

GRIMES FAMILY SUBDIVISION I

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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

Mobile Area Water and Sewer Systems Comments: No Comments

Fire 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. Commercial buildings and sites within the City of Mobile Fire Jurisdiction 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.

The plat illustrates the proposed 9.6± acre, 3 lot subdivision, which is located on the North side of Wulff Road South, 200'± West of the North terminus of Caldwell Road – 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 create three lots of record from three metes and bounds parcels. It should be noted that the larger parcel, Tax Parcel R022409290000009., has several child parcels, all created without going through a legal subdivision process. Typically, all parent and child parcels are required to be included in subdivision processes; however, at the time that most were created, they were not subject to the City's Subdivision Regulations. In fact, before the 2008 annexation, the subject area was within the jurisdiction of the County, under which the creation of parcels equal to or greater than 5 acres in size, or in cases of family subdivisions (as is the case at hand), is exempt from the subdivision process. Then just recently, after expansion of the City's Planning Jurisdiction, the subject parcels were created; hence this application. Additionally, the applicant states that there is an error in the plat as submitted; Tax Parcel R022409290000009 is to be included as Lot C. Fees have already been paid for the third lot, along with notification. As a condition of approval, the applicant should revise the final plat accordingly. The applicant should also revise the plat to label the proposed "parcels" as "lots."

The site fronts Wulff Road South with 80' of right-of-way. It should be noted that this section of Wulff Road South is part of the *Wulff Road (Wulff Road-New Connection)* thoroughfare on the Major Street Plan, which requires 100' of right-of-way. In small residential subdivisions, such as the one proposed, the Commission has at times allowed increased building setbacks to bypass

the requirement of dedication. Therefore, the applicant should revise the plat to depict a 35' building setback line from the existing right-of-way of Wulff Road South.

Proposed Parcels A, B and C have approximately 186' 223' and 55' of frontage, respectively, along Wulff Road South. 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 Wulff Road South, with the size, location, and design to be approved by County Engineering and in conformance with AASHTO standards.

As proposed, Parcel C is considered a flag lot. Section V.D.1 of the Subdivision Regulations states that flag lots shall generally not be allowed, but may be permitted in certain circumstances. As already mentioned, the proposed lots will be owned (as are all other associated child parcels) by immediate family members of the applicant. Furthermore, there is a similar flag lot directly across Wulff Road South from the subject site (Lot 1 Carolyn Griffin Subdivision – approved by the County). Both situations provide some justification for approval. However, given its limited frontage, a note should be placed on the final plat stating that no future subdivision of Parcel C will be allowed until additional frontage on a public street is provided. Furthermore, the minimum building setback line for this lot shall be from where the “pole” meets the “flag” portion of the lot, and as Parcel C is large enough to subdivide, the pole must be at least 50' in width to allow for the construction of a public street at some future date, per Section V.D.1 of the Subdivision Regulations. It should be further noted that the existing landlocked parcels will not be affected by the subdivision.

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 lots with their sizes 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.8 of the Subdivision Regulations.

Finally, the site is located within the J.B. Converse watershed, the primary drinking water supply for the Mobile Area Water and Sewer System. The Subdivision Regulations were recently amended (Section V.A.5.) to, at minimum, match Mobile County standards for development within the watershed; thus the site must be designed so that no field lines or septic tanks are constructed or maintained within a “flood prone area” as designated by FEMA, or within a “Buffer Zone” as defined in Section II, Definitions. Furthermore, within the watershed, storm water detention facilities are required in any Subdivision. Detention areas must be designed to provide a minimum detention capacity to accommodate the volume of a 50 year post development storm, with a maximum release rate equivalent to the 10 year storm pre-

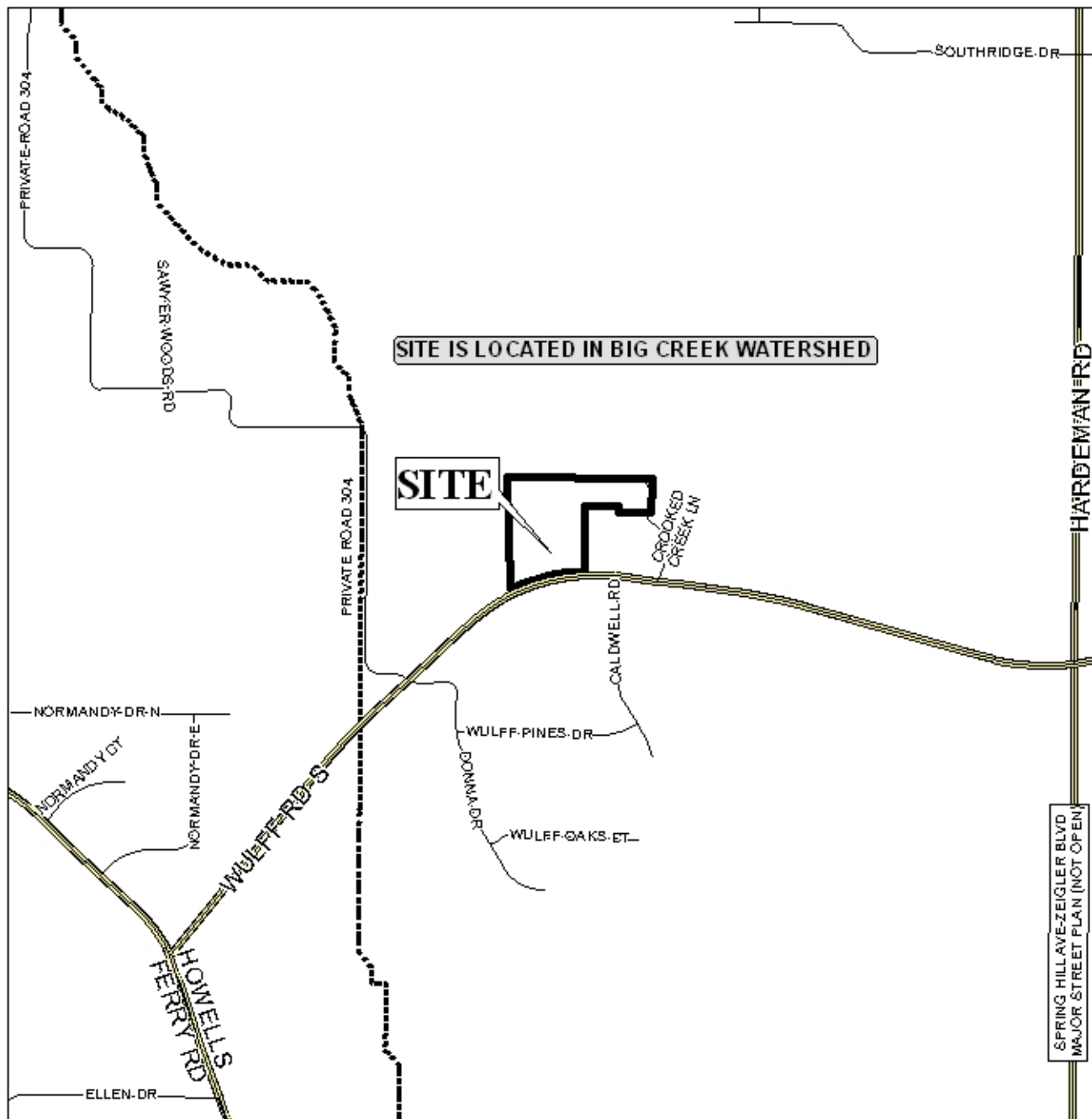
development rate. A licensed Professional Engineer must certify, prior to the recording of the final plat, that the design of the Subdivision and its storm water detention features are designed in accordance with these requirements. Any storm water detention facility must be shown in the plans and on the recorded subdivision plat as a common area not maintained by the City of Mobile, Mobile County, nor the State of Alabama.

All Subdivisions shall use “Best Management Practices” for water quality protection as identified in The Use of Best Management Practices (BMPs) in Urban Watersheds – EPA, per the requirements of Section V.A.5 of the Subdivision Regulations (amended September 18, 2008).

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) revision of the final plat to include Tax Parcel R022409290000009. as Lot C;
- 2) rename “parcels” as “lots;”
- 3) depiction of a 35’ minimum building setback line from the existing right-of-way of Wulff Road South (this line on Lot C shall be from where the “pole” meets the “flag” portion of the lot);
- 4) placement of a note on the final plat stating that each lot is limited to one curb cut to Wulff Road South, with the size, location, and design to be approved by County Engineering and in conformance with AASHTO standards;
- 5) ensure that the pole of Lot C is at least 50’ in width for its entirety, as required by Section V.D.1 of the Subdivision Regulations;
- 6) placement of a note on the final plat stating that no future subdivision of Lot C will be allowed until additional frontage on a public street is provided;
- 7) labeling of the lots with their sizes in square feet (in addition to acreage) or the provision of a table on the plat with the same information;
- 8) placement of a note on the 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;
- 9) 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.8 of the Subdivision Regulations; and
- 10) provision of a minimum detention capacity volume of a 50 year post development storm, with a maximum release rate equivalent to the 10 year storm pre-development rate, and the placement of a note on the final plat stating that the development has been designed to comply with all other 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, as well as the detention and release rate requirements of Mobile County for projects located within the Converse watershed, prior to the obtaining of permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

LOCATOR MAP



APPLICATION NUMBER 10 DATE June 3, 2010

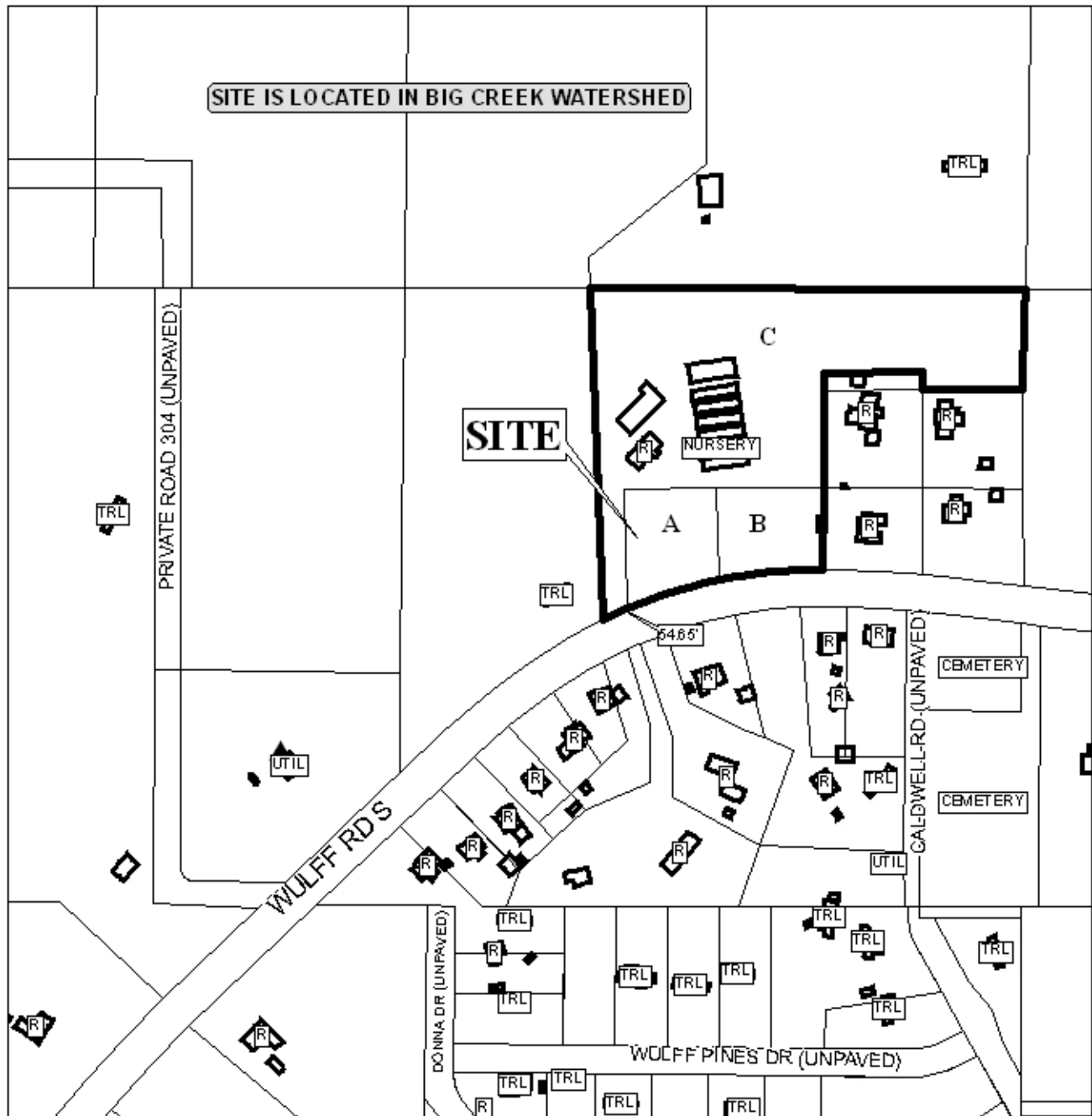
APPLICANT Grimes Family Subdivision I

REQUEST Subdivision



GRIMES FAMILY SUBDIVISION I

SITE IS LOCATED IN BIG CREEK WATERSHED



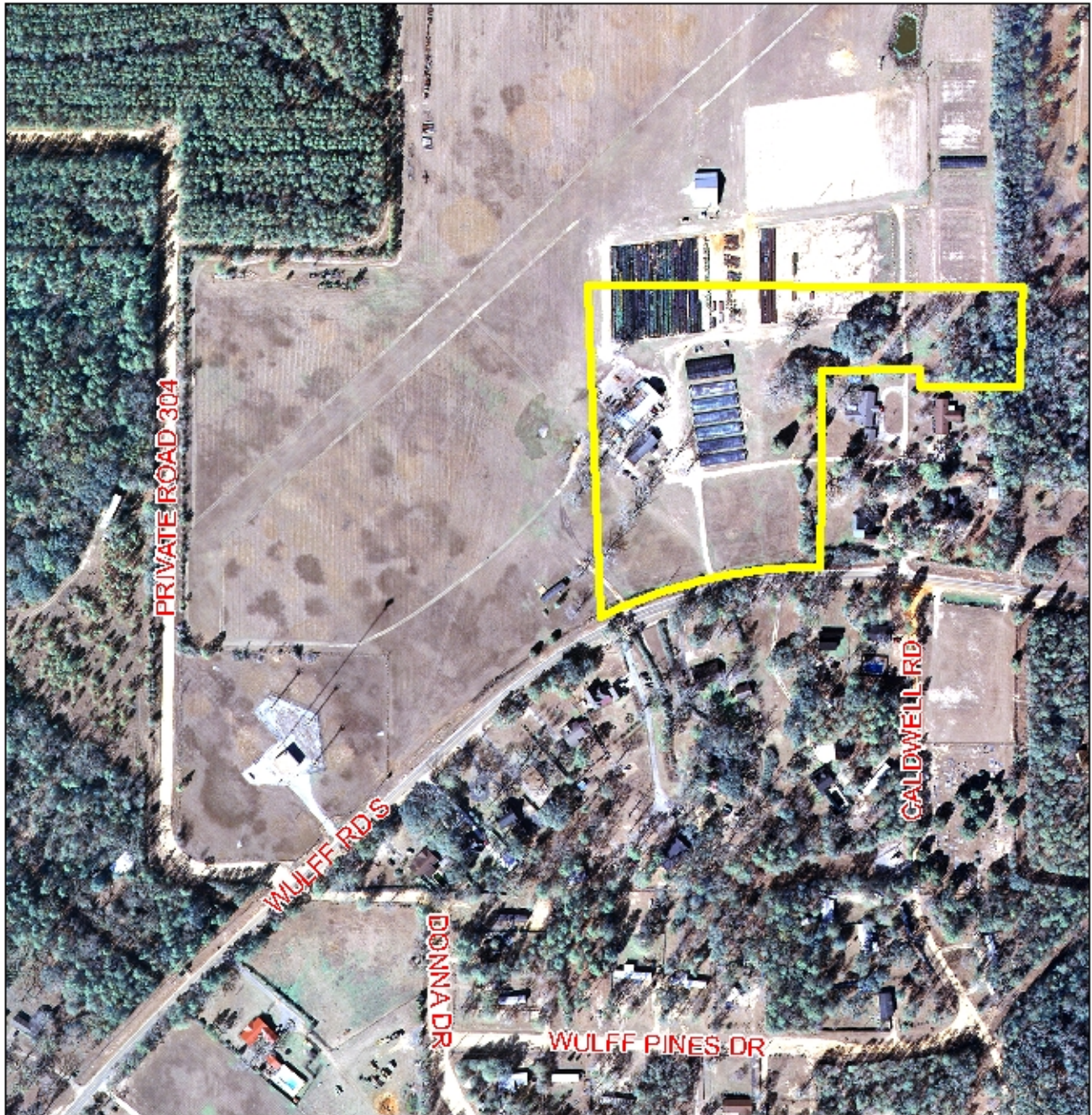
APPLICATION NUMBER 10 DATE June 3, 2010

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
-----	-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----

NTS

GRIMES FAMILY SUBDIVISION I



APPLICATION NUMBER 10 DATE June 3, 2010

