

VIKING PARK SUBDIVISION

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

Fire-Rescue Department Comments: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile.

The plat illustrates the proposed 1 lot, 3.1 ± acre subdivision which is located at the Northeast corner of Snow Road and Wulff Road. The applicant states that the subdivision is served by public water and sanitary sewer: MAWWS states that it only has water service available to the site.

The purpose of this application is to subdivide an area set aside for “future development” into a legal lot of record. The site is part of the overall Viking Place development that was originally approved by the Planning Commission at its February 20, 2004 meeting. Phase I of Viking Place has been recorded, and Phase II (which included a separate application) has been signed, but recorded plats have not yet been submitted. This application, for Viking Park, represents the last phase of the development for the original subdivision.

Wulff Road and Snow Road, which have existing rights-of-ways of 80-feet, are shown as major streets on the Major Street Plan, and as such require 100-foot rights-of-ways; therefore, the dedication of sufficient rights-of-ways to provide 50-feet from the centerline should be required, as depicted on the plat. Additionally, as a means of access management, a note should be placed on the final plat stating that Lot A is limited to two curb-cuts onto Wulff Road and two curb-cuts onto Snow Road, with the size, design and location of the curb-cuts to be approved by Mobile County Engineering.

A condition of approval for this site under the Phase II application was that the corner at the intersection of Snow and Wulff Roads be designed to comply with Section V.D.6. of the Subdivision Regulations, however, the plat does not appear to reflect this requirement. As both Wulff and Snow Roads are proposed major streets, the corner should be modified to provide an appropriate radius, to be approved by Mobile County Engineering.

If any common areas or detention common areas are provided, they should be depicted and labeled on the plat, and a note should be placed on the final plat stating that maintenance of the detention area shall be the responsibility of the property owners.

While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the final plat stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

A note should be placed on the Final Plat, as depicted on the preliminary plat, stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

Based on the preceding, the plat is recommended for Tentative Approval, subject to the following conditions:

- 1) dedication of right-of-way sufficient to provide a minimum of 50-feet, as measured from the centerline of Wulff and Snow Roads, as depicted;
- 2) adjustment of the property line at the intersection corner to provide an appropriate radius consistent with Section V.D.6. of the Subdivision Regulations, to be approved by Mobile County Engineering;
- 3) adjustment of the 25-foot minimum building setback line to accommodate condition number 2;
- 4) placement of a note on the final plat stating that Lot A is limited to two curb-cuts onto Wulff Road and two curb-cuts onto Snow Road, with the size, design and location of all curb-cuts to be approved by Mobile County Engineering;
- 5) revision of the plat to label Lot A with its size in square feet (in addition to the acres), or placement of a table on the plat with the same information;
- 6) placement of a note on the plat stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.; and
- 7) 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.7. of the Subdivision Regulations.

LOCATOR MAP



APPLICATION NUMBER 8 DATE September 6, 2007

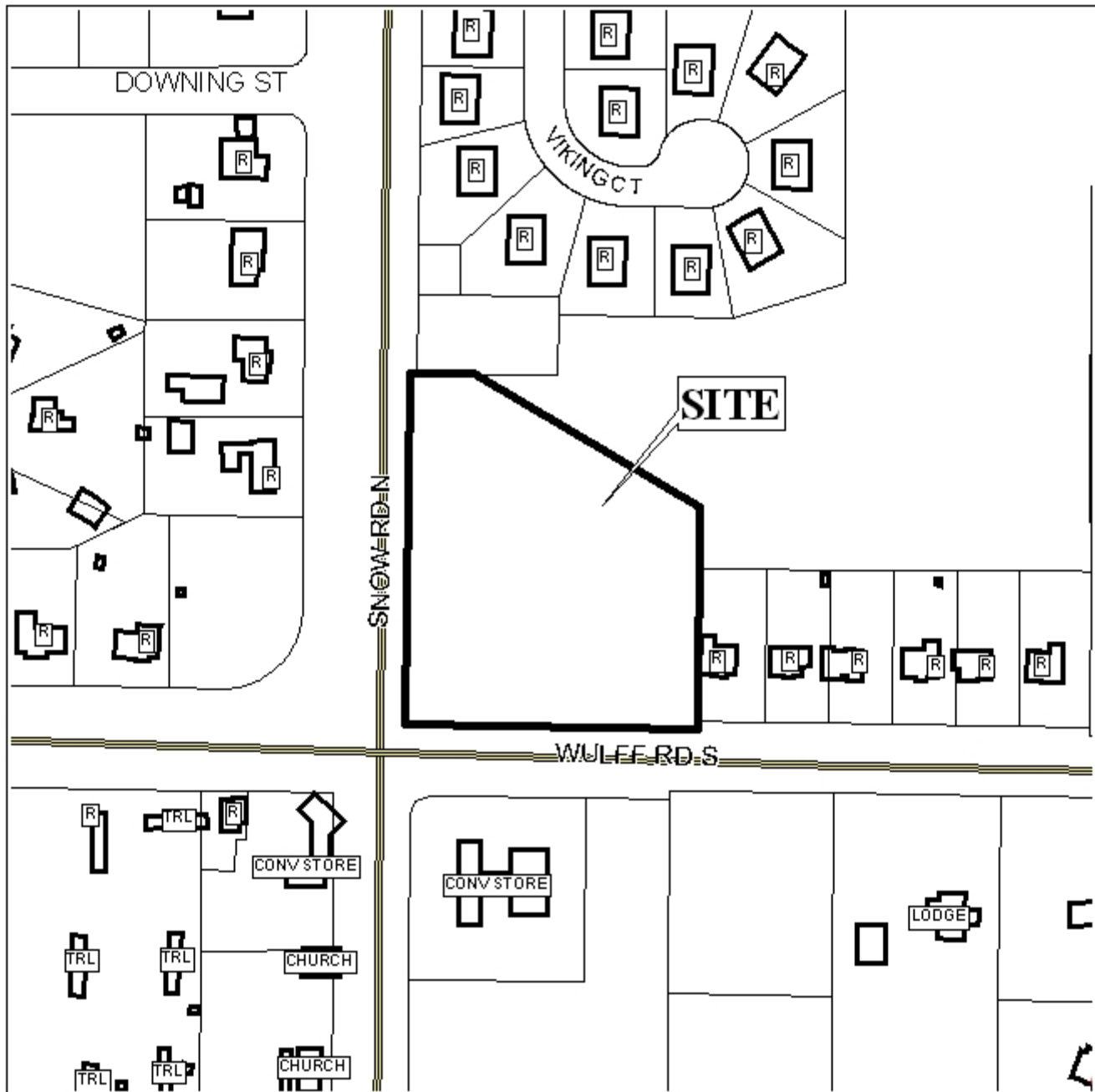
APPLICANT Viking Park Subdivision

REQUEST Subdivision


















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VIKING PARK SUBDIVISION



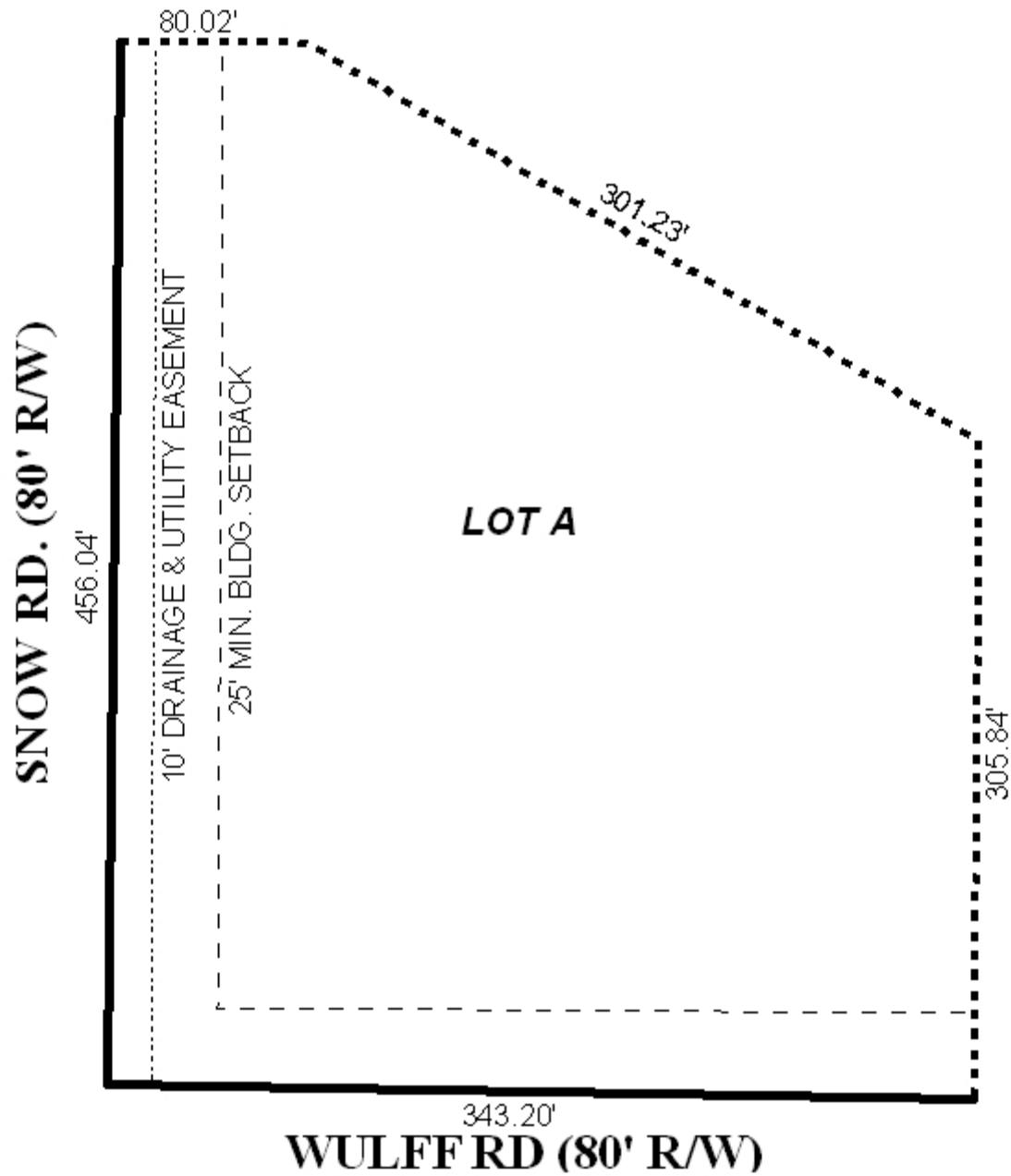
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LEGEND

														
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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DETAIL SITE PLAN



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