

## **RESUBDIVISION OF** **ROBINSON SUBDIVISION UNIT THREE**

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.

Mobile Area Water and Sewer Systems Comments: No Comments

The plat illustrates the proposed 5.5± acre, 2 lot subdivision, which is located North side of Tanner Williams Road, ¼ mile± West of Snow Road North – within the planning jurisdiction. The applicant states that the site is served by public water and individual septic tanks.

The purpose of this application is to move an interior lot line between two legal lots of record.

The site fronts Tanner Williams Road, which is part of the *Dauphin Street – Old Shell Road – Tanner Williams Road* major street thoroughfare and is proposed to have a minimum 100' right-of-way in this area. The right-of-way width for Tanner Williams Road is currently 80' at this location; thus, dedication should be required. However, given the site's location (outside the city limits) and the fact that no dedication was obtained when Robinson Subdivision Unit Three was originally recorded, a minimum building setback of 35', as measured from the centerline of Tanner Williams Road, may be appropriate. It should be noted that the applicant has illustrated a 50' setback line, which is more than required.

As proposed, Lots A and B have approximately 164' and 203' of frontage, respectively, along Tanner Williams Road. As a means of access management, a note should be placed on the final plat stating that each lot is limited to one curb cut to Tanner Williams Road, with the size, location, and design to be approved by County Engineering and in conformance with AASHTO standards.

While Lot A has substantial street frontage, it is a flag-shaped lot, which is generally discouraged. The Commission should be mindful that an approval may set a precedent for other flag-shaped lots in the area. A note should be placed on the final plat stating that no future subdivisions will be allowed unless additional adequate frontage on a public street is provided.

The plat meets the minimum size requirement for developments with access to public water and individual septic tanks. However, it is requested that the applicant revise the preliminary plat to label the lot with its size in square feet (in addition to acreage), or provide a table on the plat with the same information.

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.

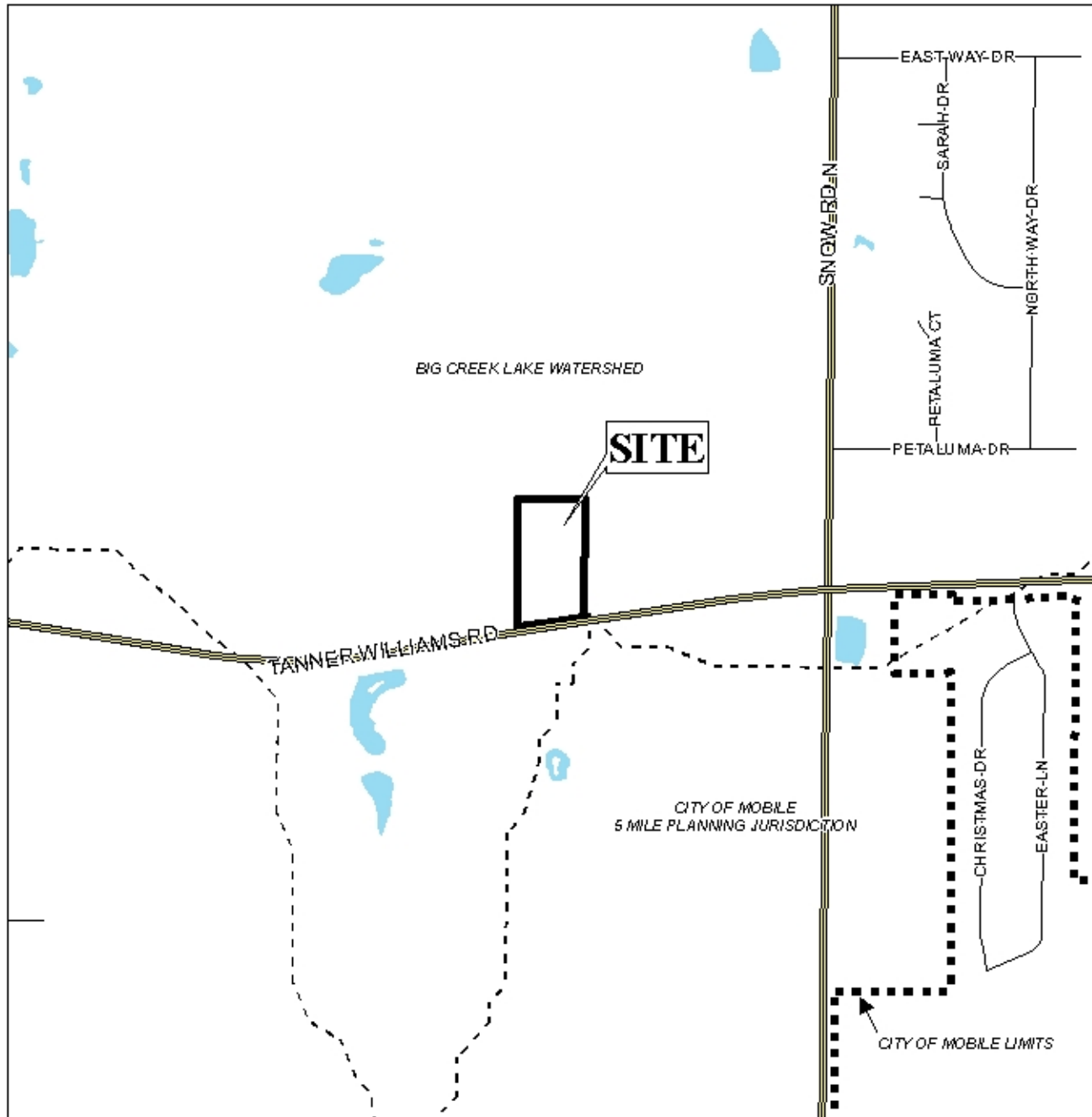
The site is located in the county. Therefore, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

Based on the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) the applicant maintain a minimum building setback line of at least 35', as measured from the centerline of Tanner Williams Road;
- 2) placement of a note on the final plat stating that each lot is limited to one curb cut to Tanner Williams Road, with the size, location, and design to be approved by County Engineering and in conformance with AASHTO standards;
- 3) placement of a note on the final plat stating that no future subdivisions will be allowed unless additional adequate frontage on a public street is provided;
- 4) revision of the plat to label the lots with their sizes in square feet (in addition to acreage), or the provision of a table on the final plat with the same information;
- 5) placement of a note on the plat stating that the site must be developed in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species;
- 6) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and
- 7) submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.

## LOCATOR MAP



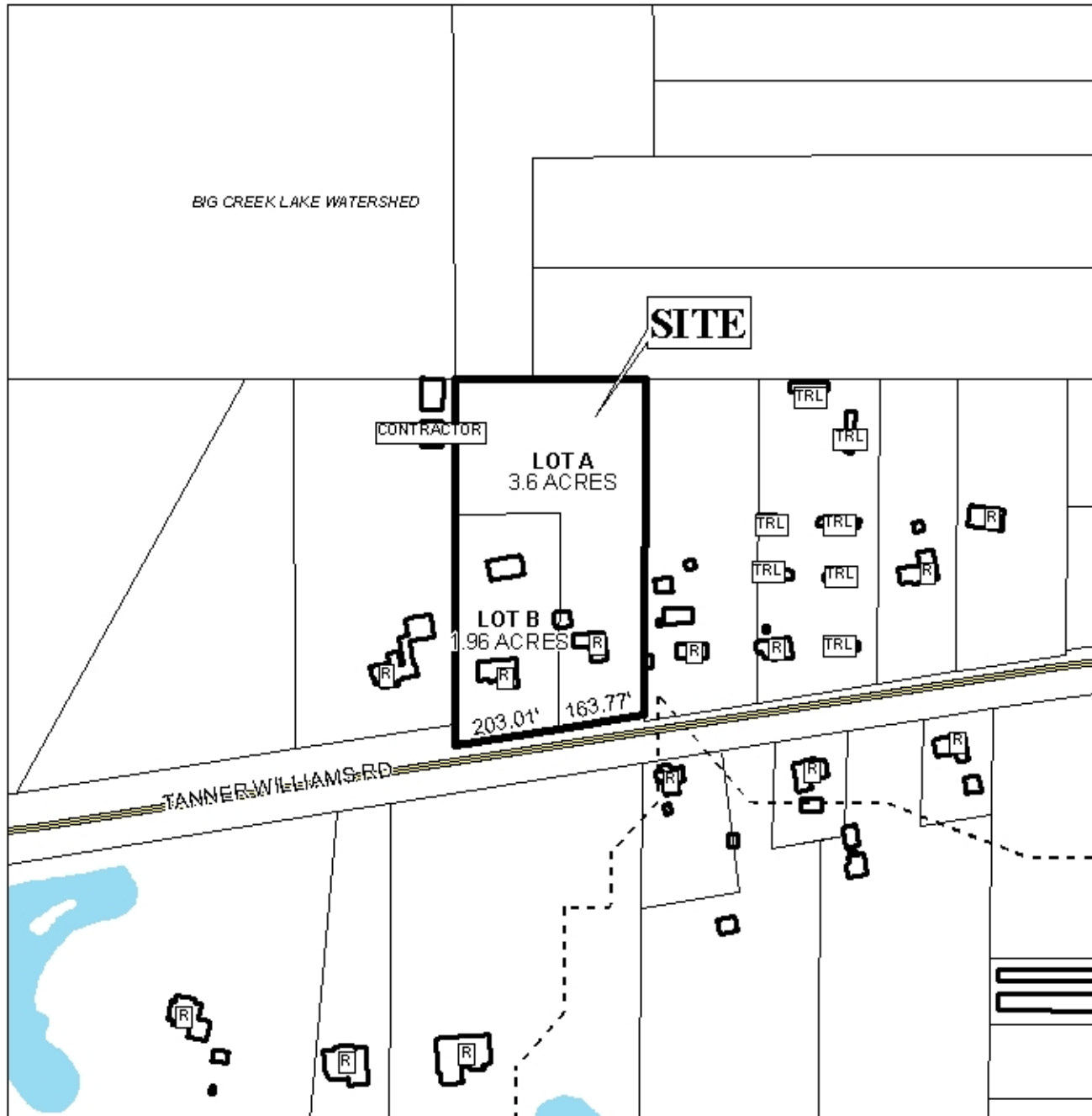
APPLICATION NUMBER 8 DATE May 7, 2009

APPLICANT Robinson Subdivision, Resubdivision of Unit 3

REQUEST Subdivision

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# ROBINSON SUBDIVISION, RESUBDIVISION OF UNIT 3



APPLICATION NUMBER 8 DATE May 7, 2009

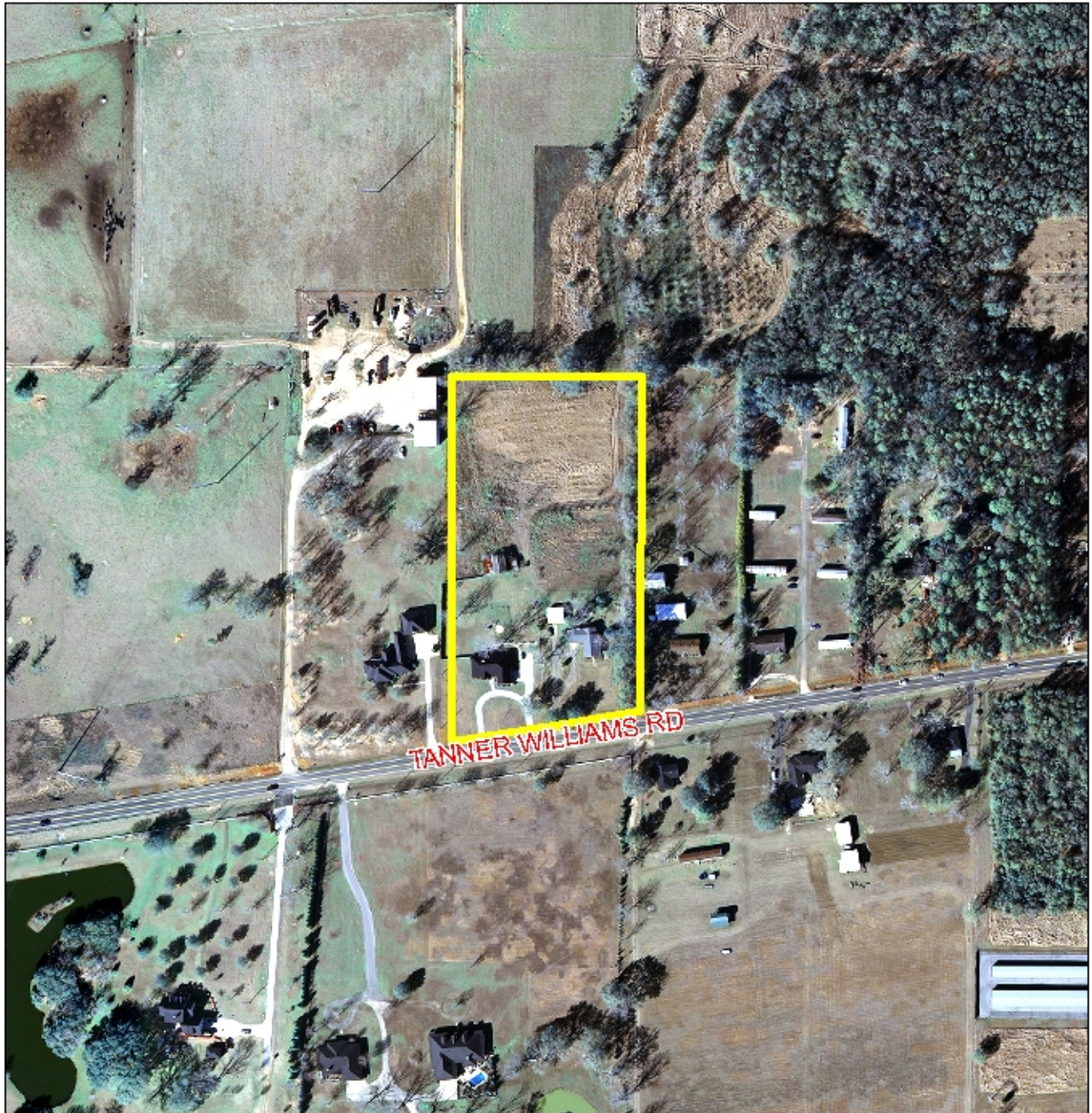
LEGEND

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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# ROBINSON SUBDIVISION, RESUBDIVISION OF UNIT 3



APPLICATION NUMBER 8 DATE May 7, 2009

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