

## **SANFORD 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. 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: 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, 22.2 ± acre subdivision which is located at the East side of Lumpkin Road at its North terminus. The applicant states that the subdivision is served by public water and individual septic systems.

The purpose of this application is to subdivide a parcel into two lots. The site was outside of the Planning Jurisdiction until the boundary was extended by the 2007 annexation.

The site fronts Lumpkin Road, an unpaved minor public road with a right-of-way width of 80-feet. The plat depicts the right-of-way of the road curving from the West side of the site to the North side of the site, however, tax records indicate that the property on the North side is not public right-of-way: the surveyor should verify the status of the alleged right-of-way and make any corrections to the plat that may be required, prior to the signing of the plat.

While Lumpkin Road is a minor street, access management is a concern. Proposed Lot 1, a flag-shaped lot, will have approximately 577 feet of frontage onto Lumpkin Road, while proposed Lot 2 will have approximately 330 feet of frontage onto what staff believes is the public right-of-way. Each lot should be limited to a maximum of two curb-cuts, with the size, location and design to be approved by Mobile County Engineering, and to conform with AASHTO standards.

A utility easement appears to cross the site, but the boundaries of the easement are not depicted on the plat. The easement boundaries should be depicted, and a note should be placed on the plat stating that no structures shall be built within the easement.

As previously mentioned, proposed Lot 1 is a flag lot, however it does meet the minimum lot width requirements of the Subdivision Regulations, as well as the width to depth ratio in Section V.D.3. Recorded flag lots (approved prior to the area coming into the Planning Jurisdiction)

occur to the South on Lumpkin Road, thus it would appear appropriate to waive Section V.D.1. of the Subdivision Regulations to allow the creation of proposed Lot 1. Future division of Lot 1 should comply with the width to depth requirements of Section V.D.3., and additional frontage on a public street should be anticipated as a future requirement.

The 25-foot minimum building setback appears to be shown on the plat, but is not labeled. In addition to the note on the plat, the setback line should be labeled.

Wetlands and floodplains associated with Pierce Creek may occur on the site. The potential presence of wetlands and floodplains indicate 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. A note on preliminary plat reflects this requirement, and should also appear on the final plat.

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. The note regarding this requirement should also appear on the final plat.

The site will have to comply with the City of Mobile storm water and flood control ordinances.

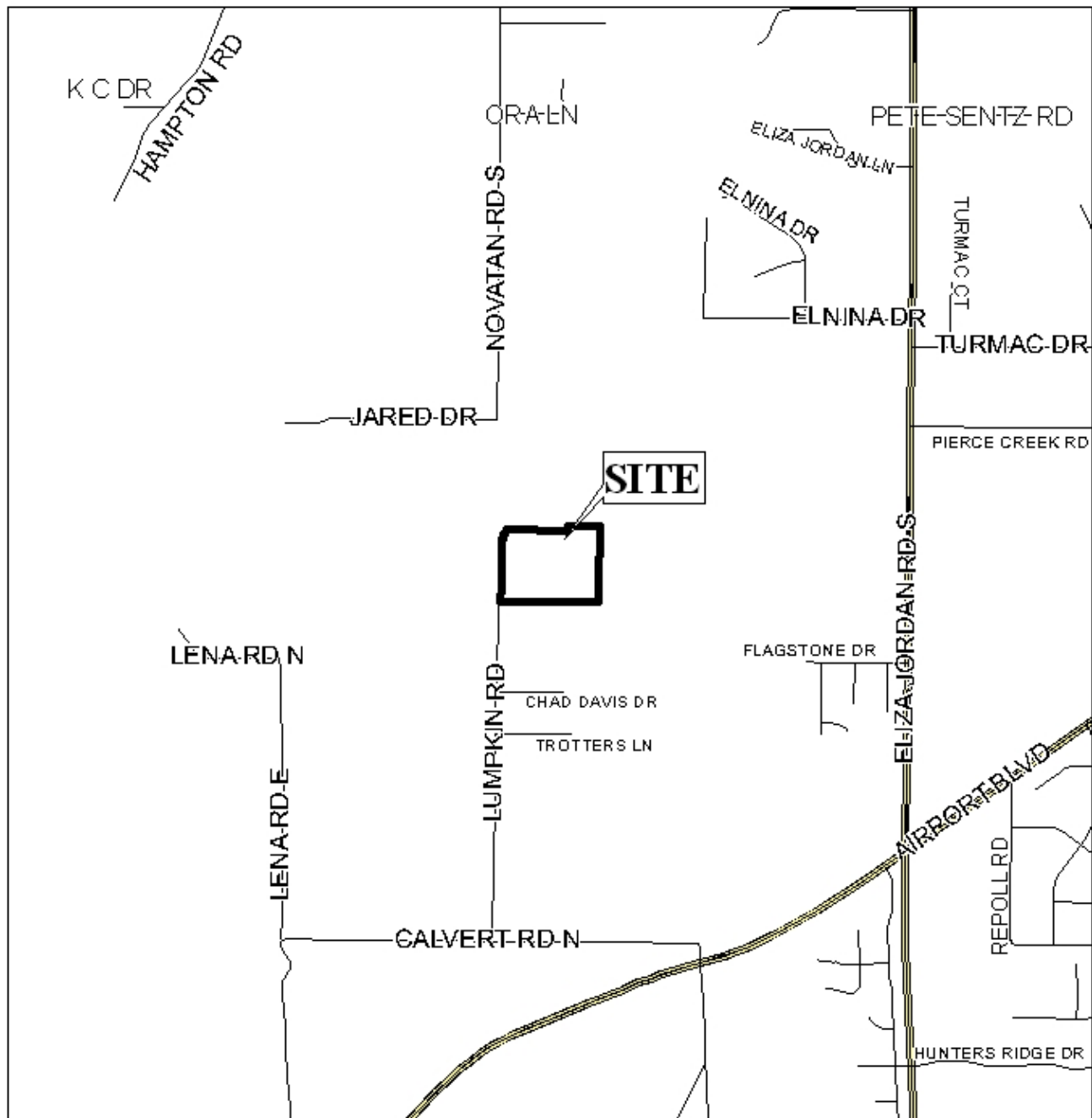
The lot size information on the preliminary plat should be retained for the final plat.

With a waiver of Section V.D.1., the application is recommended for Tentative Approval, subject to the following conditions:

- 1) Revision of the plat, if necessary, to correct the 60 foot by 897 foot  $\pm$  strip of land depicted as public right-of-way on the North property line, if it is not, in fact, part of the public right-of-way;
- 2) Revision of the plat to depict the boundaries of the utility easement crossing the site, and placement of a note on the plat stating that no structures shall be built within the easement;
- 3) Placement of a note on the final plat stating that no future subdivision of Lot 1 shall be allowed unless it complies with Section V.D.3. of the Subdivision Regulations, and that additional frontage on a public street may be required;
- 4) Placement of a note on the final plat stating that each lot is limited to two curb-cuts, with the size, design and location to be approved by Mobile County Engineering, and to conform with AASHTO standards;
- 5) Labeling of the 25-foot minimum building setback line, and retaining of the note on the final plat;
- 6) Placement of a note on the final plat stating that compliance with local, state, and federal regulations will be required for wetlands and floodplains, prior to the issuance of permits or land disturbance activities;

- 7) Placement of a note on the final plat stating that compliance with local, state, and federal regulations will be required for threatened or endangered species as well as protected non-game species;
- 8) 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; and
- 9) Placement of a note on the final 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.”*

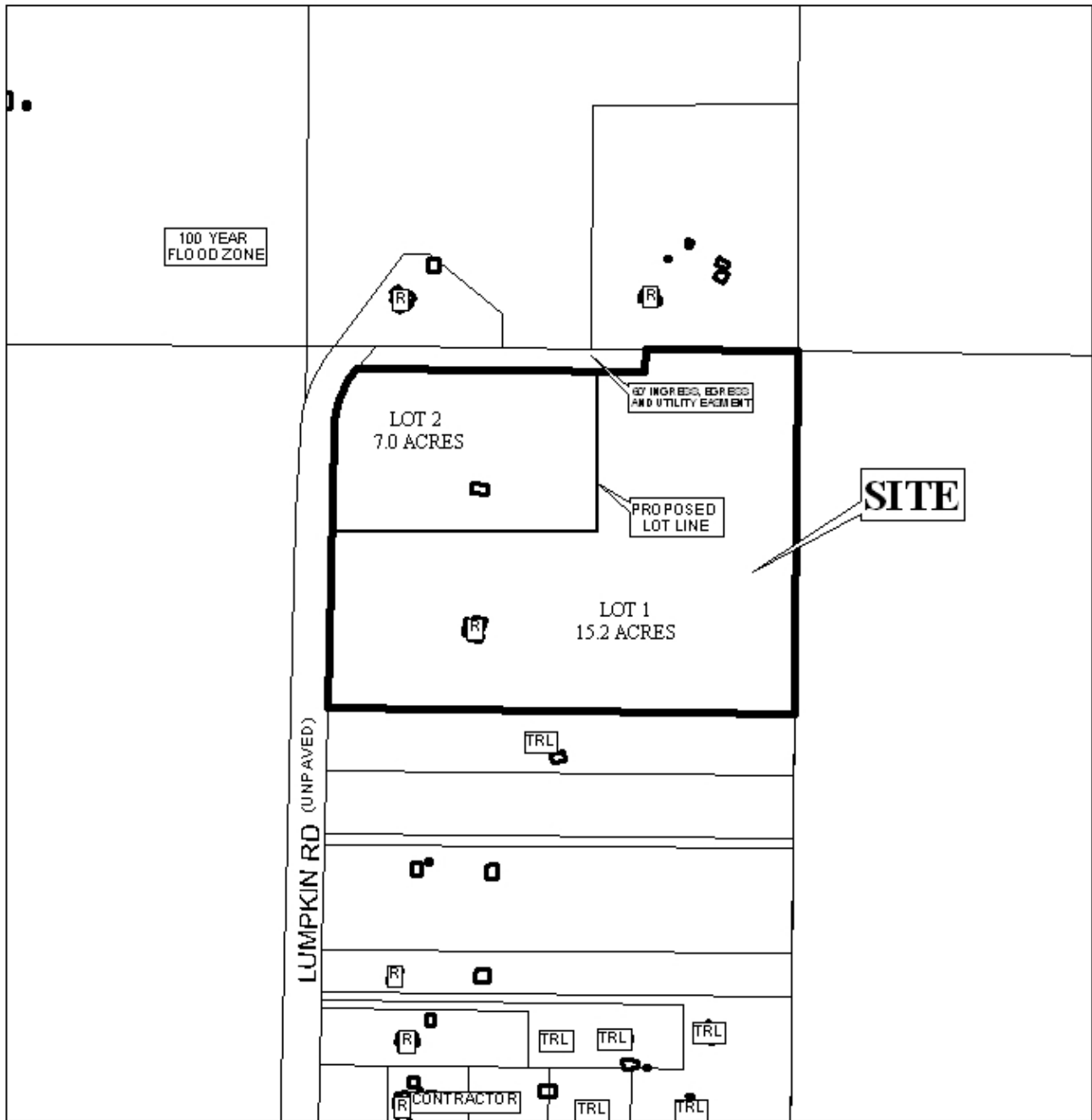
# LOCATOR MAP



APPLICATION NUMBER 11 DATE January 7, 2010  
APPLICANT Sanford Hills Subdivision  
REQUEST Subdivision



# SANFORD HILL SUBDIVISION



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LEGEND

R-1	R-2	R-3	R-4	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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# SANFORD HILL SUBDIVISION



APPLICATION NUMBER 11 DATE January 7, 2010

