

DEWITT FAMILY DIVISION 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 Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

MAWSS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 2-lot, 1.3± acre subdivision located on the East side of Bay Road, two tenths of a mile South of Island Road, within the Planning Jurisdiction. The applicant states that the subdivision is served by public water and sanitary services.

The purpose of this application is to create two legal lots from a portion of two legal lots of record, comprising one existing tax parcel. The applicant states that this will be a family subdivision.

The site fronts on Bay Road, a minor street with an adequate 60' right-of-way; therefore, no dedication would be required. As a means of access management, a note should be required on the Final Plat stating that each lot is limited to one curb cut to Bay Road, with the size, location and design to be approved by County Engineering and conform to AASHTO standards.

The plat indicates a 25' building setback line for both lots and this should also be shown on the Final Plat. Both lots meet the minimum size requirements of the Subdivision Regulations and are labeled with their sizes in square feet and acres on the preliminary plat. If approved, this information should be retained on the Final Plat, or a table should be furnished on the Final Plat providing the same information.

The proposed Lot 2 would be a flag lot which is generally discouraged by Section V.D.1. of the Subdivision Regulations. However, they are permitted only in those locations where varied and irregularly-shaped lot designs are common and the informality of design is consistent with other lots in the vicinity. As previously stated, this will be a family subdivision, which is an additional criteria regarding flag lot requests. There have been other flag lots allowed by the Planning Commission on Hollingers Island, particularly along Bay Road, and this particular subdivision would be similar to others in the vicinity. And according to Section V.D.3 of the Subdivision Regulations, the maximum depth of any lots shall not be more than 3.5 times the width of the lot at the building setback line. While proposed Lot 2 would exceed this ratio, this is typical of the lots along Bay Road. Therefore, waivers of Sections V.D.1. and V.D.3. of the Subdivision

Regulations would be in order. A note should be required on the Final Plat stating that no further resubdivision of Lot 2 will be allowed until additional public street frontage is provided.

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.

The site is located within multiple flood zones, and it also appears that a very small portion of the site may contain wetlands. The presence of floodplains and wetlands indicates that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

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.

A note should be placed 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.

With a waiver of Sections V.D.1. and V.D.3., the proposed plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval subject to the following conditions:

- 1) placement of a note on the Final Plat stating that each lot is limited to one curb cut to Bay Road, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;
- 2) retention of the 25' minimum building setback line along Bay Road on the Final Plat;
- 3) retention of the labeling of the lot sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 4) placement of a note on the Final Plat stating that no further resubdivision of Lot 2 will be allowed until additional public street frontage is provided;
- 5) placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies would be required for wetland and flood plain issues prior to the issuance of any permits or land disturbance activities;
- 6) placement of a note on the Final Plat stating that approval of all applicable federal, state and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
- 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.8. of the Subdivision Regulations;

- 8) 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.”; and*
- 9) compliance with the Fire Department comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.).*

LOCATOR MAP



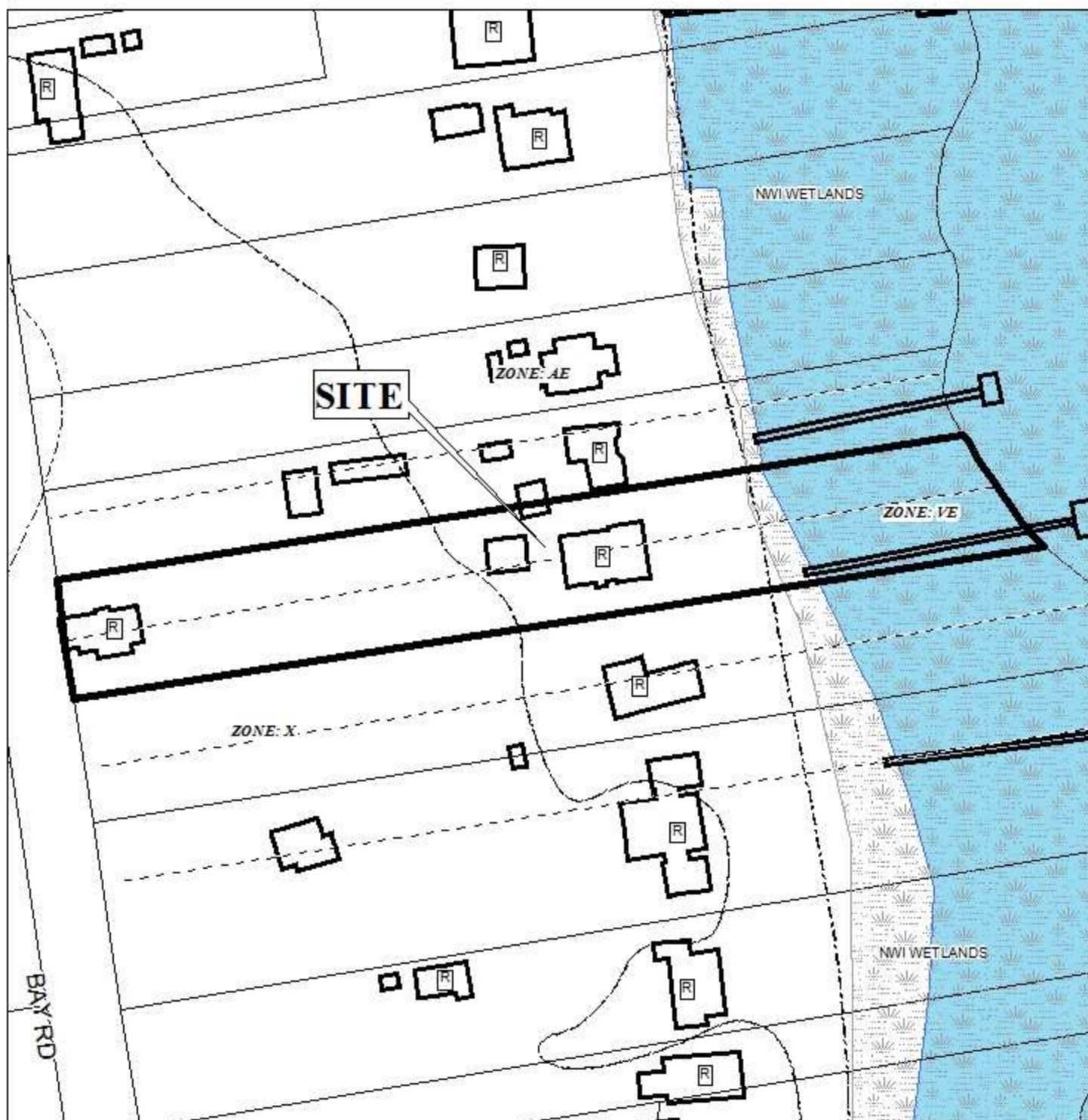
APPLICATION NUMBER 9 DATE March 20, 2014

APPLICANT Dewitt Family Division Subdivision

REQUEST 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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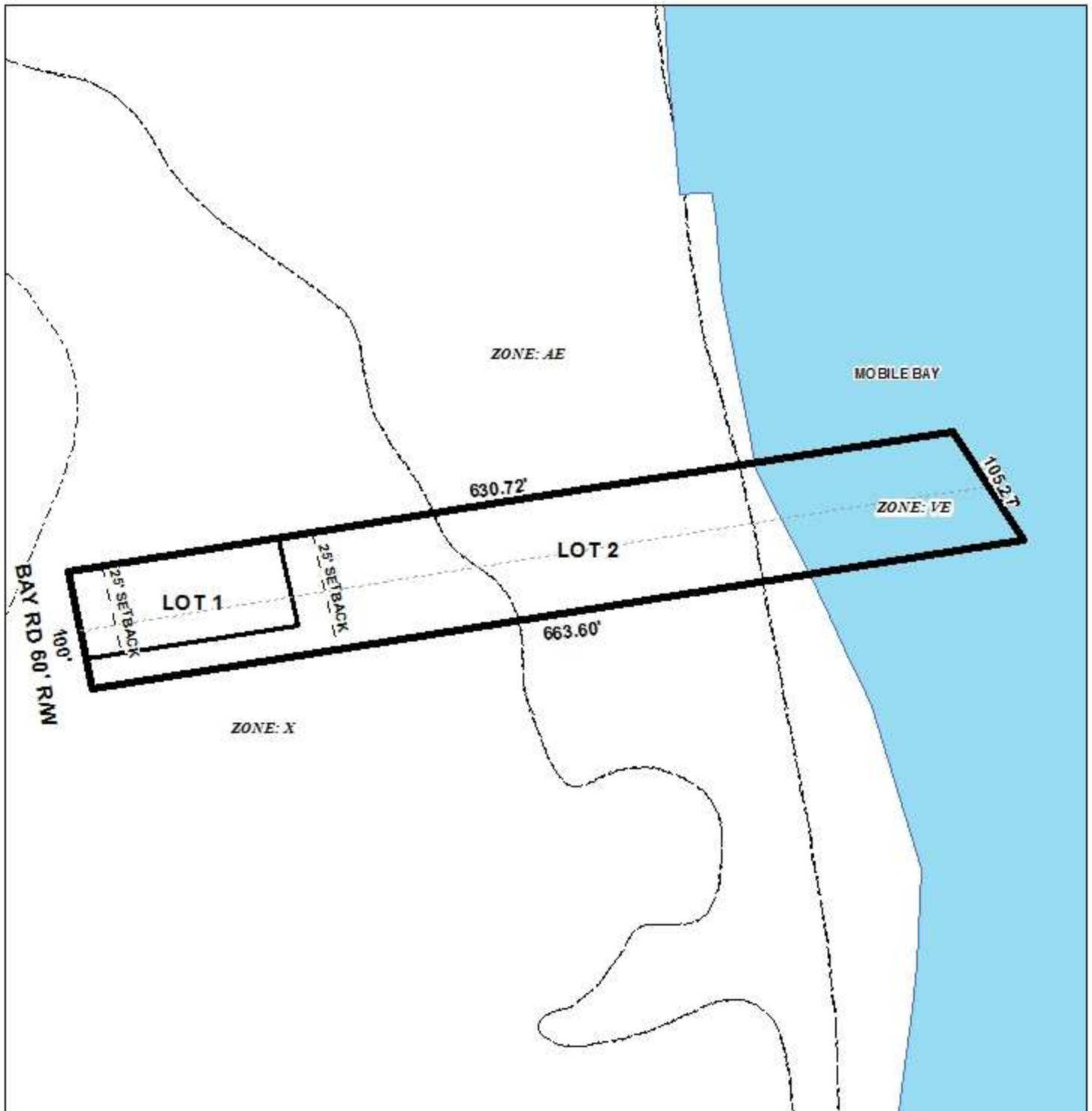
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DETAIL SITE PLAN



APPLICATION NUMBER 9 DATE March 20, 2014

APPLICANT Dewitt Family Division Subdivision

REQUEST Subdivision

