

HAMBLIN & BOWEN 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: 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.

MAWWS Comments: No comments.

The plat illustrates the proposed 2 lot, 117 acre \pm subdivision which is located at 7600 Bellingrath Road (West side of Bellingrath Road, 145' \pm South of Jeanette Avenue, extending to the CSX Railroad Right-of- Way). The applicant states that the subdivision is served by public water and public sewer.

The purpose of this application is to modify an interior lot line between two legal lots of record, one of the lots approved by the Planning Commission on October 16, 1997 and the other approved by the Planning Commission on July 19, 2001.

The proposed lots meet the minimum size requirements as regulated by Section V.D.2. of the Subdivision Regulations. However, both of the lots are flag shaped. The proposed Lot 1 does not meet the requirements of Section V.D.2. of the Subdivision regulations regarding minimum width, however, the proposed lot does meet the minimum 25-foot width for a flag-shaped lot. The proposed Lot 2 does meet the requirements of Section V.D.2., but, as the lot is exceptionally deep, it does not meet the requirements of Section V.D.3. of the Subdivision Regulations regarding maximum width to depth ratio. Given the nature of the design of this Subdivision, and the fact that the Commission has made it policy not to approve flag-shaped lots unless they are a family subdivision, it should be noted that, had this Subdivision Application come before the Commission for original approval, staff's recommendation would have been for denial. However, because these lots, and their flag shapes were already previously approved, and because the amount of street frontage or number of lots is not changing, waivers of the affected sections of the Subdivision Regulations may be appropriate. Given the aforementioned waivers, a note should be placed on the Final Plat stating that there will be no further subdivision of either lot until such time as additional access to an adequate public right-of-way is provided.

The lots have frontage on Bellingrath Road, a major street as shown on the Major Street Plan component of the Comprehensive Plan. The plat depicts the right-of-way of Bellingrath Road in this area as being 60-feet. The major street plan requires a right-of-way of 100 feet for the roadway. The 2001 Planning Commission approval stipulated that adequate right-of-way be

dedicated to provide 50 feet from the centerline of Bellingsrath Road, however, the 2001 approval only covered the proposed Lot 2. The proposed Lot 1 was partially created under the 1997 approval, and no right-of-way dedication was required. Further, the right-of-dedication affecting the proposed Lot 2 does not appear to be depicted on the submitted plat. As such, dedication sufficient to provide 50 feet from the centerline of Bellingsrath Road should be required.

The 25-foot minimum building setback line is not depicted on the preliminary plat, and this should be shown on the Final Plat. The setback line for the proposed Lot 1 should be depicted where the lot meets minimum frontage requirements, outside of the flagpole portion. The lot area size is depicted on the plat, as such, and this information, with any correction necessary due to any dedications, should be retained on the Final Plat.

As Bellingsrath Road is a planned major street, access management is a concern. The site is already partially developed; with each lot currently have one curb cut. As such, each lot should be limited to one curb cut each, with the size, design, and exact location of all curb cuts to be approved by County Engineering and conform to AASHTO standards.

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, 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.

A portion of both of the lots appear to be located within FEMA designated floodplains. The presence of floodplains 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.

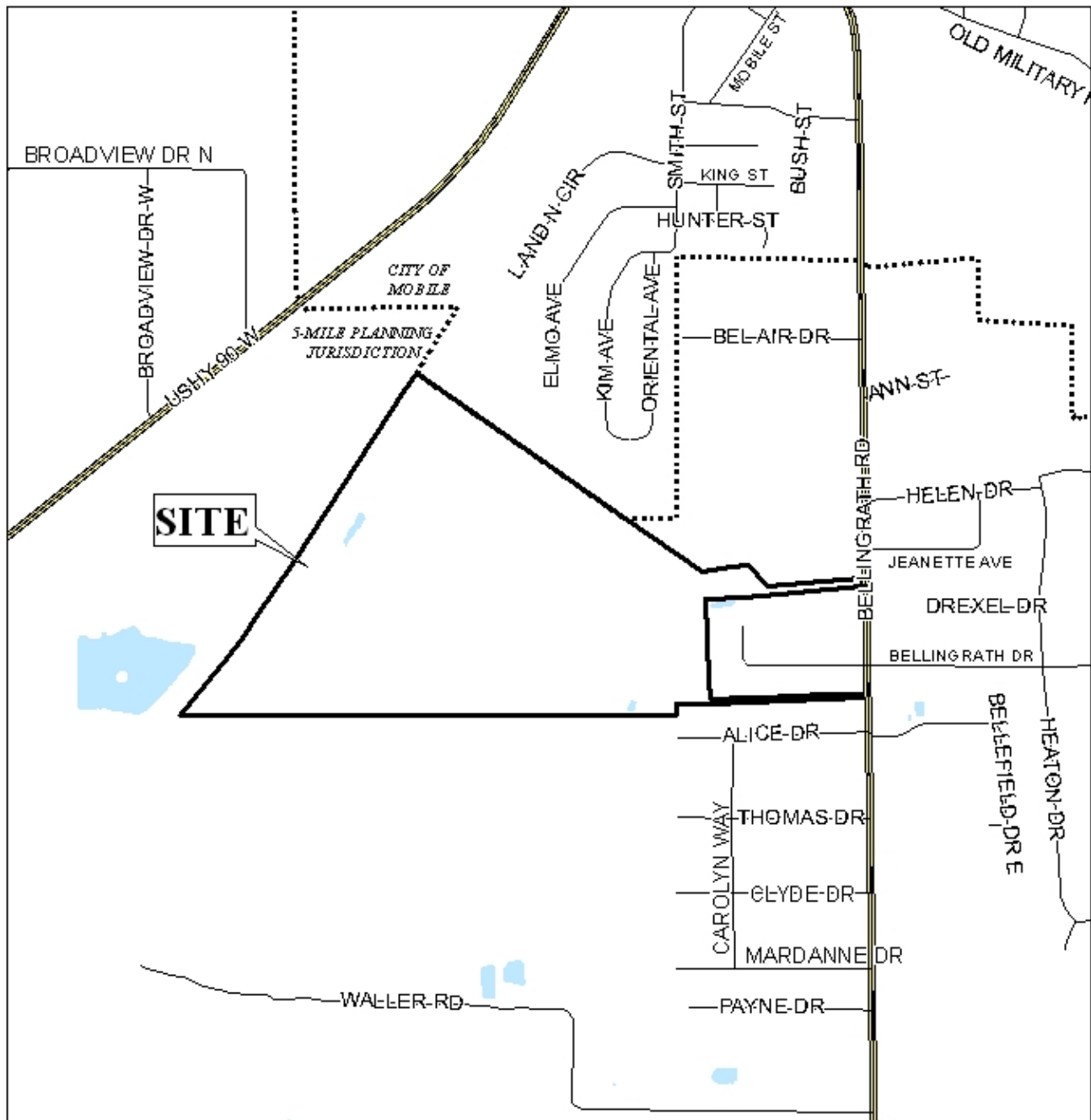
This site is located in the County, thus any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.

Based on the preceding, and with a waiver of Sections V.D.1., V.D.2., and V.D.3. of the Subdivision Regulations, this application is recommended for tentative approval subject to the following conditions:

- 1) placement of a note on the Final Plat stating that there shall be no future resubdivision of either lot until additional frontage on a public right-of-way is provided;
- 2) dedication sufficient to provide 50 feet from the centerline of Bellingsrath Road;

- 3) depiction of the 25-foot minimum building setback line along all right-of-way frontages, with the 25-foot minimum building setback line for Lot 1 being depicted outside the flagpole portion of the lot, where the lot meets minimum frontage requirements;
- 4) labeling of the lot area size, in square feet, or provision of a table on the Final Plat with the same information, with changes as necessary due to dedications;
- 5) placement of a note on the Final Plat limiting each lot to one curb cut each to Bellingrath Road, with the size, design, and location of all curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 6) placement of a note 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;
- 7) placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities;
- 8) placement of a note on the Final 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; and
- 9) 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.

LOCATOR MAP



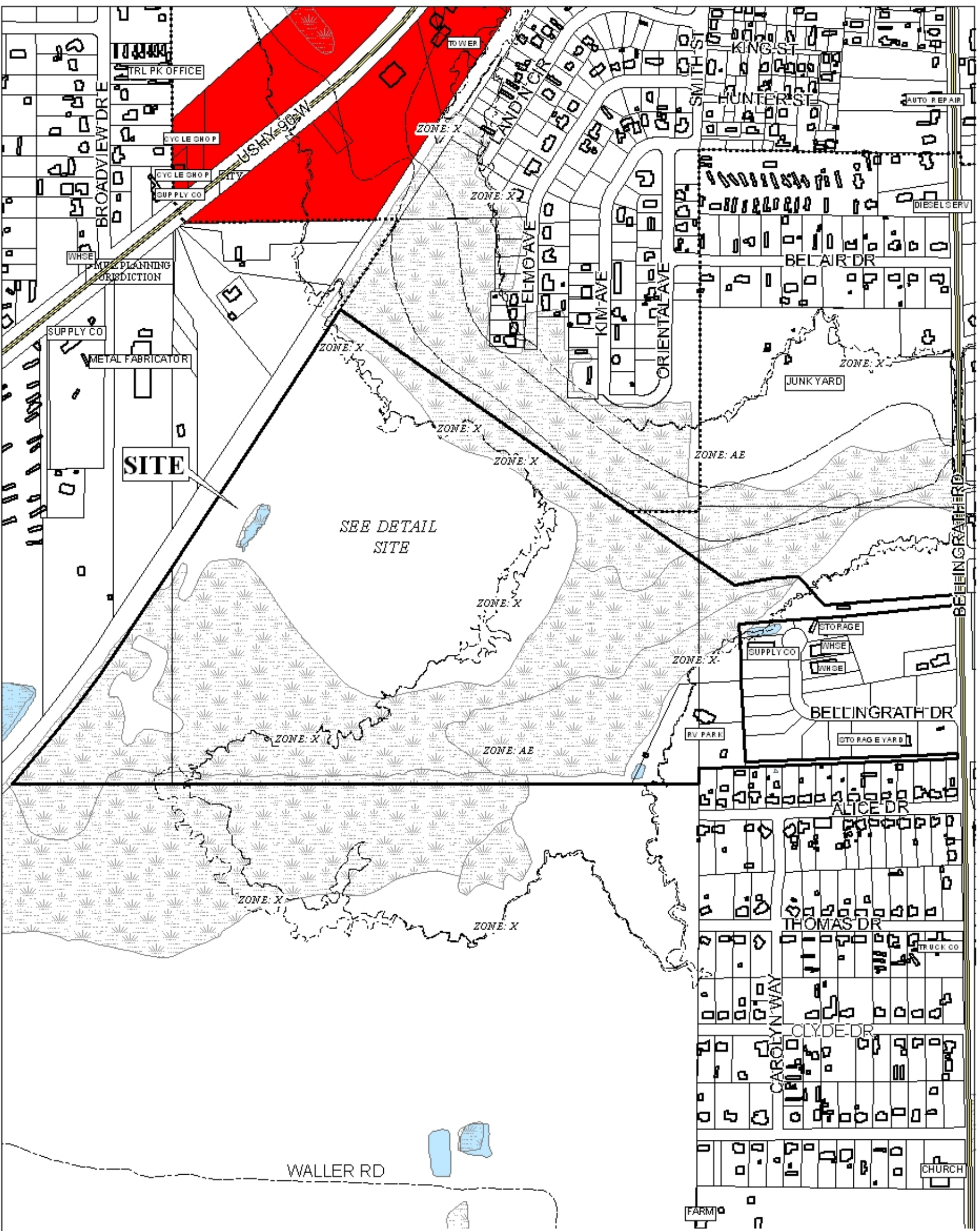
APPLICATION NUMBER 11 DATE October 7, 2010

APPLICANT Hamblin And Bowen Subdivision

REQUEST Subdivision


















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LEGEND

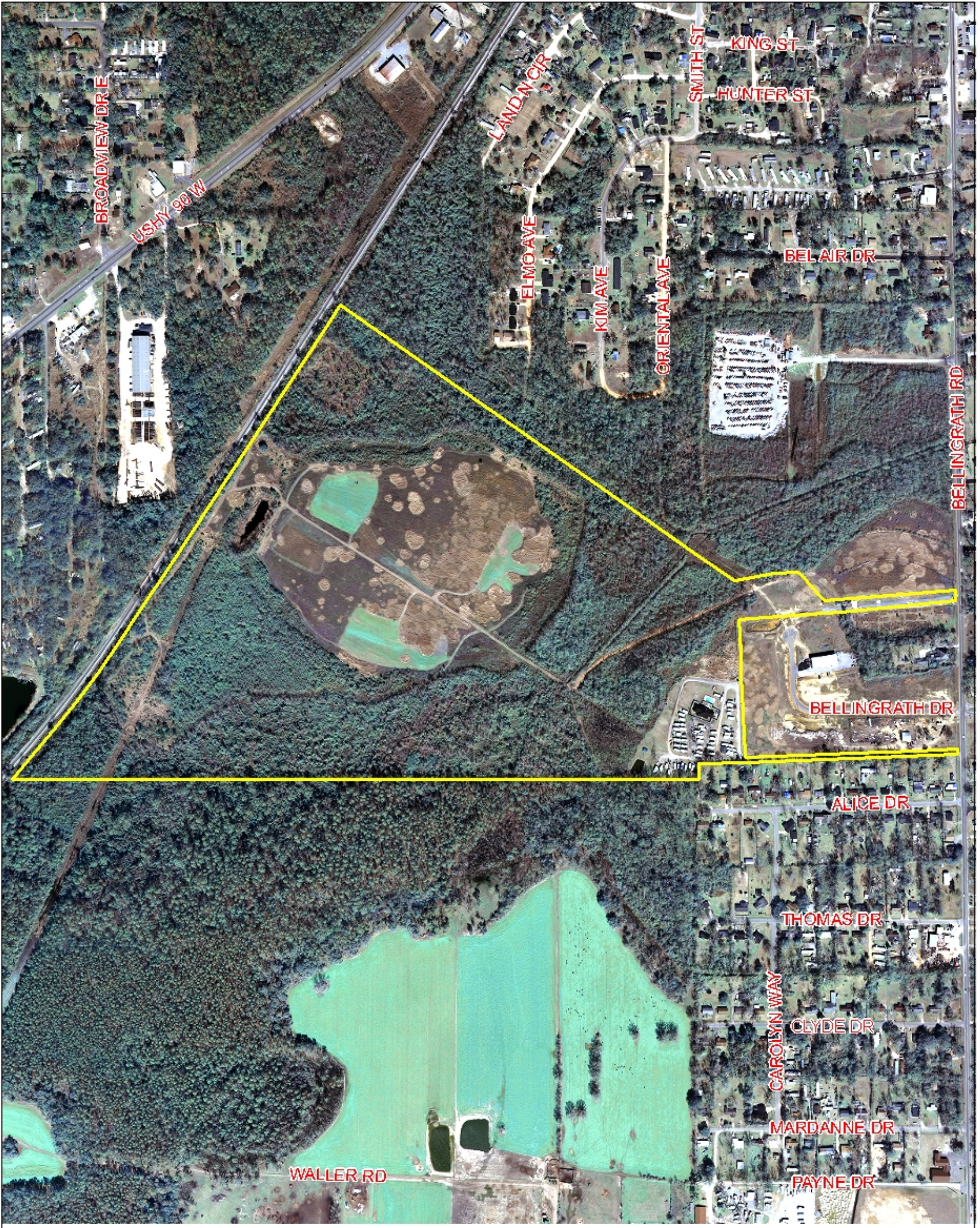
														
R-1	R-2	R-3	R-A	R-B	HB	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2

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A color calibration bar consisting of 15 rectangular color patches arranged horizontally. Each patch is labeled below it. The labels are: R-1 (white), R-2 (yellow), R-3 (green), R-A (cyan), R-B (light orange), HB (magenta), T-B (tan), B-1 (blue), LB-2 (purple), B-2 (orange), B-3 (red), B-4 (brown), B-5 (dark blue), I-1 (light purple), and I-2 (grey).

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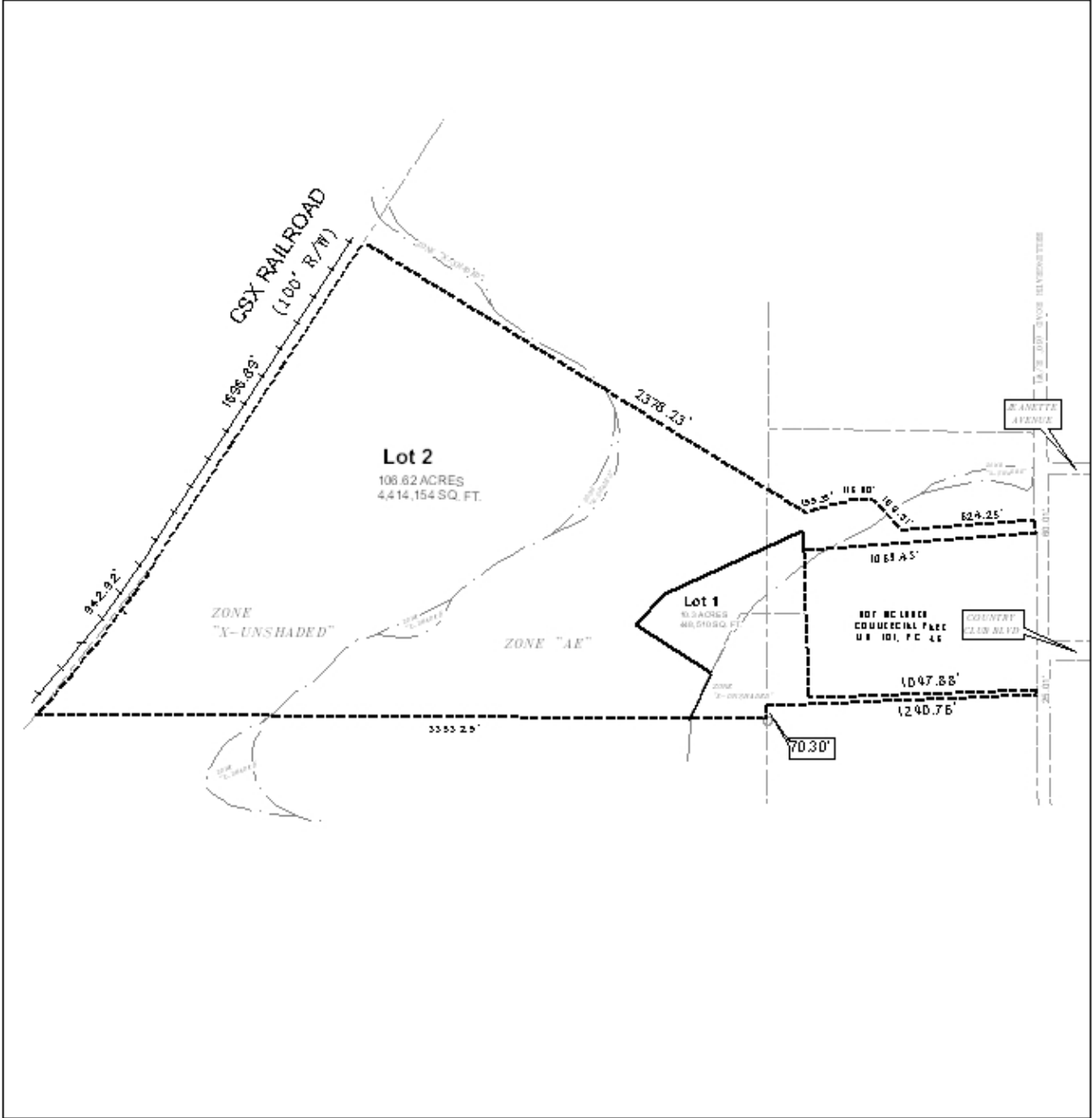
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DETAIL SITE PLAN



APPLICATION NUMBER 11 DATE October 7, 2010 N

APPLICANT Hamblin and Bowen Subdivision

REQUEST _____ Subdivision _____



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