

CHERRY HILL 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 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.

MAWWS Comments: No water or sewer services available.

The plat illustrates the proposed 2-lot, 17.0 acre \pm subdivision which is located at 3958 & 4028 Oyler Road (Northwest corner of Oyler Road and Oyler Lane [public right-of-way not maintained by the County]). The applicant states that the subdivision is served by public water, well, and individual septic systems.

The purpose of this application is to create two legal lots-of-record from a single metes and bounds parcel.

Both of the proposed lots meet the minimum size and frontage requirements as regulated by Section V.D.2. of the Subdivision Regulations. The proposed Lot 2, however, only has frontage along the substandard Oyler Lane. Oyler Lane is a public right-of-way which is not County-maintained, and is only 30 feet in width. Given that this is a small subdivision, and that the proposed lot is already developed, bringing the street up to County Paved Road standards may not be necessary, however, dedication sufficient to provide 30 feet from the centerline of Oyler Lane should be provided wherever the any portion of any lot in this application abuts it. Additionally, a not should be placed on the Final Plat, if approved, stating that no future subdivision creating any lots fronting only Oyler Lane will be allowed until the road is constructed to County Paved Road standards.

The Proposed Lot 1 fronts the aforementioned Oyler Lane as well as Oyler Road, a minor street, not provided with curb and gutter. Oyler Road is depicted with an adequate right-of-way of 60 feet.

Regarding site access, the proposed Lot 1 should be limited to one curb cut to Oyler Road, with the size, design, and exact location to be approved by County Engineering and conform to AASHTO standards. The structures currently on the Proposed Lot 2 have access to their property via a pathway on the proposed Lot 1, based on aerial photographs. It is likely that this situation will continue, however, as the proposed lot does not have any other public road access, access to Oyler Lane, even if substandard, should not be denied. As such, Lot 2 should be limited to one curb cut to Oyler Lane, with the size, design, and exact location to be approved by County Engineering and conform to AASHTO standards.

The 25-foot minimum building setback line is depicted on the preliminary plat, however, this should be modified on the Final Plat, if approved, to indicate any required dedications. The lot area sizes are depicted in acres and square feet, and this should similarly be modified on the Final Plat, if approved, to reflect and required dedications.

It should be noted that the flag-shaped parcel immediately to the North of the subject property, Parcel Number R023404170000012.002., appears to have been deeded off from the parent parcel, R023404170000012., which is part of this application. This was accomplished via a deed dated October 17, 1988, and recorded in Real Property Book 3340, Pages 305 and 306. The subject property was within the Mobile Planning Jurisdiction in 1988, and coordination with County officials to ensure compliance with the City's Subdivision Regulations began in 1984. Original ownership of the two parcels has not changed, and, as such, this parcel should be included in this application. The application should be heldover to allow for revision to include the parcel, and new labels to notify all adjacent property owners.

The site is in Mobile County, however, 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, if approved, 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 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.

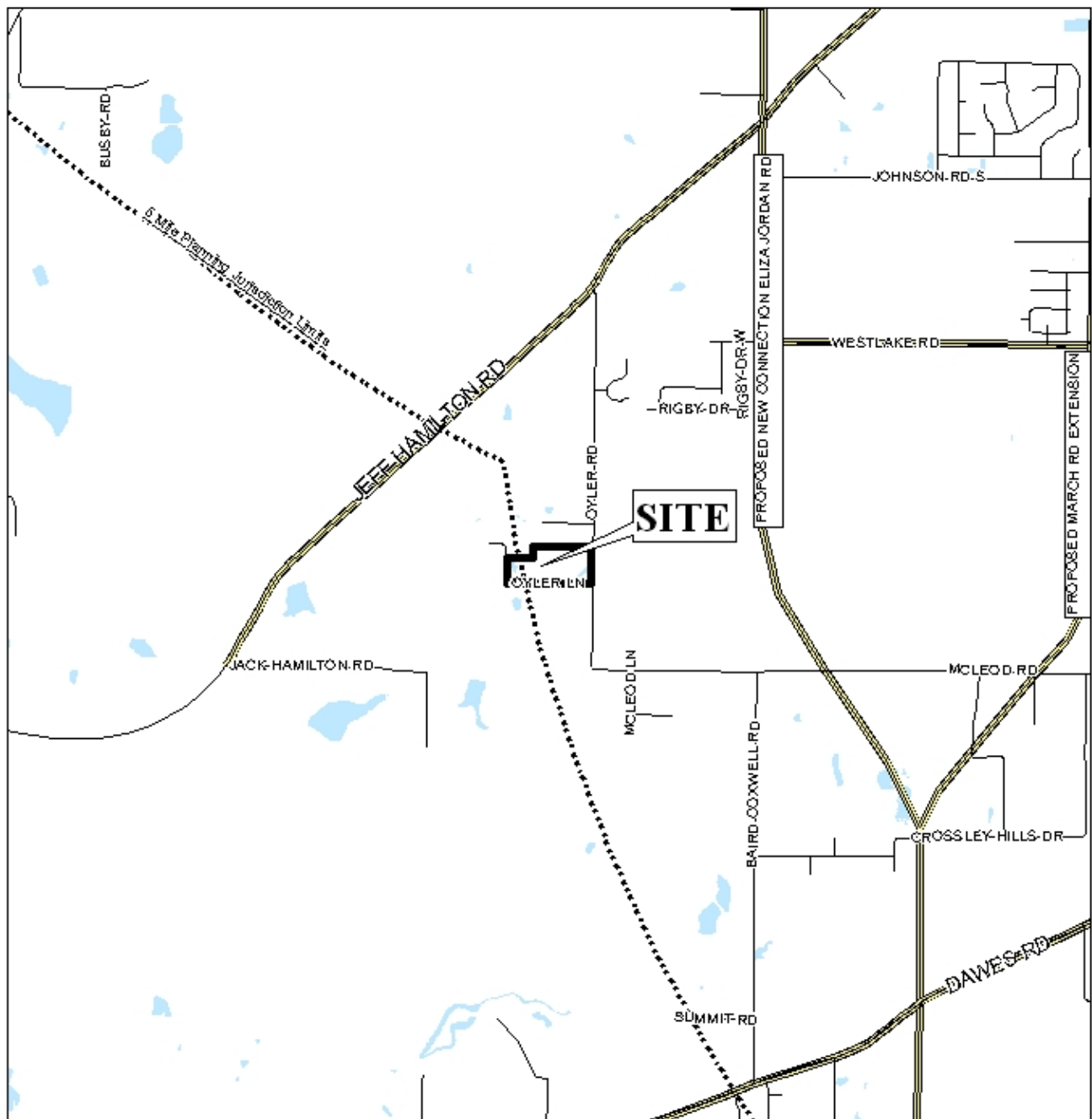
This site is located in the County, thus any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8 of the Subdivision Regulations.

Based on the preceding, this application is recommended for Holdover until the October 20, 2011, meeting, with revisions and new labels and label fees for adjacent property owners due by Friday, October 30, 2011 to the Planning Section to address the following:

- 1) inclusion of Parcel R023404170000012.002. in this application, with owner's authorization and new labels and fees for adjacent property owners;
- 2) depiction of dedication sufficient to provide 30 feet from the centerline of Oyler Lane;
- 3) modification of the 25-foot minimum building setback line and the lot area sizes to reflect required dedications along Oyler Lane;
- 4) placement of a note on the plat stating that Lot 1 is limited to one curb cut to Oyler Road, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;

- 5) placement of a note on the plat stating that Lot 2 is limited to one curb cut to Oyler Lane, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;
- 6) placement of a note on the plat stating that no further resubdivision to create any lots fronting only Oyler Lane will be allowed until such time as Oyler Lane is constructed to County Paved Road standards;
- 7) placement of a note on the plat stating that: *“Development 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.”*
- 8) 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;
- 9) 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.

LOCATOR MAP



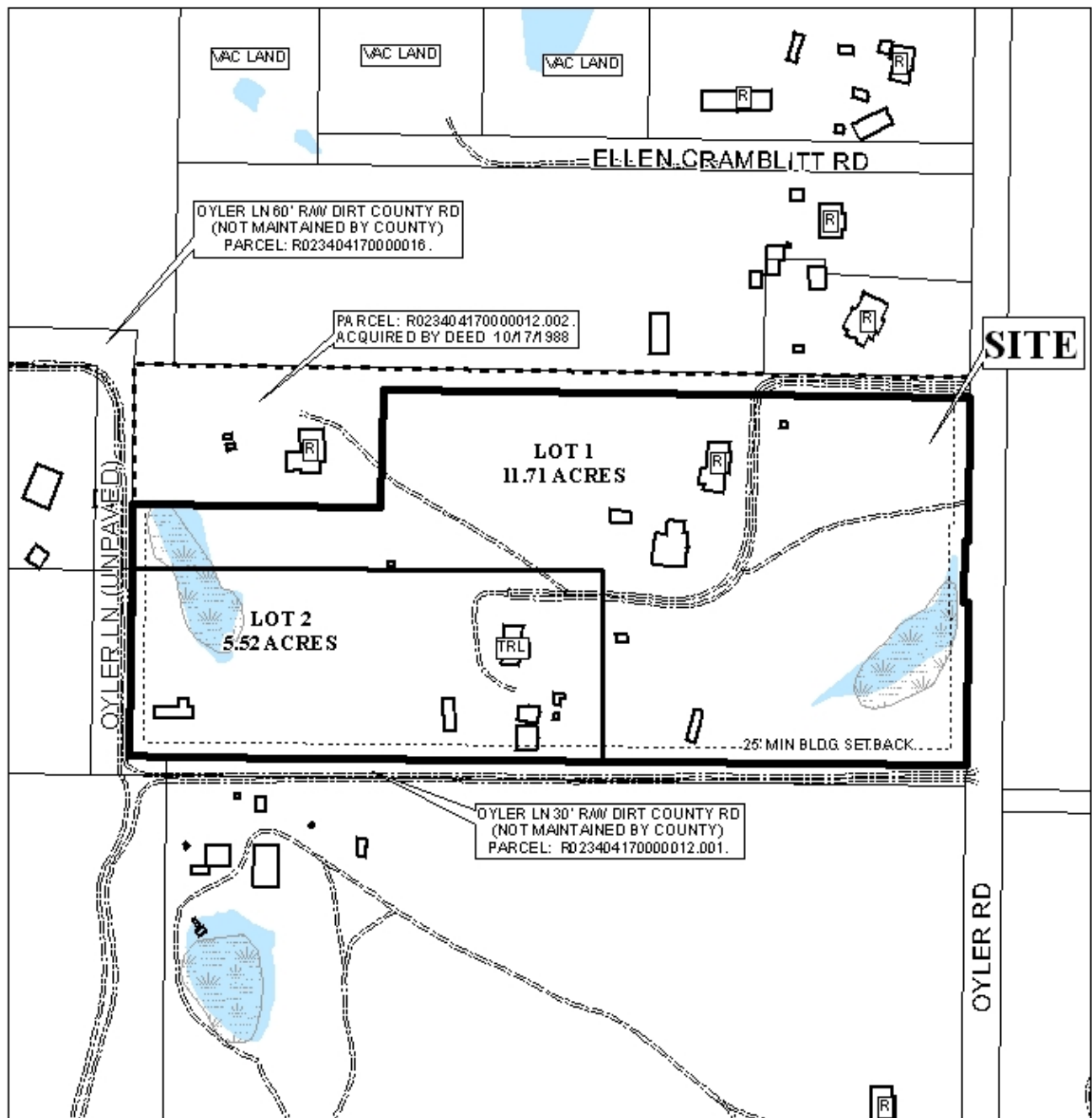
APPLICATION NUMBER 11 DATE September 15, 2011

APPLICANT Cherry Hill Subdivision

REQUEST Subdivision

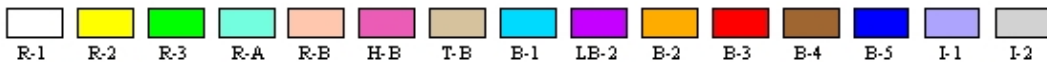


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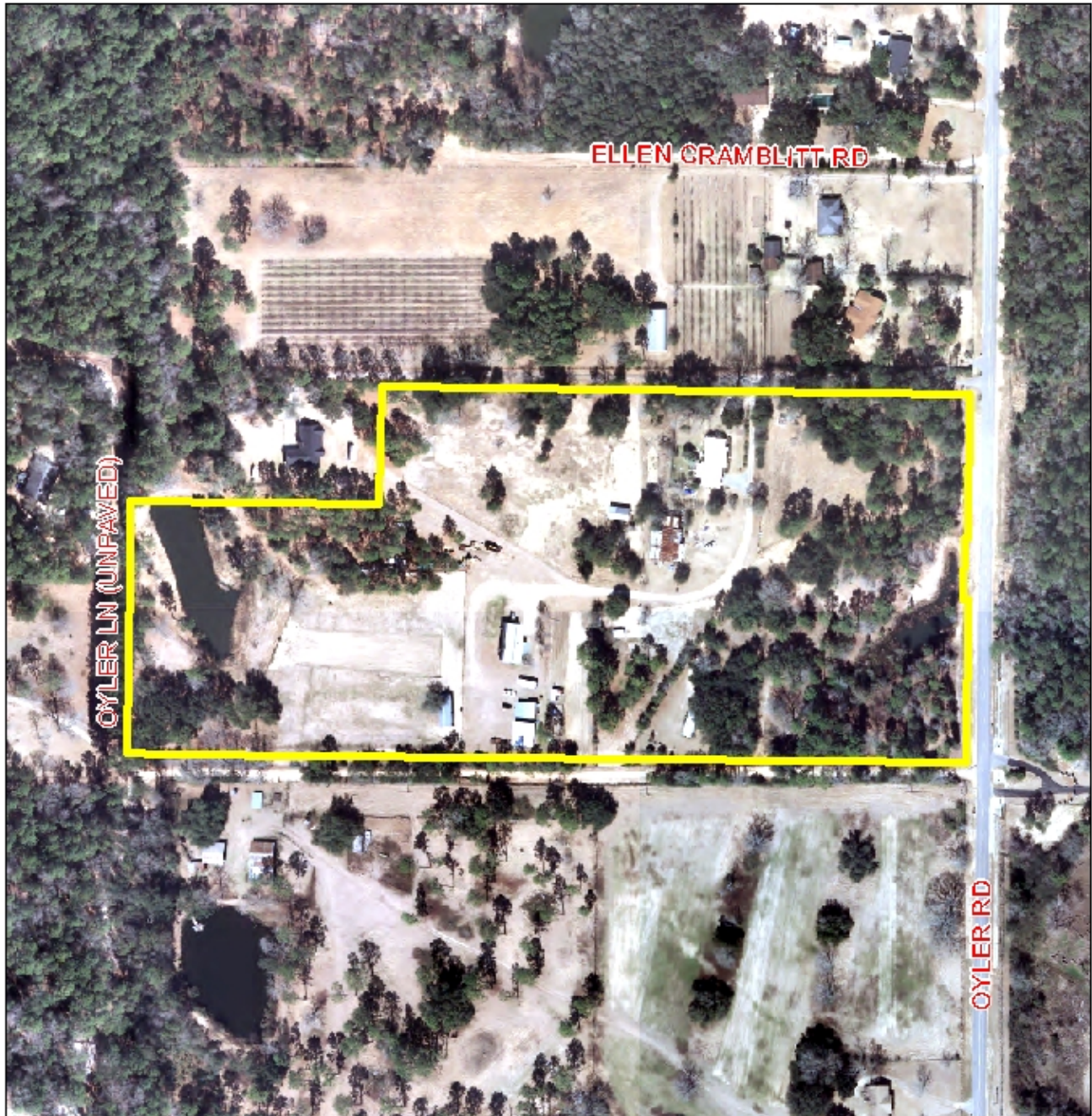
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LEGEND



NTS

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