

## **BAILEE COVE SUBDIVISION**

Engineering Comments: Must comply with all storm water and flood control ordinances. Must provide detention for any increase in impervious area to the site since 1984 in excess of 4,000 square feet. Show an area reserved for detention on the plat and add a note to the plat that each individual lot will require a land disturbance permit and must provide detention for construction of impervious area in excess of 2,000 square feet. Once developed, if the property does not drain to a City maintained drainage system, then detention for a 100 year storm event with a 2 year release rate will be required unless a release agreement is provided by all downstream properties. Any work performed in the right of way will require a right of way permit.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

Mobile Area Water & Sewer System Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 2-lot, 2.8 acre  $\pm$  subdivision which is located at 6964 Howells Ferry Road (North side of Howells Ferry Road, 150'  $\pm$  East of Overlook Road), and is in Council District 7. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to subdivide a legal lot into two legal lots of record. The subdivision meets the minimum size requirements.

The site fronts Howells Ferry Road, a proposed major street, with 80' of right-of-way. Since Howells Ferry Road is a proposed major street as illustrated on the Major Street Component of the Comprehensive Plan, this section is planned for 100' of right-of-way. The current right-of-way width along the site is 80'; therefore, dedication would be required to provide 50' from the centerline. It should be noted that to the West of the site is a 50' wide unopened right-of-way Myland Avenue, a minor street with out curb and gutter; therefore dedication would be required to provide 30' from the centerline. Myland Avenue is not maintained by the city; therefore, Lot 2 should be denied access to Myland Avenue.

As this site is a corner lot, dedication sufficient to comply with Section V.B.16 of the Subdivision Regulations regarding curb radii should be required. The plat should be revised to depict the dedication of a 25' radius curve at the intersection of Howells Ferry Road and Myland Avenue, after dedication.

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 with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

As proposed, Lot 2 exceeds the maximum width to depth ratio; therefore, a waiver of Section V.D.3. of the Subdivision Regulations would be required. The Subdivision Regulations states that the maximum depth of a lot should not exceed 3.5 times the width of the lot. While this Section (V.D.3.) is often waived by the Commission, the lots are typically along waterways, or the proposed lots would be characteristic of the surrounding development. In this situation, there are similar subdivisions approximately 600' to the East on Howells Ferry Road, making the proposed plat in character with the area.

It should be noted that there is a dwelling on proposed Lot 2 built in 2008 that is not depicted on the preliminary plat; therefore, staff can not determine if the house meets the required setbacks. However, labeling of the Final Plat with the required setbacks will ensure correct placement of the dwelling.

The lot is labeled on the plat with its size in square feet, and should be revised on the Final Plat to reflect required dedication, if approved.

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.

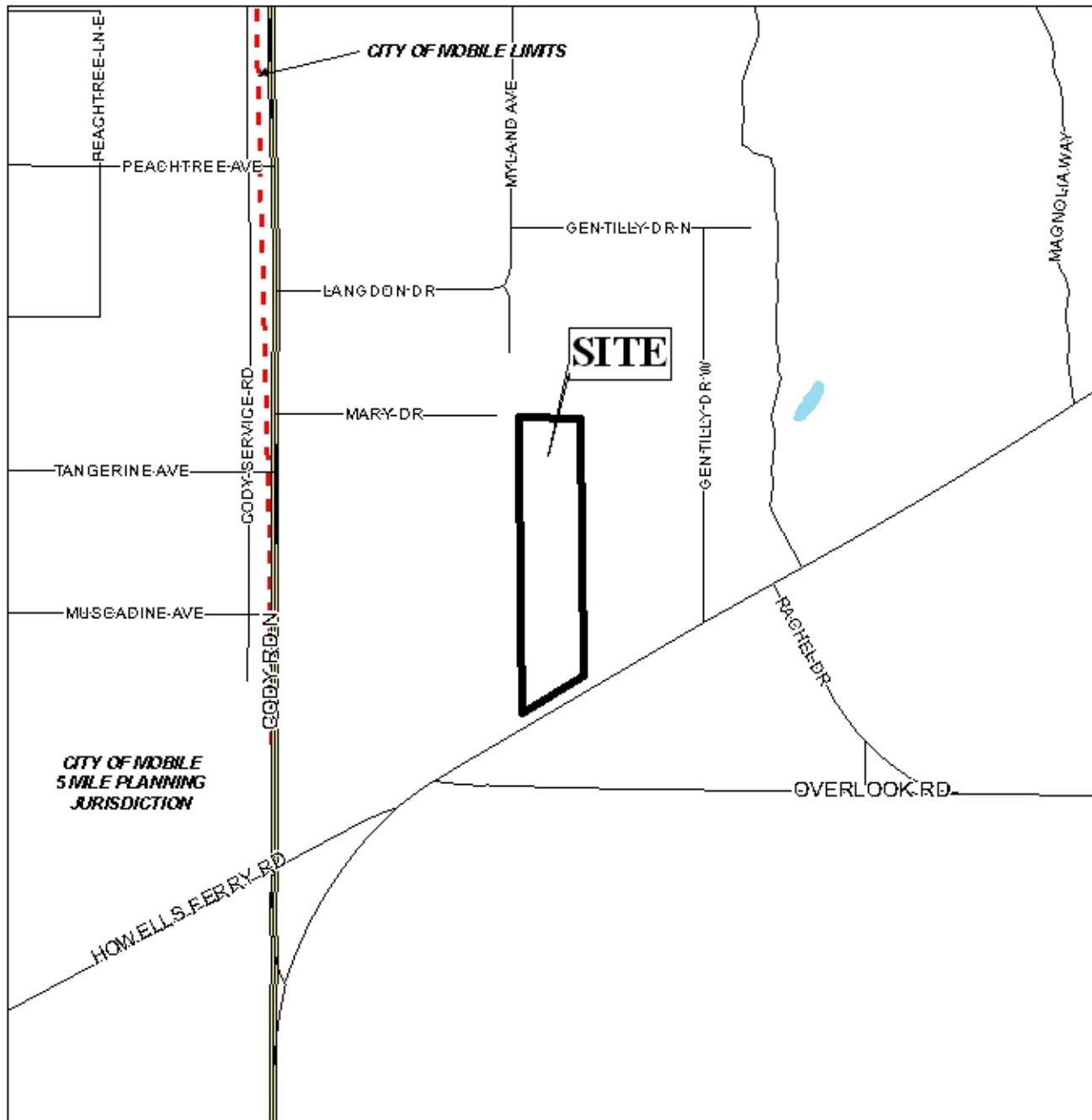
Finally, the 25' minimum building setback line is depicted on the plat along Howells Ferry Road, and should be revised on the Final Plat to depict the 25' setback for both streets, if approved.

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) dedication of sufficient right-of-way to provide 50' from the centerline of Howells Ferry Road, in compliance with the Major Street Plan and dedication to provide 30' from the centerline of Myland Avenue;
- 2) revision of the lot size information to reflect dedication;
- 3) depiction of the 25-foot minimum building setback line along all public rights-of-way including Myland Avenue;
- 4) placement of a note on the Final Plat denying Lot 2 access to Myland Avenue;
- 5) placement of a note on the Final Plat stating that each lot is limited to one curb-cut with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;

- 6) revision of labeling of the size of the lot, in square feet, or provision of a table on the plat with the same information reflecting required dedication;
- 7) dedication sufficient to comply with Section V.B.16 of the Subdivision Regulations regarding curb radii;
- 8) Must comply with Engineering comments: *Must comply with all storm water and flood control ordinances. Must provide detention for any increase in impervious area to the site since 1984 in excess of 4,000 square feet. Show an area reserved for detention on the plat and add a note to the plat that each individual lot will require a land disturbance permit and must provide detention for construction of impervious area in excess of 2,000 square feet. Once developed, if the property does not drain to a City maintained drainage system, then detention for a 100 year storm event with a 2 year release rate will be required unless a release agreement is provided by all downstream properties. Any work performed in the right of way will require a right of way permit;*
- 9) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies for endangered, threatened or otherwise protected species is required prior to the issuance of any permits or land disturbance activities; and
- 10) full compliance with all municipal codes and ordinances.

# LOCATOR



APPLICATION NUMBER 9 DATE May 6, 2010

APPLICANT Bailee Cove Subdivision

REQUEST Subdivision





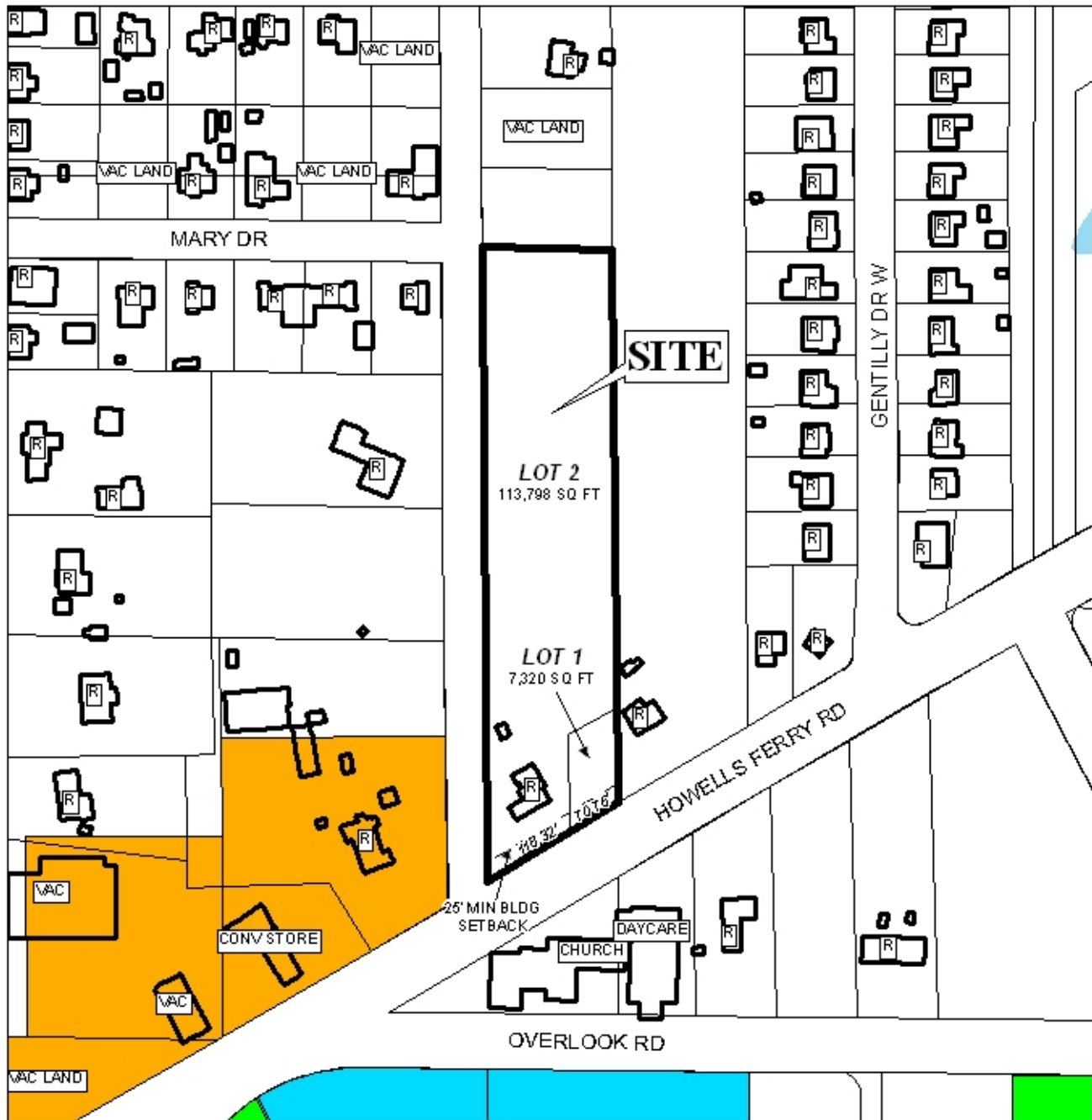
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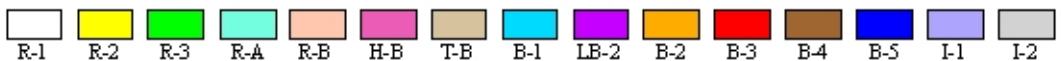


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LEGEND



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