefore be environmentally sensitive. Approval of applicable federal, state and local agencies may be required prior to development of the site.

A 100 foot wide Alabama Power easement crosses the site. A note should be placed on the Final Plat stating that only structures related to the easement may be placed within the easement.

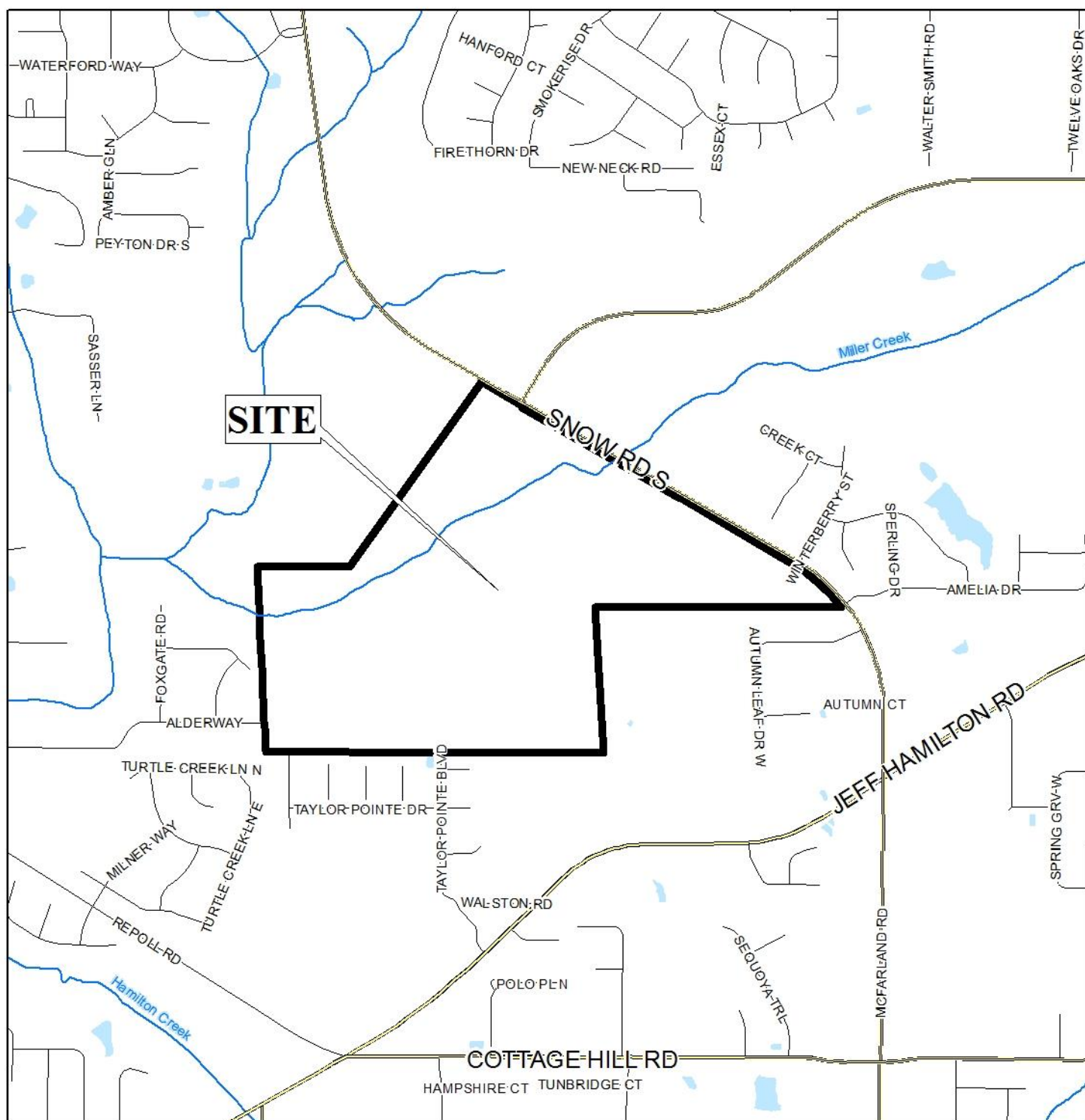
Finally, the site will have to comply with the City of Mobile storm water and flood control ordinances. A note stating *"Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the 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."* should be placed on the Final Plat, if approved.

Based on the preceding, with a waiver of Section V.D.3., the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) revision of the plat to illustrate dedication sufficient to provide at least 50' from the centerline of Snow Road South;
- 2) placement of a note on the Final Plat stating Lot 1 should be limited to three (3) curb cuts, and Lot 2 should be limited to two (2) curb cuts along its Northern Frontage, and one (1) curb cut along its Southern frontage, with any changes in their sizes, locations, or designs to be approved by Mobile County Engineering and conform to AASHTO standards;
- 3) placement of a note stating that Lot 2 is denied direct access to Taylor Point Boulevard, Alderway Street, and Nadine Lane;

- 4) retention of the lot sizes in both square feet and acres on the Final Plat, or provision of a table on the Final Plat providing the same information;
- 5) depiction of the 25' minimum building setback line along all frontages;
- 6) placement of a note on the Final Plat stating that only structures related to the 100 foot Alabama Power easement may be placed within the easement;
- 7) placement of a note on the Final Plat stating any lots that are developed commercially and adjoin residentially-developed property must provide a buffer in compliance with Section V.A.8. of the Subdivision Regulations;
- 8) placement of a note on the Final Plat to comply with the Mobile County storm water and flood control ordinances: *"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."*; and,
- 9) compliance with Fire Department comments: *"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



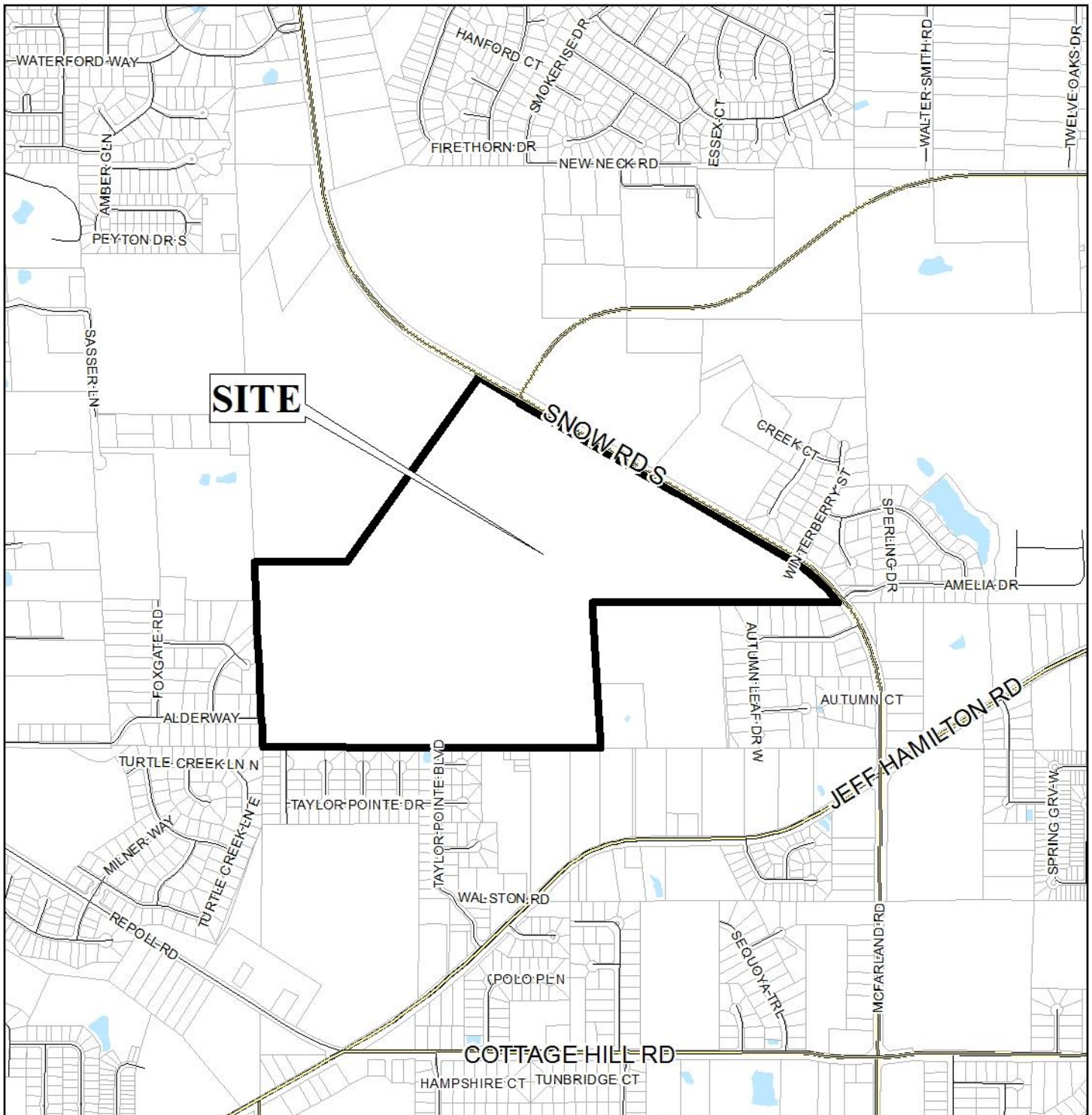
APPLICATION NUMBER 7 DATE June 21, 2018

APPLICANT Dawes Switching Station Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



APPLICATION NUMBER 7 DATE June 21, 2018

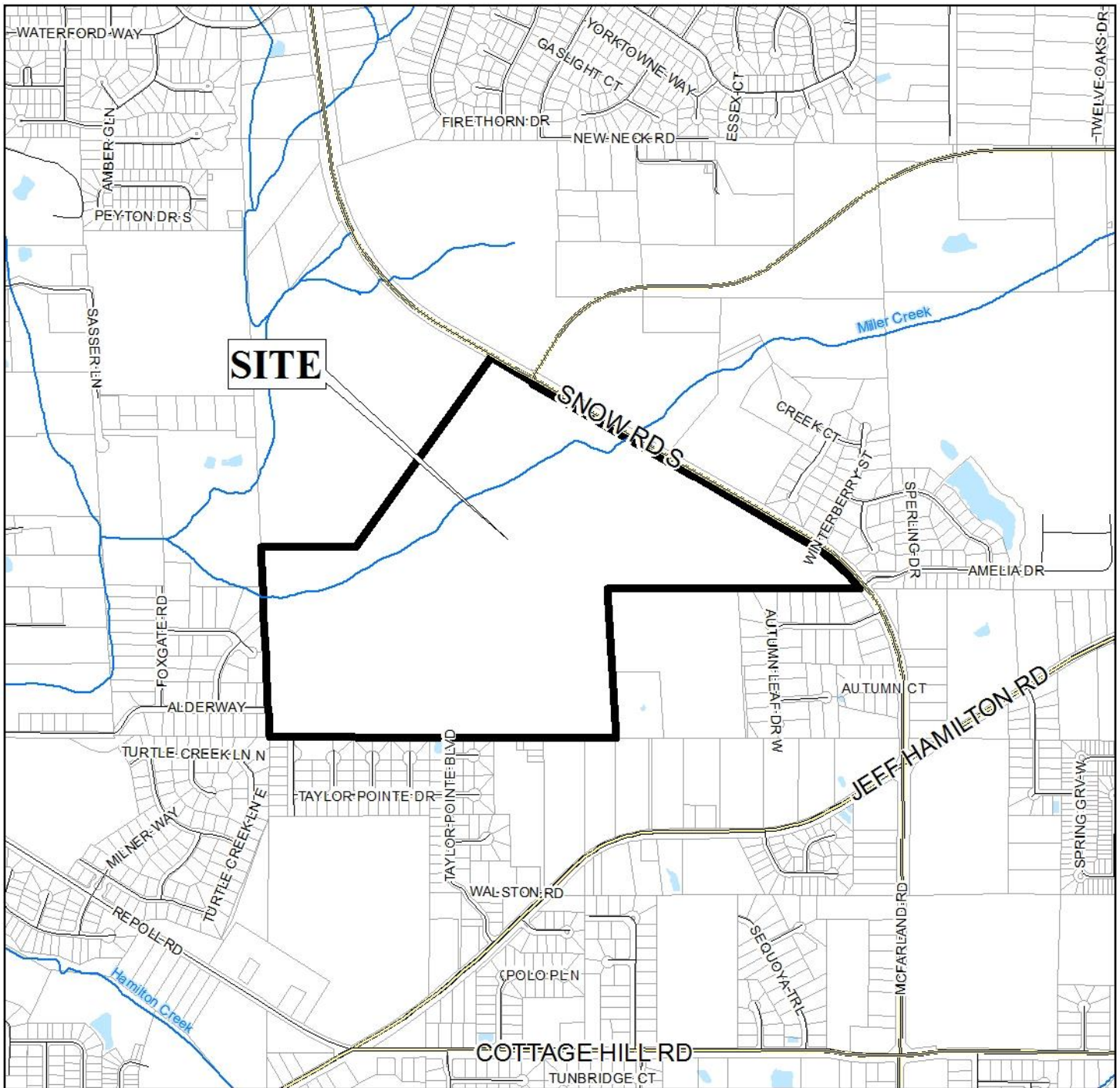
APPLICANT Dawes Switching Station Subdivision

REQUEST Subdivision



NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 7 DATE June 21, 2018

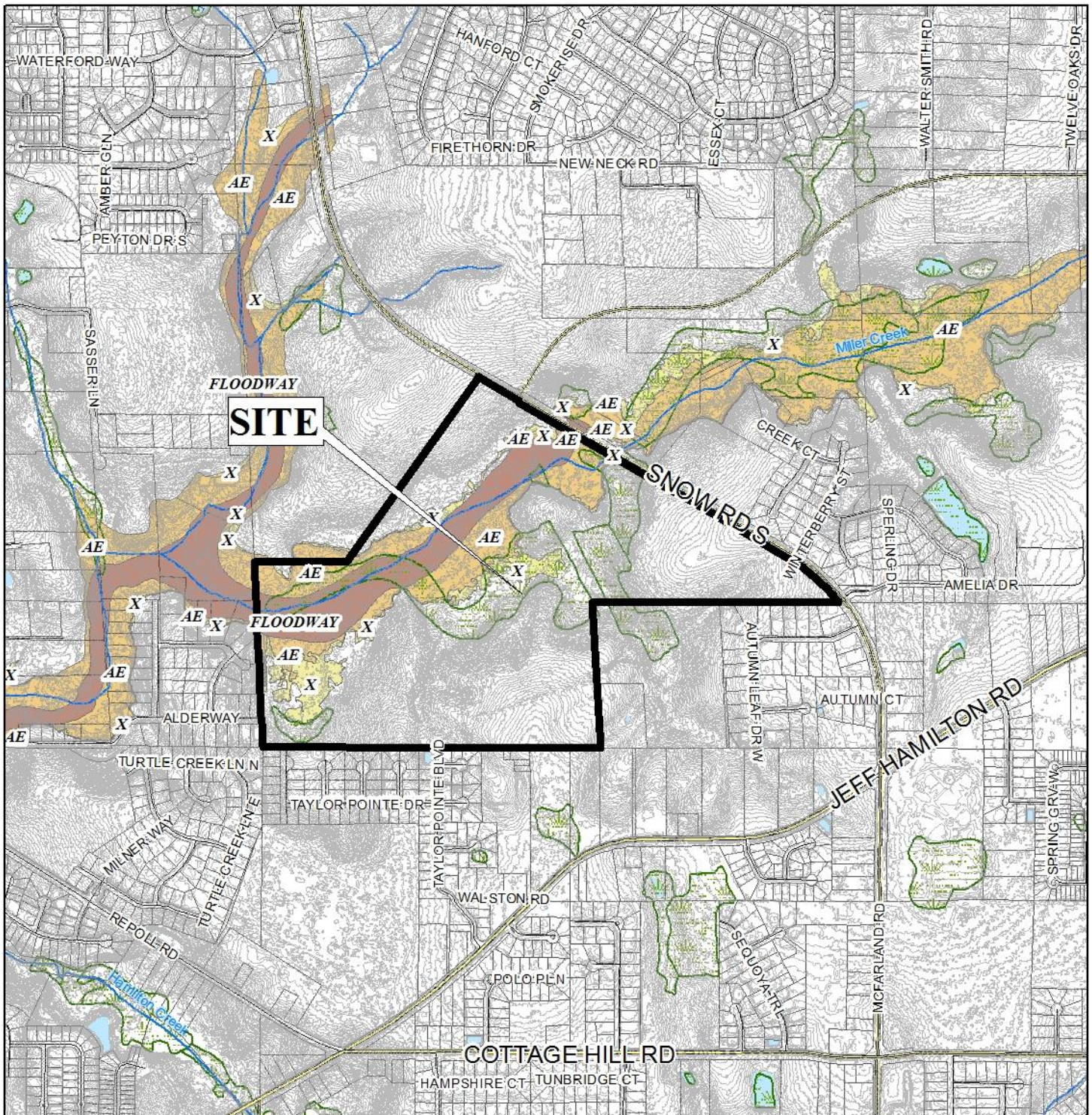
APPLICANT Dawes Switching Station Subdivision

REQUEST Subdivision

 Low Density Residential	 Neighborhood Center - Traditional	 Downtown Waterfront	 Parks & Open Space
 Mixed Density Residential	 Neighborhood Center - Suburban	 Light Industry	 Water Dependent
 Downtown	 Traditional Corridor	 Heavy Industry	
 District Center	 Mixed Commercial Corridor	 Institutional	



ENVIRONMENTAL LOCATOR MAP



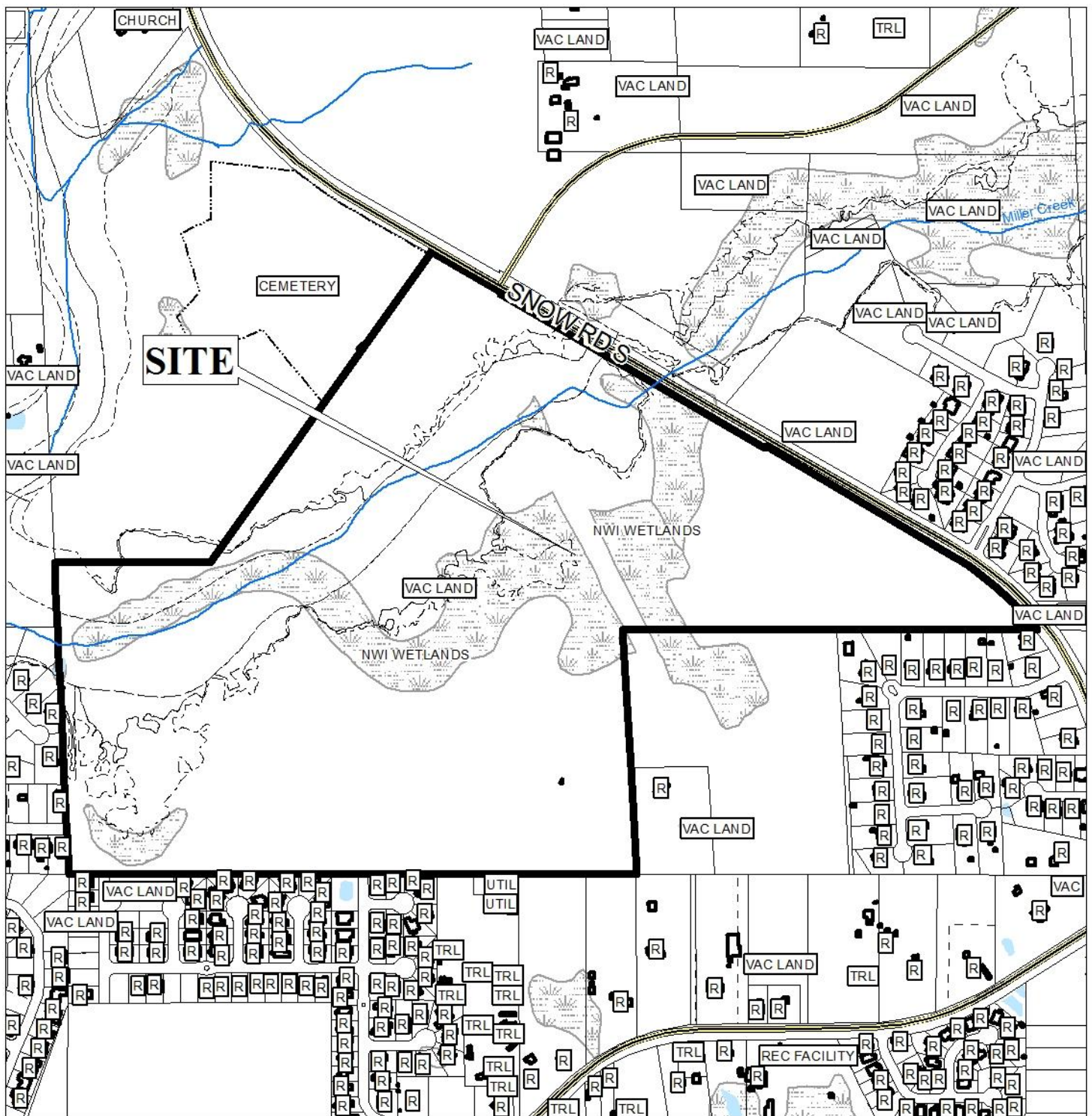
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APPLICANT Dawes Switching Station Subdivision

REQUEST Subdivision



DAWES SWITCHING STATION SUBDIVISION

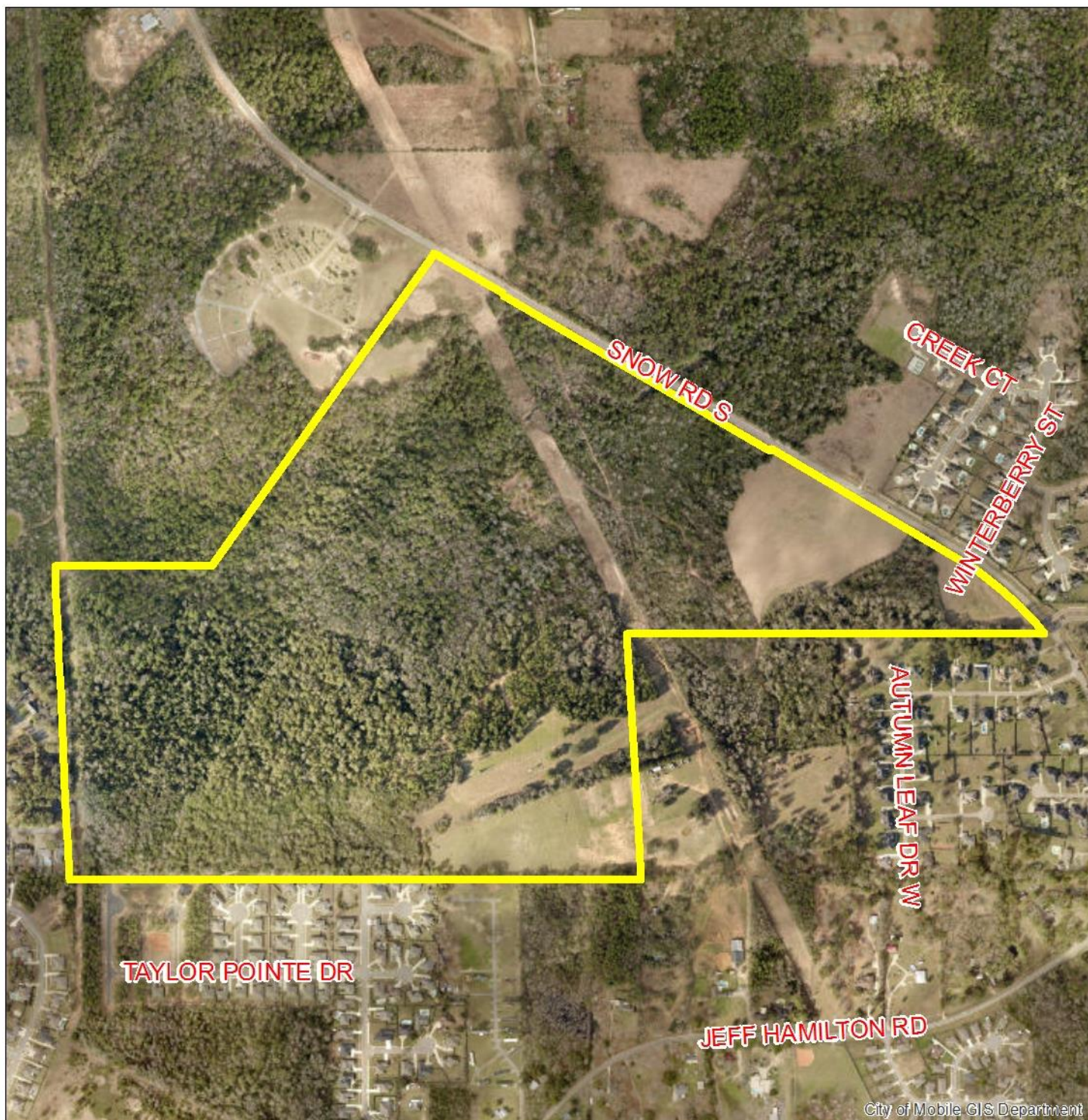


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



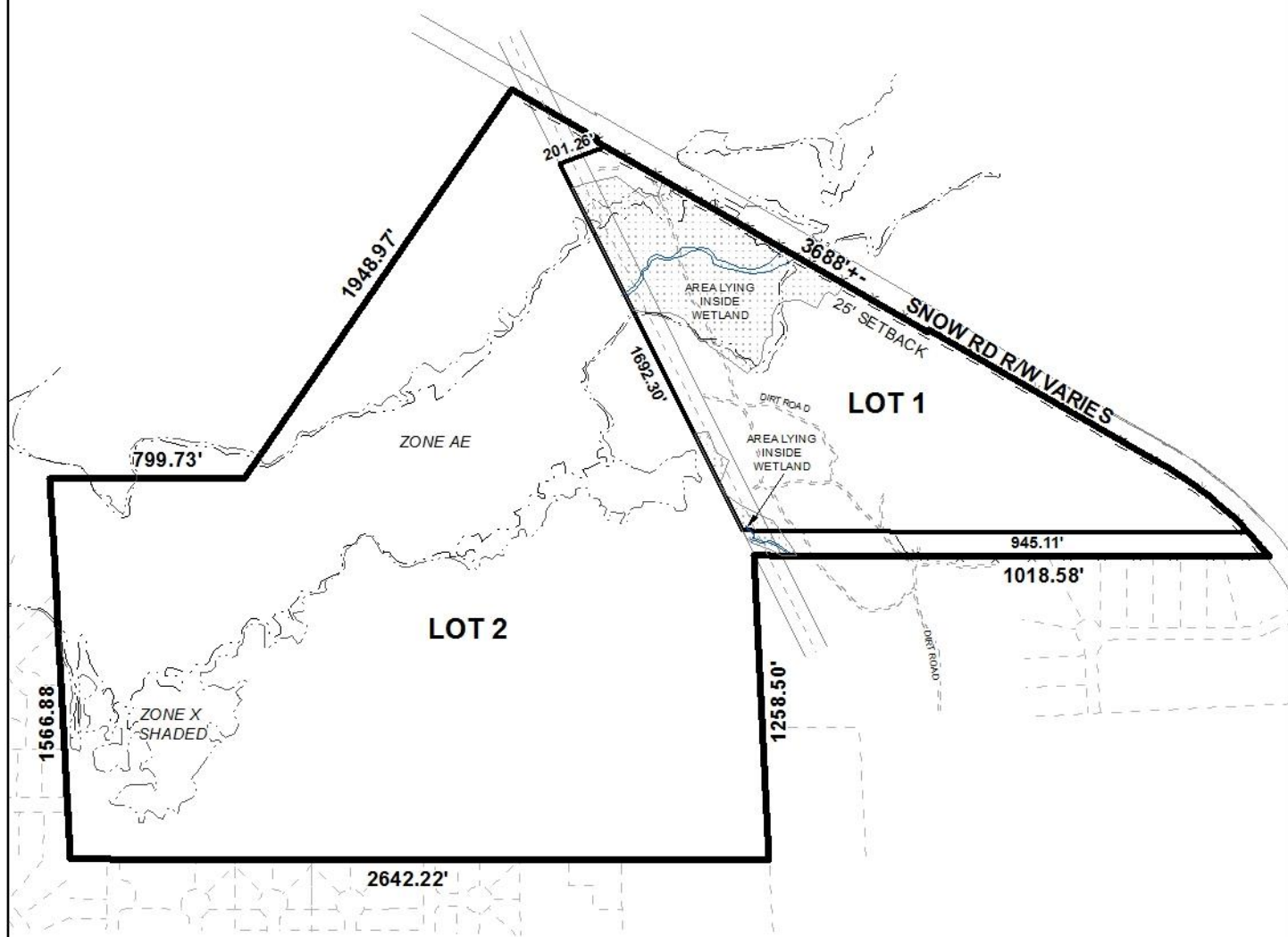
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APPLICATION NUMBER 7 DATE June 21, 2018



DETAIL SITE PLAN



APPLICATION NUMBER 7 DATE June 21, 2018

APPLICANT Dawes Switching Station Subdivision

REQUEST Subdivision

