

MCDONALD FAMILY 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: MAWSS has **No** water or sewer services available.

The preliminary plat illustrates the proposed 1-lot, 5.0 ± acre subdivision which is located on the South and West sides of Dykes Road North extending to the Southern terminus of Private Road 161. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by individual well and septic systems.

The purpose of this application is to create 1 legal lot of record from a single metes-and-bounds parcel.

The applicant stated that the previous owner hired a local surveyor to divide the parcel into five lots to give to her five grandchildren in 2012. The surveyor divided the parcel into metes-and-bounds parcels and informed the owner that this was the process needed before acquiring the deeds and transferring the property. Once this was done, the owner had the deeds made for each grandchild and recorded. The grandchildren began paying taxes on each of their properties and accepted ownership.

The applicant purchased a mobile home and had a septic tank installed on her portion of the deeded property; however, when she went to obtain electricity for the residence she was informed that the property had not been properly subdivided and has since not been able to reside in her new home. The applicant desires to make the parcel a legal lot of record so that permits may be obtained to allow her to live in home.

The proposed corner lot fronts Dykes Road North, a private road and an unpaved minor street without curb and gutter. As an minor street without curb and gutter, it requires a 60' right-of-way width in compliance with Section V.B.14. of the Subdivision Regulations. The plat appears to depict dedication sufficient to provide 30' from the centerline of the private road portion of Dykes Road North. In addition, the preliminary plat also depicts dedication of an additional 30' of right-of-way width from the property line along the private road, and as such, no further dedication should be required. If approved, the Final Plat should retain the 30' right-of-way widths from the centerline of Dykes Road North and from the property line.

The preliminary plat depicts 15' and 30' easements for ingress and egress along the private road and should also be retained on the Final Plat, if approved. Furthermore, the curb radius illustrated at the Northeast corner of the lot should be retained on the Final Plat, if approved, and ensure that it is in compliance with Section V.B.16 of the Subdivision Regulations.

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

In accordance with the Subdivision Regulations, the proposed lot a exceeds the minimum lot size requirements; however, the Final Plat, if approved, should be revised to depict the lot size in both square feet and acres.

As a means of access management, a note should be placed on the Final Plat stating that the proposed lot should be limited to one curb-cut Dykes Road North, and that the size, design and location of the new curb-cuts are to be approved by Mobile County Engineering and conform to AASHTO standards.

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.

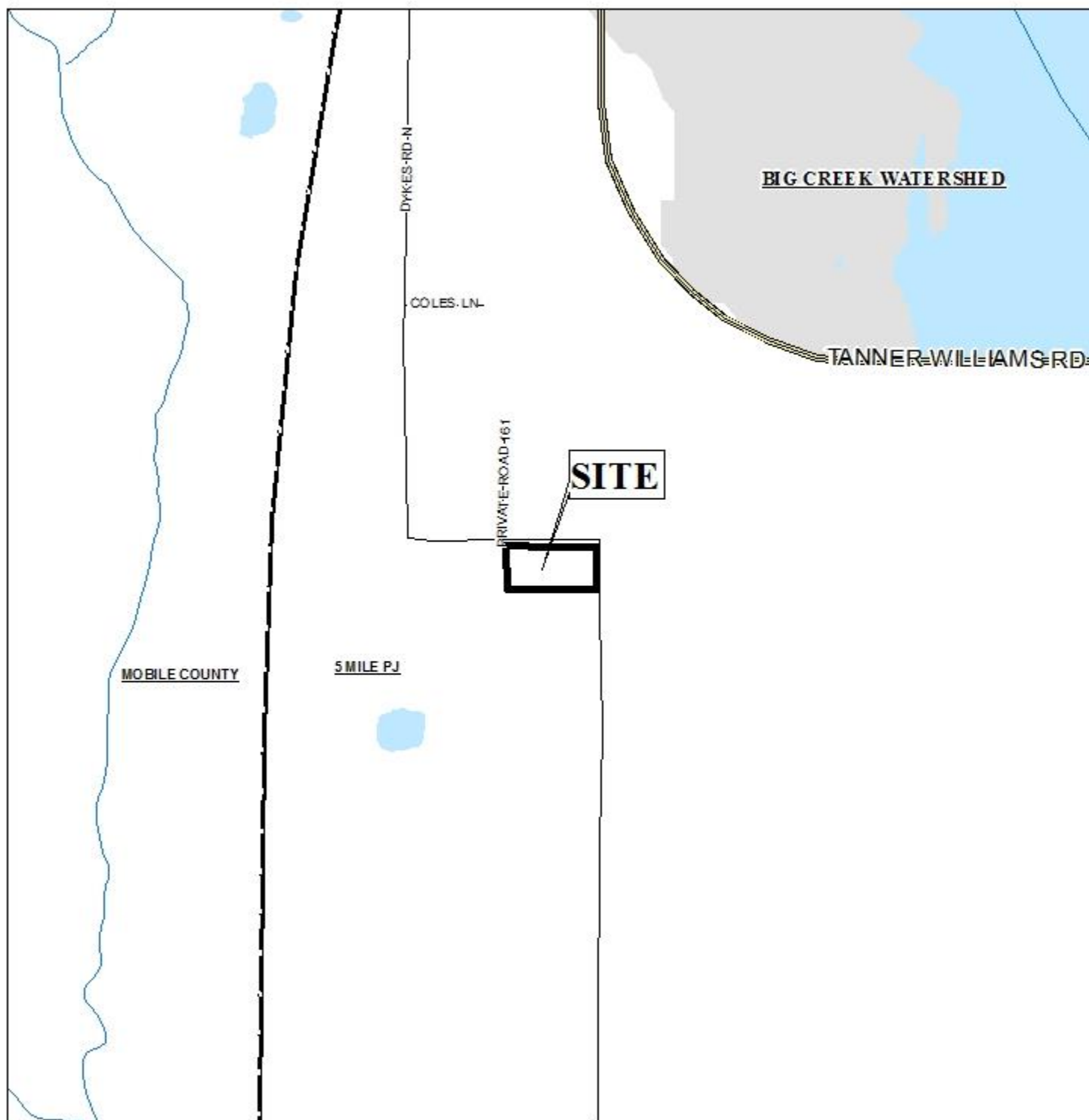
Finally, a note should be placed on the Final Plat stating that there shall be no future subdivision until such time as frontage on a compliant public or private street is provided.

Based upon the preceding, the application is recommended for tentative Approval, subject to the following conditions:

- 1) Retention of the 30' right-of-way widths from the centerline of the private road and from the property line;
- 2) Retention of the 15' and 30' easements for ingress and egress on the Final Plat;
- 3) Retention of the curb radius illustrated at the Northeast corner of the lot and compliance with Section V.B.16 of the Subdivision Regulations;
- 4) Retention of the lot size information and 25' minimum building setback line on the Final Plat;
- 5) Revision of the plat to include the lot size in both square feet and acres on the Final Plat;
- 6) Placement of a note on the Final Plat stating that the lot is limited to one curb-cut to Dykes Road North, with the size, design or location to be approved by Mobile County Engineering and conform to AASHTO standards;
- 7) 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.);*
- 8) Placement of a note on the Final Plat stating that there shall be no additional subdivision until frontage on a compliant public or private road is provided;

- 9) Compliance with Fire Comments and placement as a note on the Final Plat: *(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).); and*
- 10) 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.).*

LOCATOR MAP



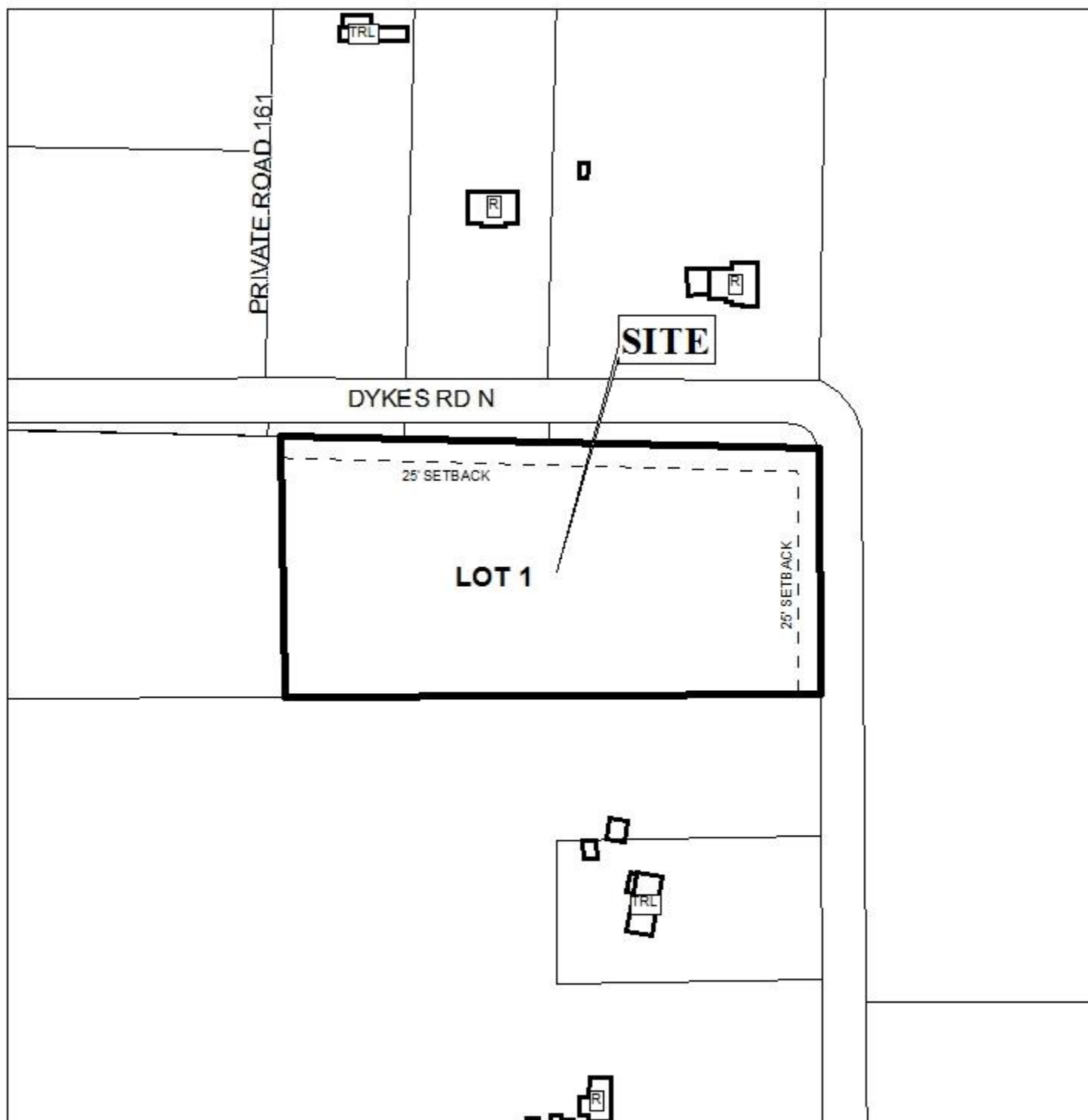
APPLICATION NUMBER 7 DATE August 6, 2015

APPLICANT McDonald Family Subdivision

REQUEST Subdivision



MCDONALD FAMILY 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

N
NTS

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