

MYER MARINE 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. 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.

Fire-Rescue 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 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 1 lot, 6.6 ± acre subdivision which is located at the North terminus of Blackburn Drive. The applicant states that the subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a legal lot from a metes and bounds parcel. The parcel is a remainder of a subdivision that was initially approved by the Planning Commission at its June 7, 1979 meeting, of which 7 lots were recorded. The second phase of the subdivision was approved by the Commission at its February 7, 1985 meeting, where the original request was for 10 additional lots, with the street terminating in a cul-de-sac; the request was revised prior to the final approval, to only build a second phase of 6 lots, with the remainder of the property to be left for a future phase. The application at hand is for the remainder of the subdivision.

Blackburn Drive is a minor street, with an existing right-of-way of 50 feet. The street terminates at the proposed site, and a temporary turn-around is provided partially on the two adjacent lots from the previous phase. A condition of the 1985 approval was that *“any future development of this property would require the provision of a street to the east.”*

As proposed, the applicant does not intend to extend Blackburn Drive, nor provide a cul-de-sac, as required by Section V.B.14. of the Subdivision Regulations. As for providing a street to the east, the property to the east of the site is fully developed and has street frontage of its own, thus the provision of a street should no longer be required.

It should be noted that Blackburn Drive is approximately 690 feet in length from its intersection with Airport Boulevard. Section V.B.6. of the Subdivision Regulations states that *“ordinarily, closed-end streets (cul-de-sacs) shall not be longer than 600 feet, and shall be provided at the closed-end with a turnaround. Where the closed-end street is expected to be continued in the*

future into unsubdivided land, the turnaround may be a temporary one.” As the current proposal will create the final lot within the subdivision, it should provide a permanent cul-de-sac in compliance with the Subdivision Regulations, as originally proposed in 1985.

As the site will be the final lot within the subdivision, the number, size, design and location of any curb-cuts should be approved by Mobile County Engineering and comply with AASHTO standards.

The 25-foot minimum building setback is not shown on the plat. The plat should be revised to depict the minimum building setback line to be a minimum of 25-feet from any street right-of-way.

The lot size information on the preliminary plat is depicted in acres, but should be modified to also include square feet. The plat should be revised to include the lot size in square feet.

This site is located in the County, thus 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. A note regarding this requirement should appear on the final plat.

The site will have to comply with the City of Mobile storm water and flood control ordinances. A note regarding this requirement should appear on the final plat.

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 regarding the requirement should appear on the final plat.

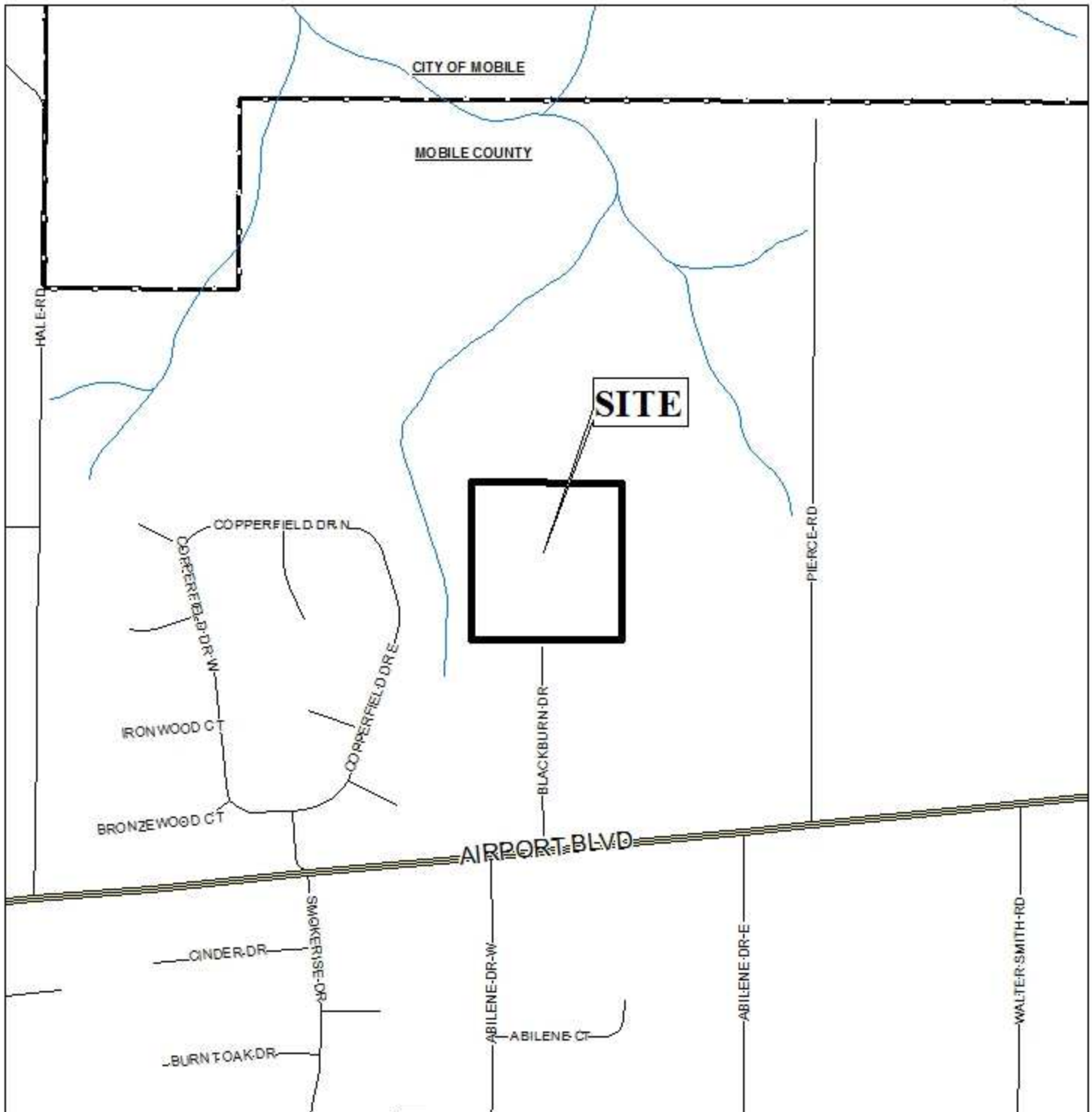
Based on the preceding, the application is recommended for Holdover until the February 20th meeting, with revisions due by January 31st, so that the following revisions can be made:

- 1) Revision of the plat to provide a permanent cul-de-sac in compliance with Section V.B.14. of the Subdivision Regulations;
- 2) Revision of the plat to depict a 25-foot minimum building setback, as required by Section V.D.9. of the Subdivision Regulations;
- 3) Revision of the plat to include the lot size in square feet;
- 4) Placement of a note on the plat stating that *“the number, size, design and location of any curb-cuts are to be approved by Mobile County Engineering and comply with AASHTO standards;”*
- 5) Placement of a note on the plat stating that *“development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;”*
- 6) Placement of a note on the 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;”*
- 7) Placement of a note on the plat stating that *“the site 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;” and

- 8) Compliance with Fire 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



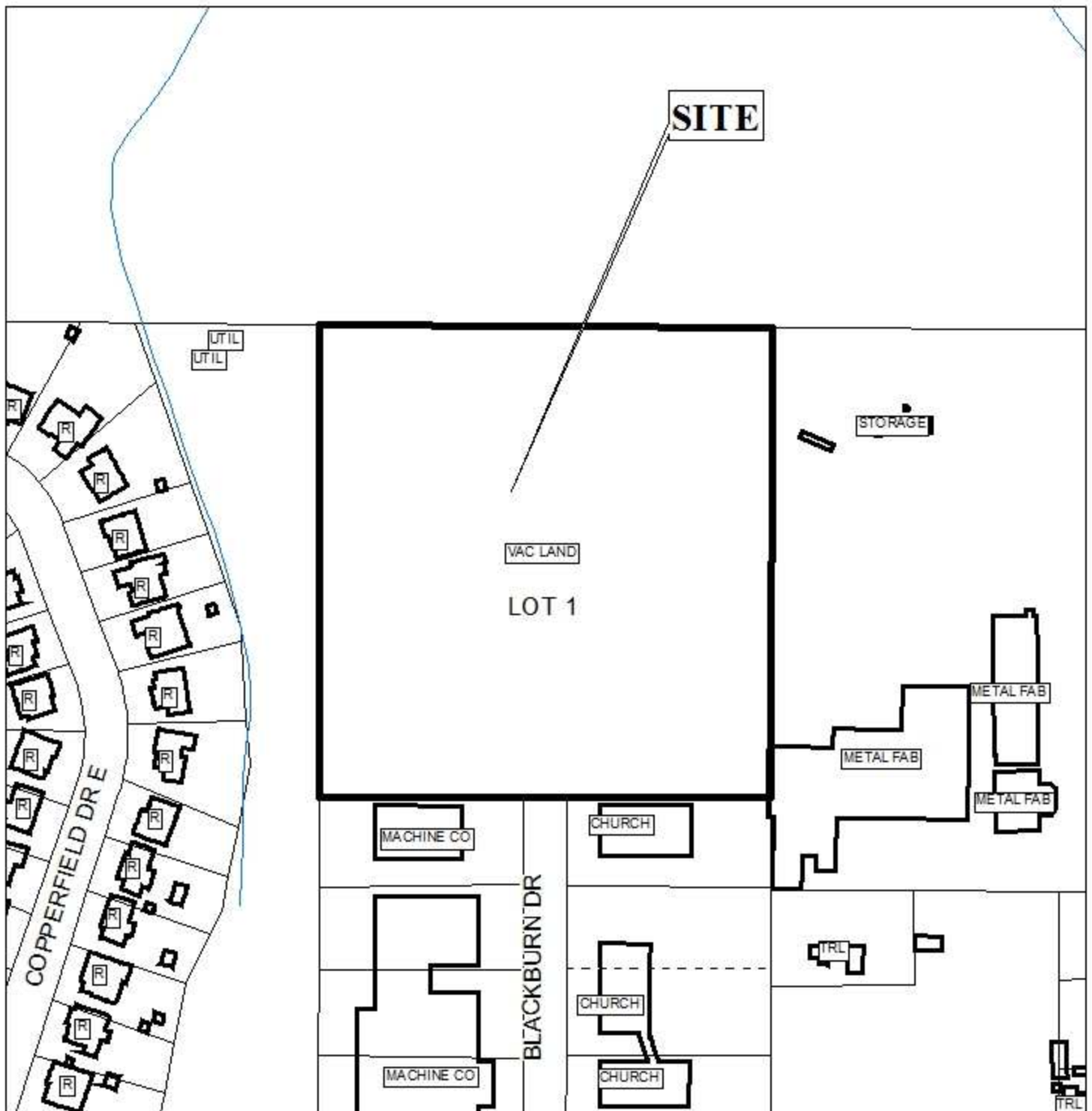
APPLICATION NUMBER 10 DATE January 16, 2014

APPLICANT Myer Marine Subdivision

REQUEST Subdivision



MYER MARINE SUBDIVISION



APPLICATION NUMBER 10 DATE January 16, 2014

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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