

MYTHIC OAKS 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-Rescue Department Comments: All projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction, fall under the State or County Fire Code. (2012 IFC)

MAWSS Comments: MAWSS has **No** water or sewer services available.

The preliminary plat illustrates the proposed 2-lot, 1.6± acre subdivision located on the West side of Creel Road, 260'± South of Garden Grove Drive, within the Planning Jurisdiction. The applicant states that the subdivision is served by public water and individual septic systems. The purpose of this application is to create two legal lots from one metes-and-bounds lot.

The site fronts on Creel Road, a proposed major street on the Major Street Plan thus requiring a 100' right-of-way. The preliminary illustrates an existing right-of-way of 60', therefore making dedication necessary to provide 50' from the centerline. 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 each to Creel Road, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards. It should be noted that the proposed Lot 2 contains a single-family, residential dwelling which currently has one curb cut to Creel Road.

The proposed Lot 1 would be a "flag" lot with a "pole" providing frontage onto Creel Road that is 105'± wide and 335'± long. Flag lots are generally discouraged by Section V.D.1. of the Subdivision Regulations. However, they are permitted 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, or in the event of a family subdivision. Because there are several flag shaped lots in this area, including lots within the Creel Oaks Subdivision and the Kirkland Estates Subdivision, all approved by the Planning Commission, a waiver of Section V.D.1. may be appropriate.

The plat indicates a 45' building setback line for both lots, thus exceeding the 25' minimum building setback line; if approved this information should be retained on the Final Plat. The proposed lots exceed the minimum size requirements and are appropriately labeled in acres and square feet. If approved, this information should also be retained on the Final Plat, or a table should be furnished on the Final Plat providing the same information, adjusted for any required dedication.

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

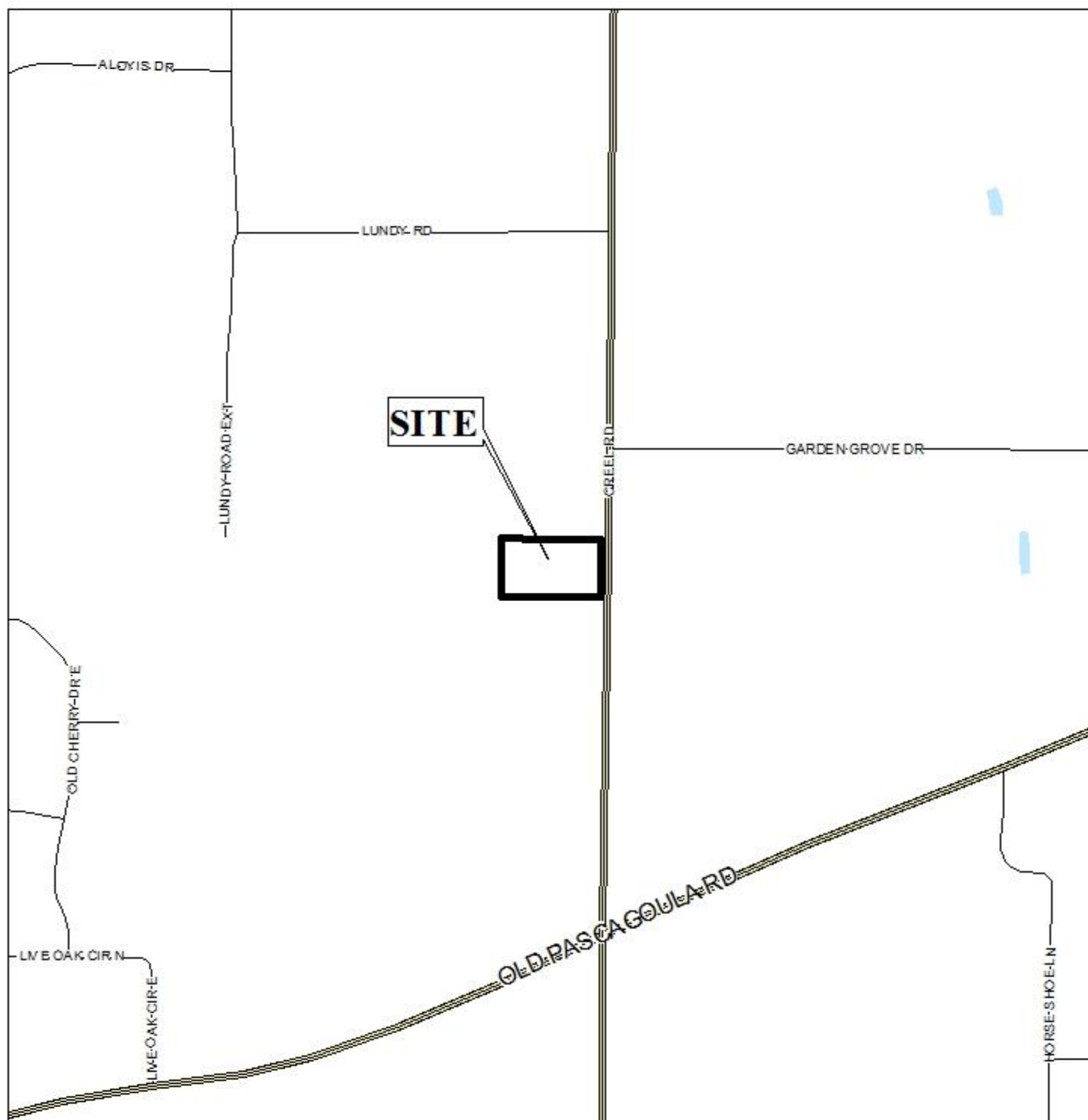
Subdivision Regulations. A note regarding this requirement should appear on the Final Plat, if approved.

The site will have to comply with the City of Mobile storm water and flood control ordinances. A note stating *“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.”* would be required on the Final Plat.

With a waiver of Sections V.D.1. 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 Lot 1 is limited to one curb cut to Creel Road, and that Lot 2 is limited to its existing curb cut, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards;
- 2) dedication to provide 50' from the centerline of Creel Road;
- 3) illustration of the minimum 25' building setback line on the Final Plat;
- 4) 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, adjusted for right-of-way dedication;
- 5) 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;
- 6) placement of a note on the Final Plat to comply with the Mobile County storm water and flood control ordinances: *“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
- 7) compliance with Fire comments and placement of a note stating: *“Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).”*

LOCATOR MAP



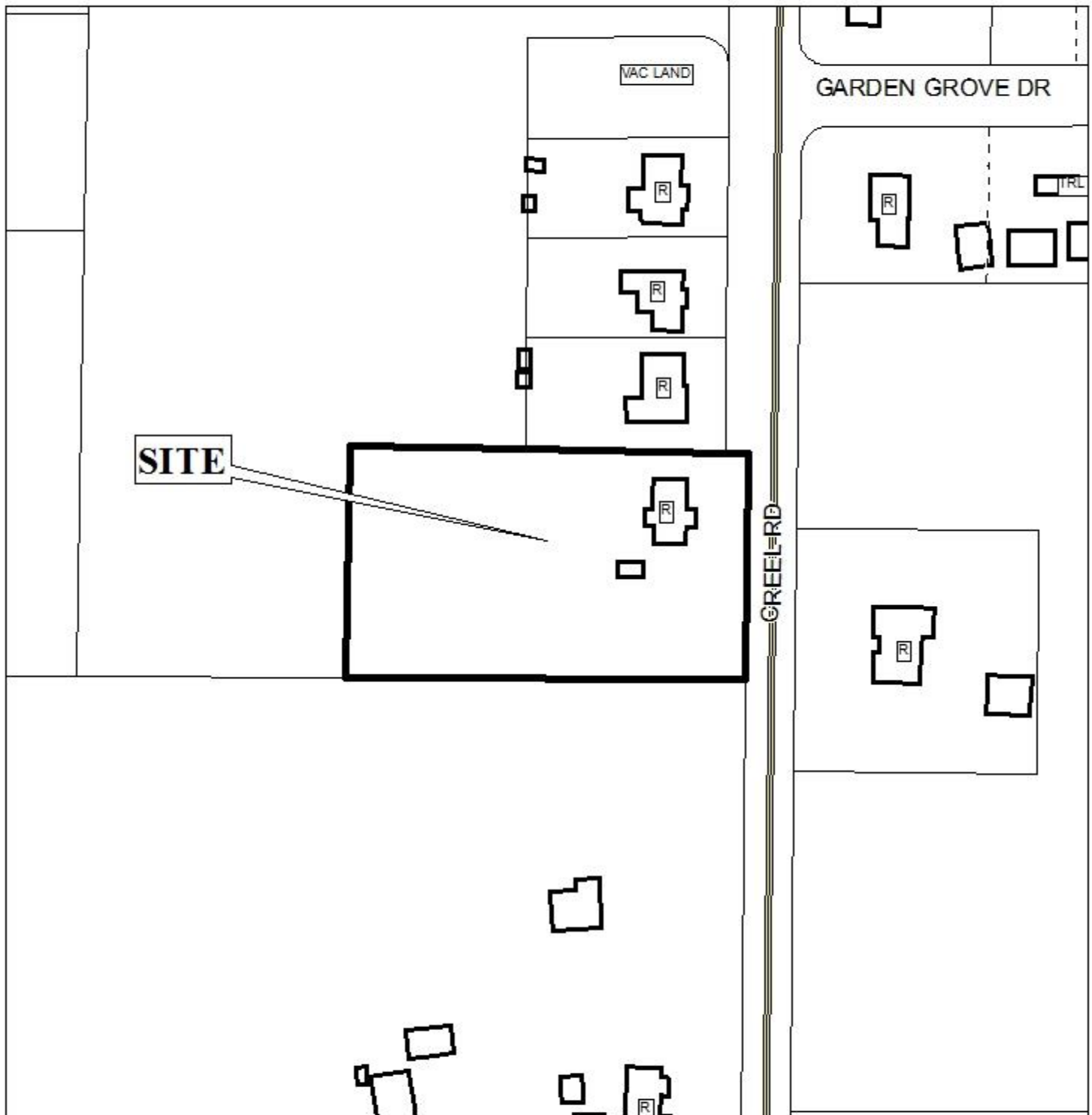
APPLICATION NUMBER 10 DATE August 6, 2015

APPLICANT Mythic Oaks Subdivision

REQUEST Subdivision



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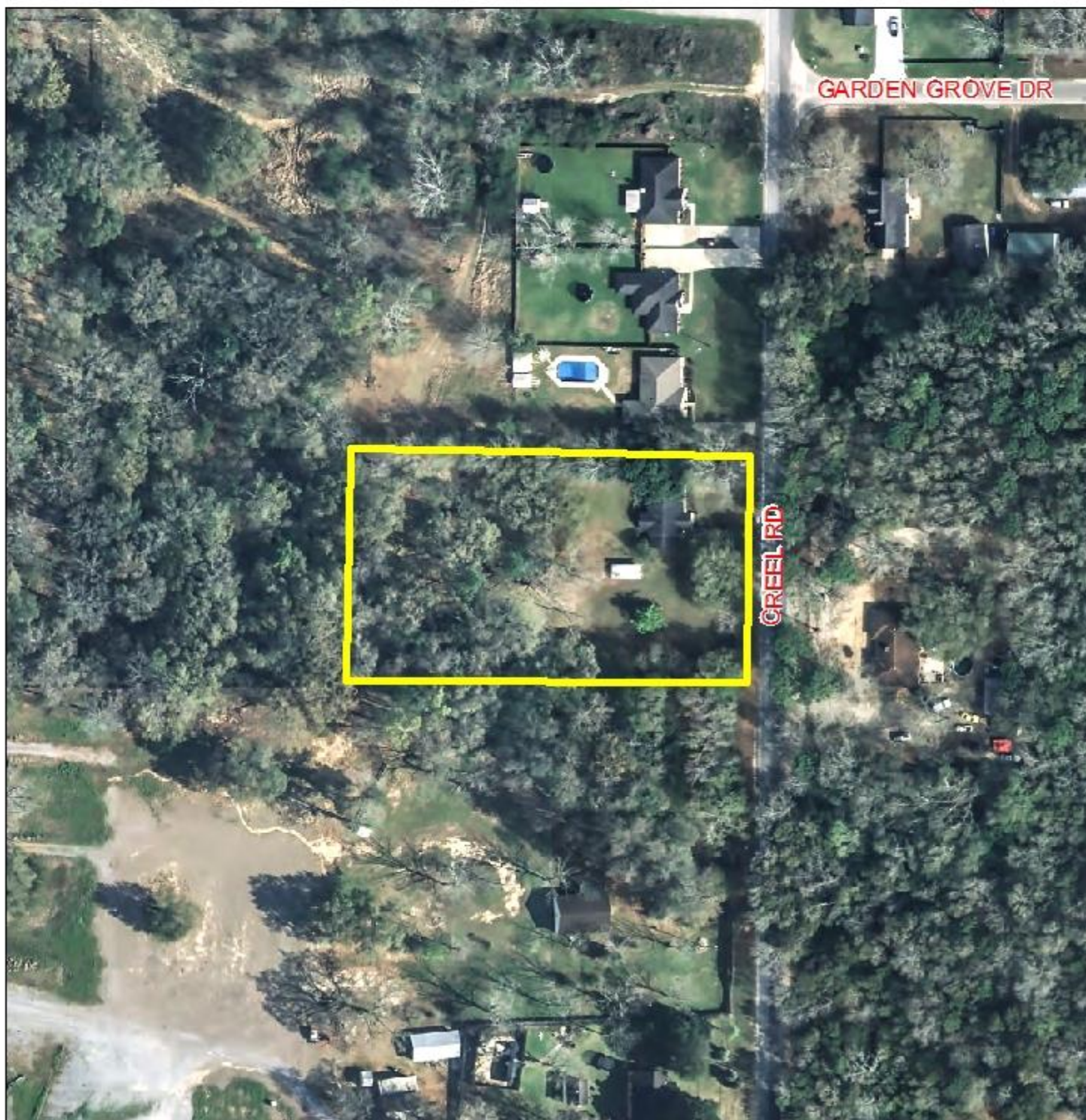


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



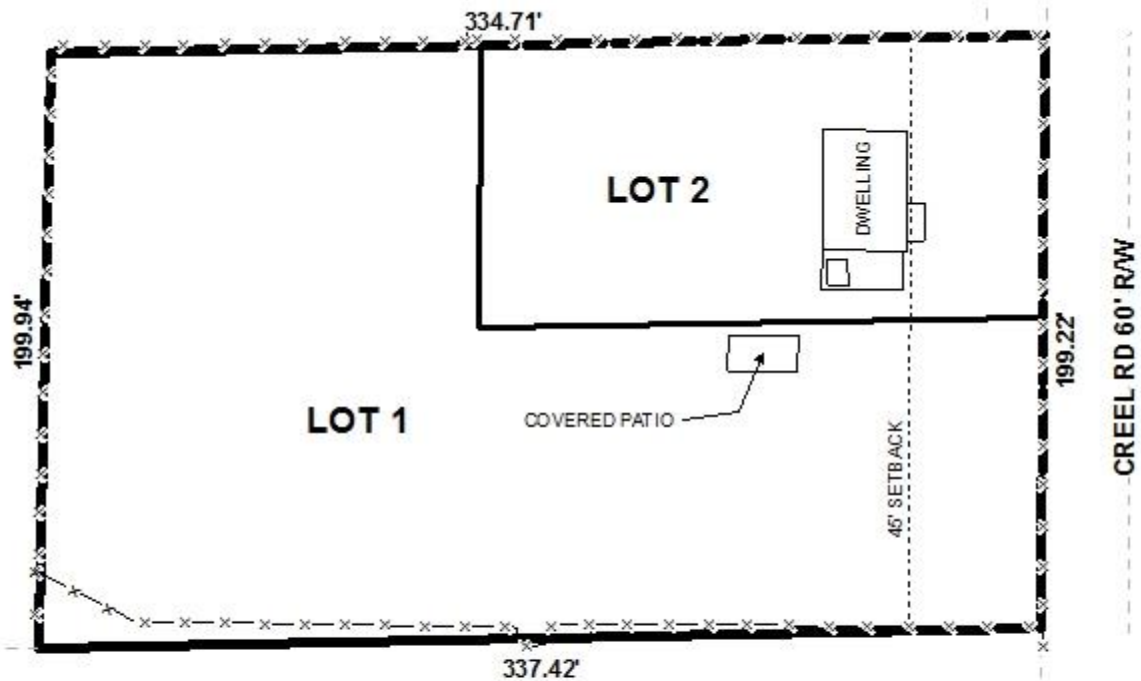
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DETAIL SITE PLAN



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