

ELY 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.

Fire-Rescue 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).

MAWSS Comments: No comments.

The preliminary plat illustrates the proposed 2-lot, 5±-acre subdivision located at the West side of Dauphin Island Parkway, 140'±North of the West terminus of North Street, within the Planning Jurisdiction. The applicant states the site is served by public water and individual septic systems.

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

It should be noted that Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services; and, to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The proposed lots have frontage along Dauphin Island Parkway. At this location Dauphin Island Parkway is a minor street without curb and gutter requiring a 60' right-of-way. The preliminary plat indicates a varying right-of-way, thus revision of the plat to illustrate dedication sufficient to provide 30' from the centerline of Dauphin Island Parkway should be required, if approved.

The lots, as proposed, are irregularly shaped. Proposed Lot 1 may be regarded as a "panhandle" lot, which is a design discouraged by Section V.D.1. of the Subdivision Regulations; the exception being the approval of lots located where varied and irregularly-shaped lot designs are common, and the informality of design is consistent with other lots in the vicinity. Such a lot design is common within the vicinity of the subject site, but not for legal lots approved by the Planning Commission. As such, precedence for legal lots similar to the proposed design of the subject site has not been established; however, similar designs for metes-and-bounds parcels may nevertheless reflect the design standard of the neighborhood. A waiver of Section V.D.1. of the Subdivision Regulations would be required for approval.

Both lots meet the minimum size requirements for lots served by public water and individual septic systems and are appropriately labelled 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 is labeled along Dauphin Island Parkway and should be retained on the Final Plat, if approved.

As a means of access management, a note should be placed on the Final Plat each lot is limited to two (2) curb cuts to Dauphin Island Parkway, with any changes in their sizes, locations, or designs to be approved by Mobile County Engineering and conform to AASHTO standards.

A 30' ingress, egress and utility easement is illustrated along the South property line of proposed Lot 1, thus facilitating access to an adjacent landlocked parcel. As such, if approved, a note should be placed on the Final Plat stating no structures shall be built in any easement.

The 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. A note regarding this requirement should appear on the Final Plat, if approved.

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.

With a waiver of Section V.D.1., the proposed 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 30' from the centerline of Dauphin Island Parkway, or illustrate that the existing minimum right-of-way width is sufficient;
- 2) retention of the lot sizes in square feet and acres on the Final Plat, or provision of a table providing the same information;
- 3) retention of the 25' minimum building setback line along all street frontages;
- 4) placement of a note on the Final Plat stating each lot is limited to two (2) curb cuts to Dauphin Island Parkway, with any changes in their sizes, locations, or designs to be approved by Mobile County Engineering and conform to AASHTO standards;
- 5) placement of a note on the Final Plat stating no structures shall be constructed in any easement;
- 6) 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;
- 7) 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,

- 8) 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



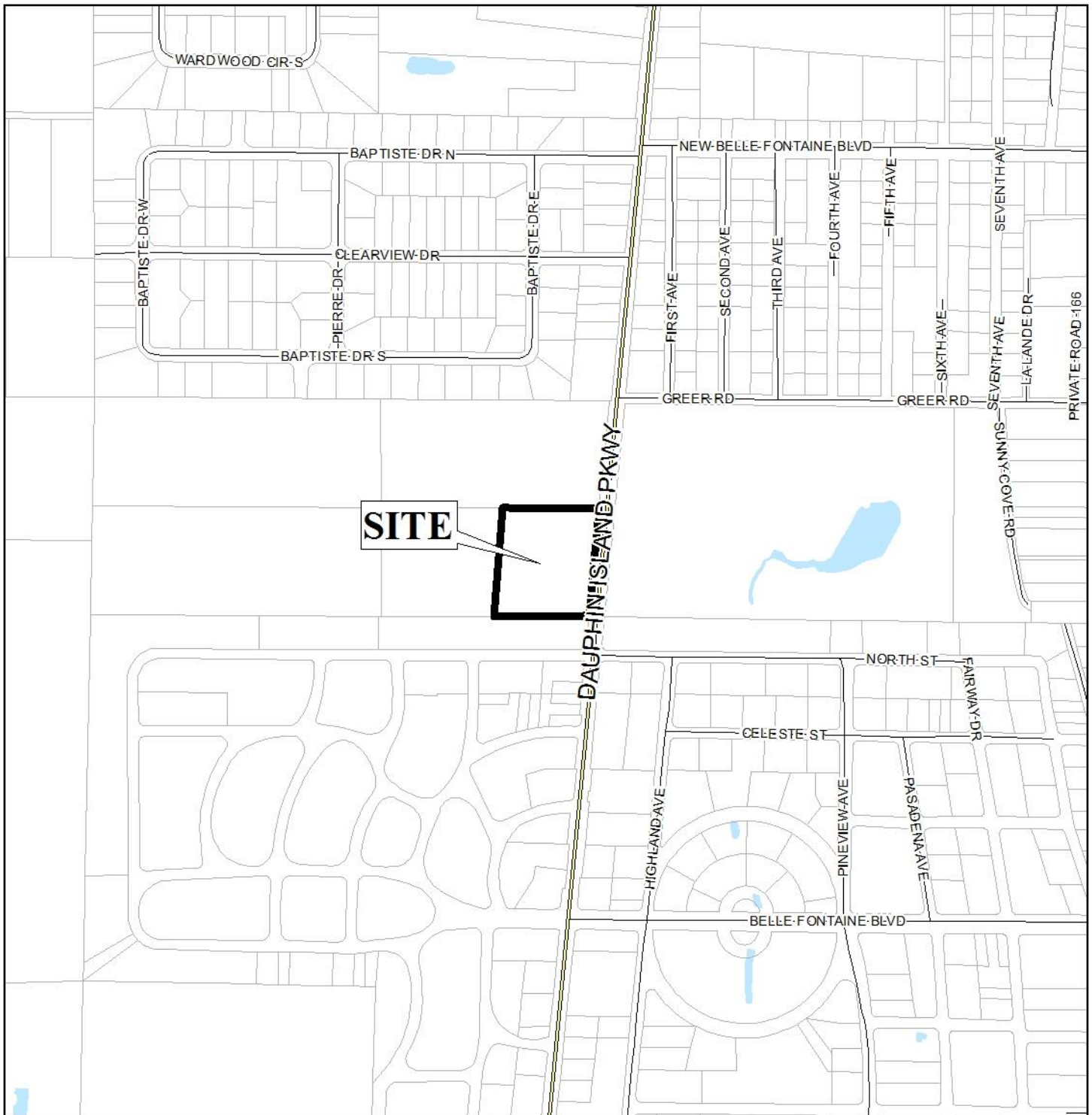
APPLICATION NUMBER 8 DATE August 16, 2018

APPLICANT Ely Estates Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



APPLICATION NUMBER 8 DATE August 16, 2018

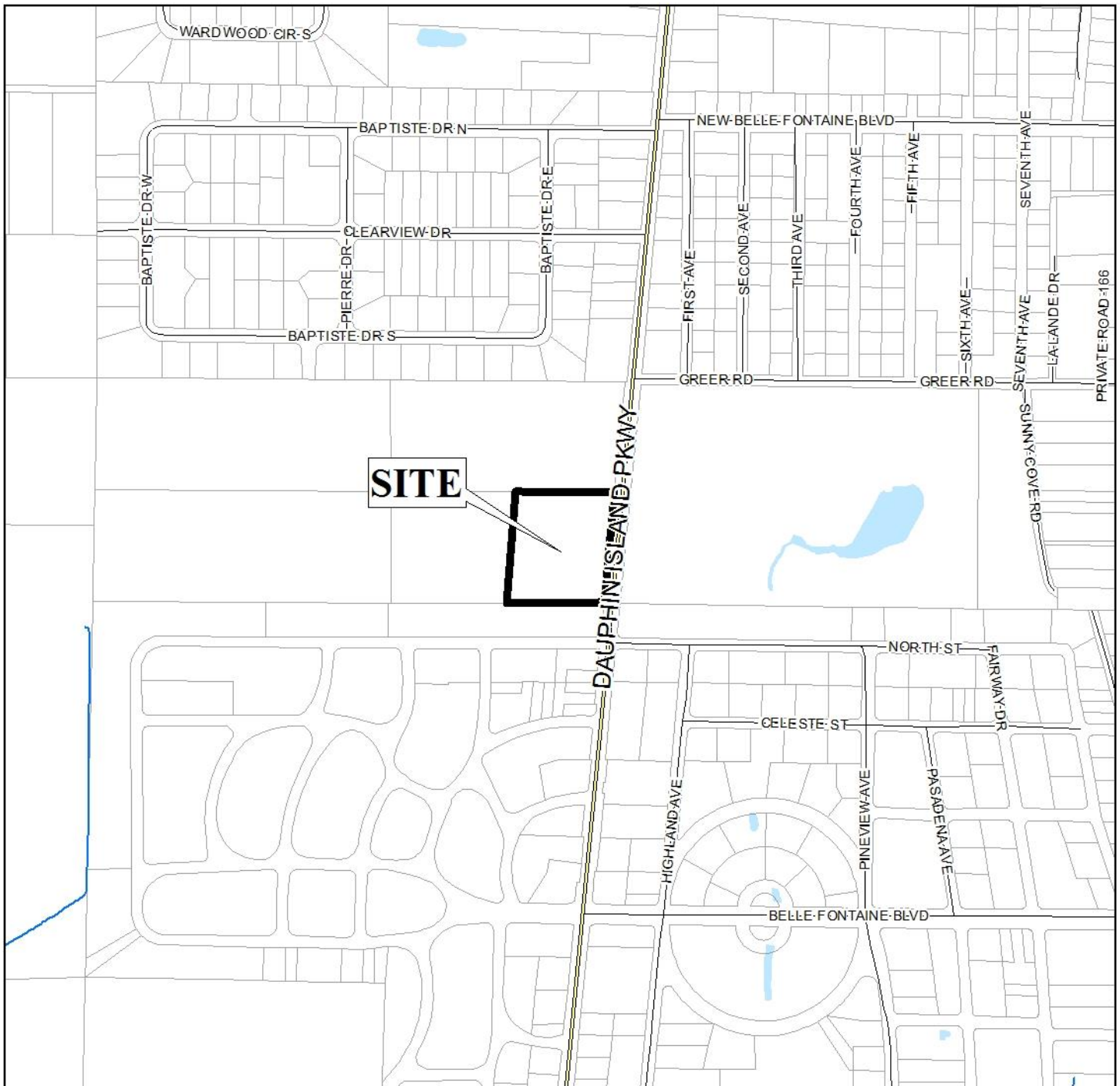
APPLICANT Ely Estates Subdivision

REQUEST Subdivision



NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 8 DATE August 16, 2018

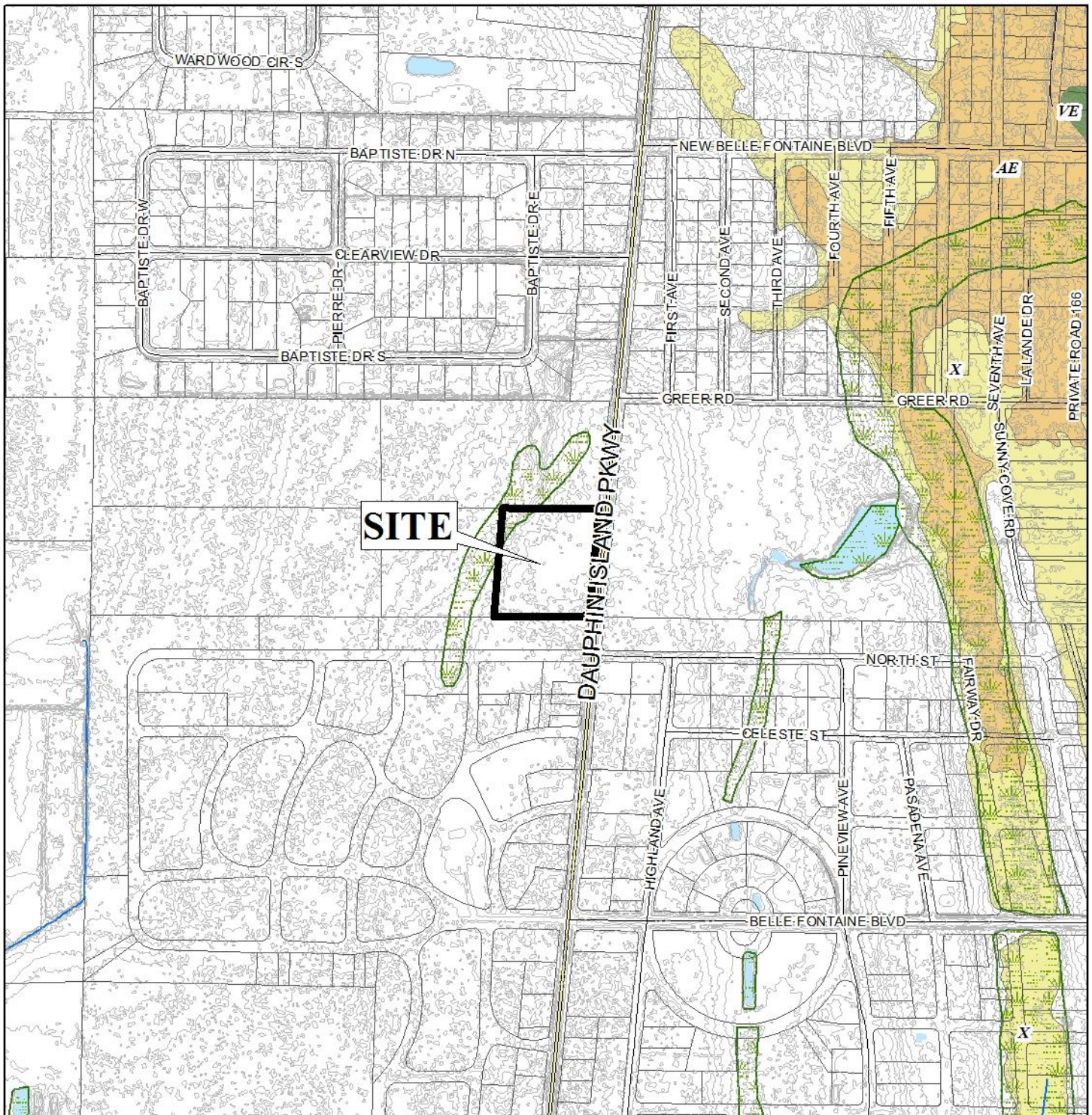
APPLICANT Ely Estates Subdivision

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



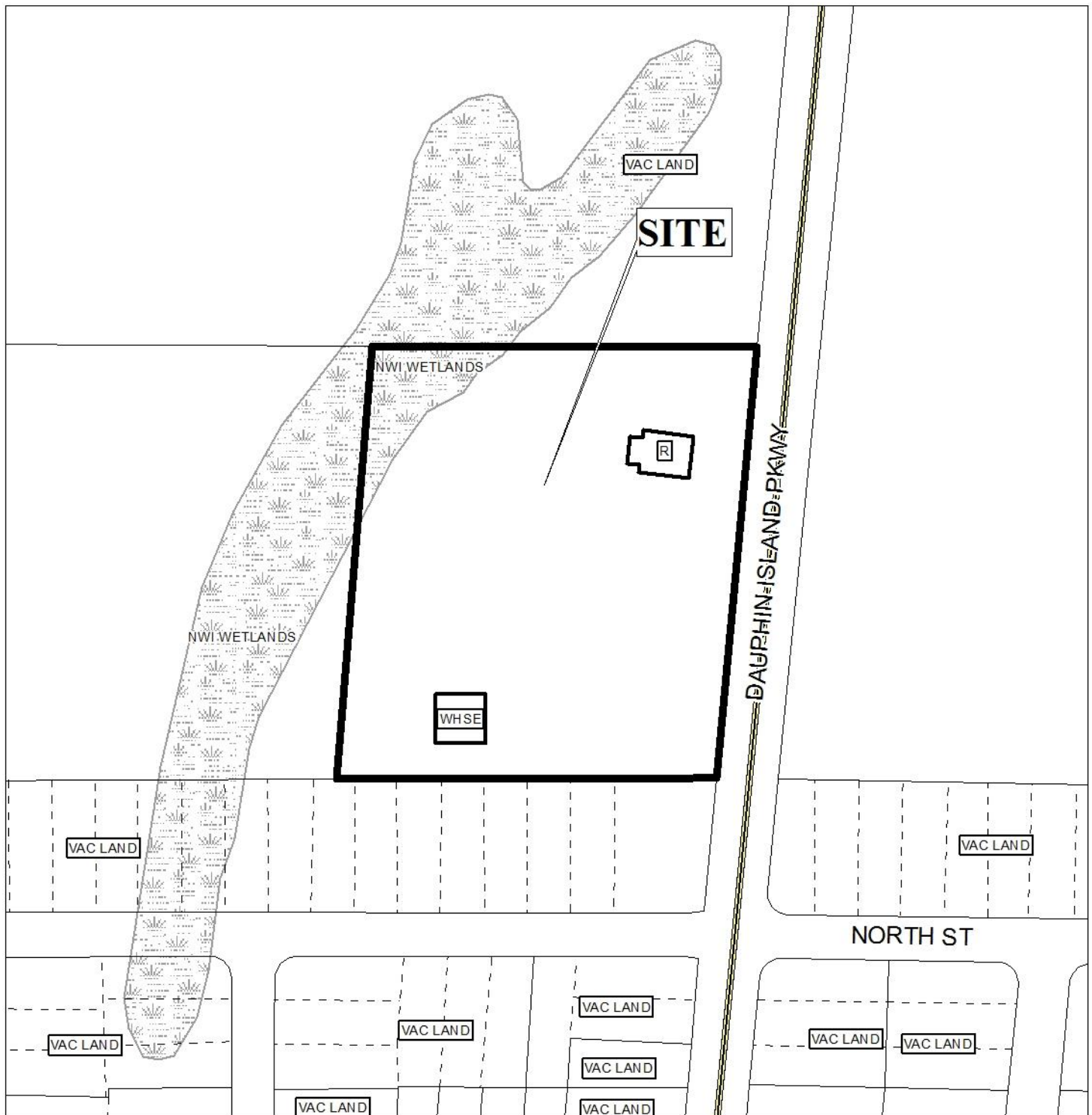
APPLICATION NUMBER 8 DATE August 16, 2018

APPLICANT Ely Estates Subdivision

REQUEST Subdivision



ELY 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



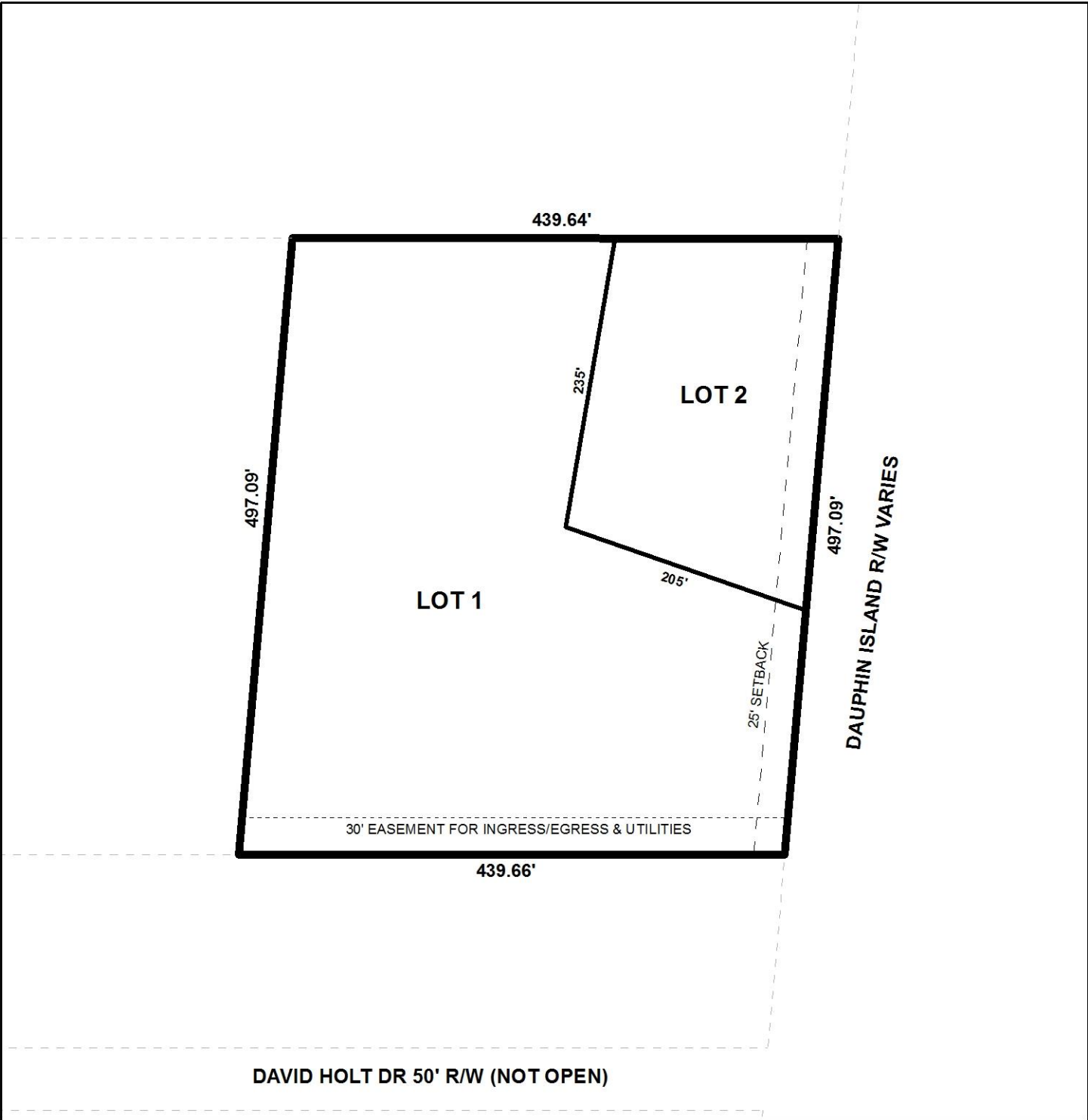
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DETAIL SITE PLAN



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