

## **AIR ONE 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 Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). 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 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 preliminary plat illustrates the proposed 8-lot, 12.2± acre subdivision which is located on the South side of Airport Boulevard, 315'± East of Snow Road. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by city water and sewer systems. The purpose of this application is to create eight legal lots of record from one legal lot.

The subject site is part of the Colonial Hills Subdivision Unit 6 Subdivision, approved by the Planning Commission at its October 2, 2008 meeting, and after two extensions, finally recorded in 2011. The site is Lot 23 of the recorded subdivision.

As previously stated, the proposed lots front Airport Boulevard. Airport Boulevard is a major street as illustrated on the Major Street Component of the Comprehensive Plan. As a major street, this street requires a 100' right-of-way width. The right-of-way width is depicted as "varies" on the preliminary plat; however, it should be revised to reflect the minimum existing right-of-way width or distance to centerline. Dedication requirements were addressed as part of the 2008 approval.

The irregular shape of the proposed Lot 8 creates a *flag lot* configuration, and as such, will require a waiver of Section V.D.1 of the Subdivision Regulations. Per the applicant, the justification for the flag lot is needed in order to allow access to the proposed Lot 8 from Airport Boulevard. Currently, there are no flag lots located within the immediate vicinity of the subject site; however, a waiver of Section V.D.1 of the Subdivision Regulations is necessary in order to gain access to the interior lot.

Due to the irregular shape of Lot 8, a note should be placed on the Final Plat stating that there shall be no additional subdivision until additional frontage on a paved public or private street is provided.

In accordance with Section V.D.2. of the Subdivision Regulations, the proposed lots exceed the 7,200 square foot minimum lot size requirements for lots served by city water and sewer systems. The lot size information is depicted in both square feet and in acres on the preliminary plat in the *Site Data* section of the plat; however, the acreage should be indicated for each lot as well. If approved, the Final Plat should be revised to indicate the lot size information in both square feet and in acres for each proposed lot.

The 25-foot minimum building setback line is depicted on the preliminary plat for proposed Lots 1 through 7; however, the proposed Lot 8 does not depict the 25-foot minimum building setback line. The 25-foot minimum building setback line should be retained for Lots 1 through 7, and the proposed Lot 8 should be revised to illustrate the minimum building setback line for Lot 8, where it is at least 60-feet in width on the Final Plat, if approved.

There is a 30' Drainage and Utility easement depicted along the eastern perimeter of the proposed Lot 1 on the preliminary plat, as well as a 15' Drainage and Utility easement with varying widths of 60'± to 32'± depicted along the southern portion of this lot. Also, there is a 15' Drainage and Utility easement depicted along the southern portion of the proposed Lots 2, 3, 4, in addition to the northeastern portion of Lot 8 on the preliminary plat. Furthermore, there is a 20' Drainage and Utility easement depicted on the preliminary plat between the southern perimeter of the proposed Lots 5, 6, 7 and the northern perimeter of the proposed Lot 8. These easements should be retained on the Final Plat, if approved, as well as a note stating that no structures are allowed in any easement.

A portion of a 100' wide Alabama Power Company right-of-way is depicted along the western edge of proposed Lots 7 and 8. The 100' right-of-way should be retained on the Final Plat, if approved, and a note should be added stating that no structures are allowed in the right-of-way without the approval of Alabama Power Company.

Due to the range of frontage widths for each lot along Airport Boulevard, and as a means of access management, a note should be placed on the Final Plat, if approved, stating that Lots 1, 3, 4, 5, 6, 7, and 8 are limited to one curb-cut each to Airport Boulevard and that Lot 2 is limited to two curb-cuts, with the size, design and location of each curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards.

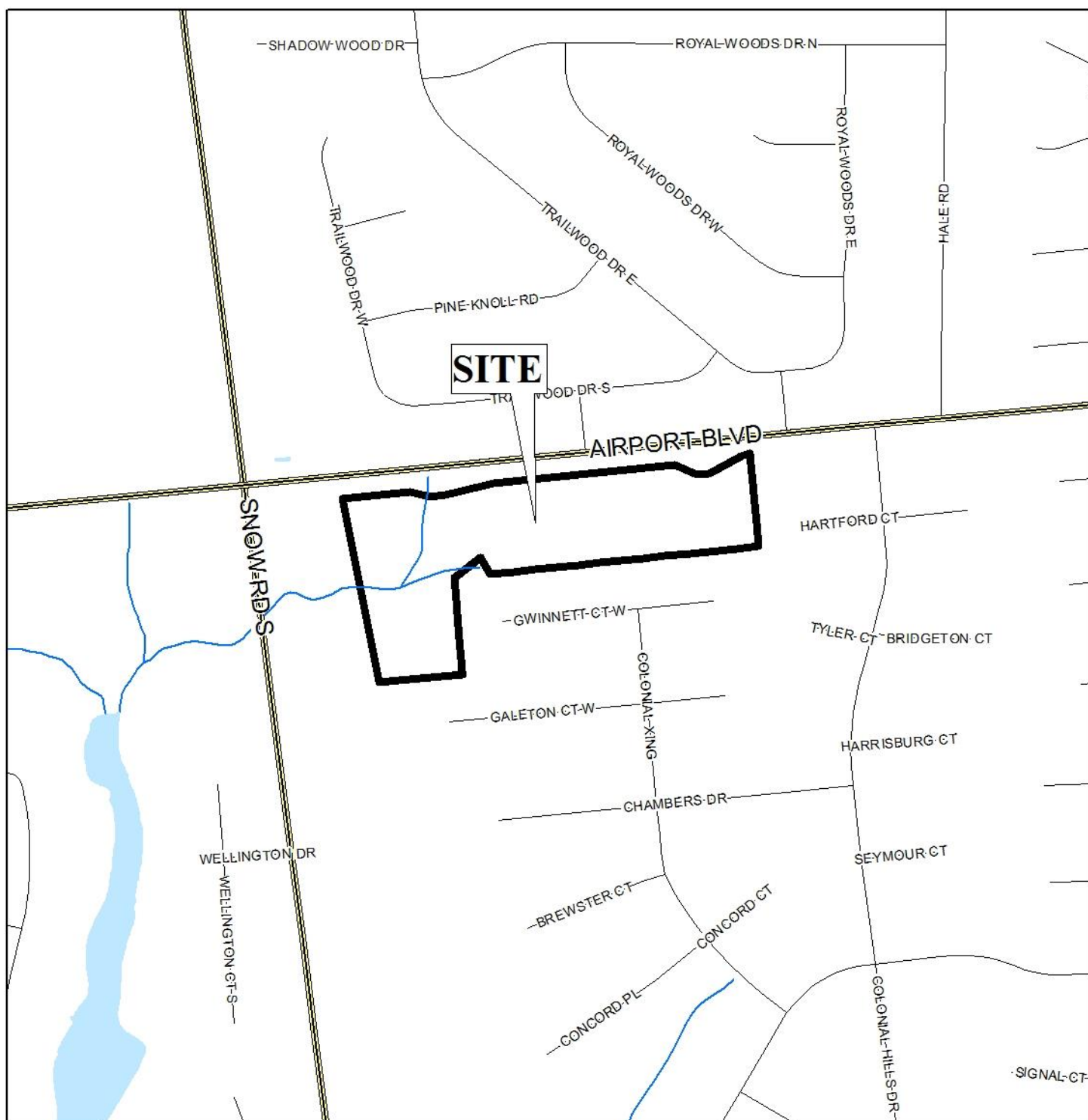
The proposed lots are bounded by residential development along the Eastern and Southern perimeters of the subject site, as well as to the North of the subject area. This site is located in the County; therefore, any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations. A note should be placed on the Final Plat, if approved.

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

- 1) Labelling of minimum right-of-way width or distance to centerline;
- 2) Placement of a note stating that there shall be no additional subdivision until additional frontage on a paved public or private street is provided;

- 3) Revision of the Final Plat to indicate the lot size information in both square feet and in acres for each proposed lot;
- 4) Retention of the 25' minimum building setback line along Airport Boulevard for Lots 1 through 7;
- 5) Revision of the Final Plat to depict the minimum building setback line for Lot 8, where it is at least 60' in width;
- 6) Retention of all drainage and utility easements and Alabama Power Company right-of-way on the Final Plat, as depicted on the preliminary plat
- 7) Placement of a note on the Final Plat stating that no structures are allowed in the easements, and no structures are allowed in Alabama Power Company right-of-way without Alabama Power Company approval;
- 8) Placement of a note on the Final Plat stating that Lots 1, 3, 4, 5, 6, 7, and 8 are limited to one curb-cut each to Airport Boulevard and that Lot 2 is limited to two curb-cuts, with the size, design and location of each curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards.;
- 9) Placement of a note stating that any sites that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;
- 10) Compliance with 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.);and*
- 11) Compliance with Fire Department comments and placement of a note *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). 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



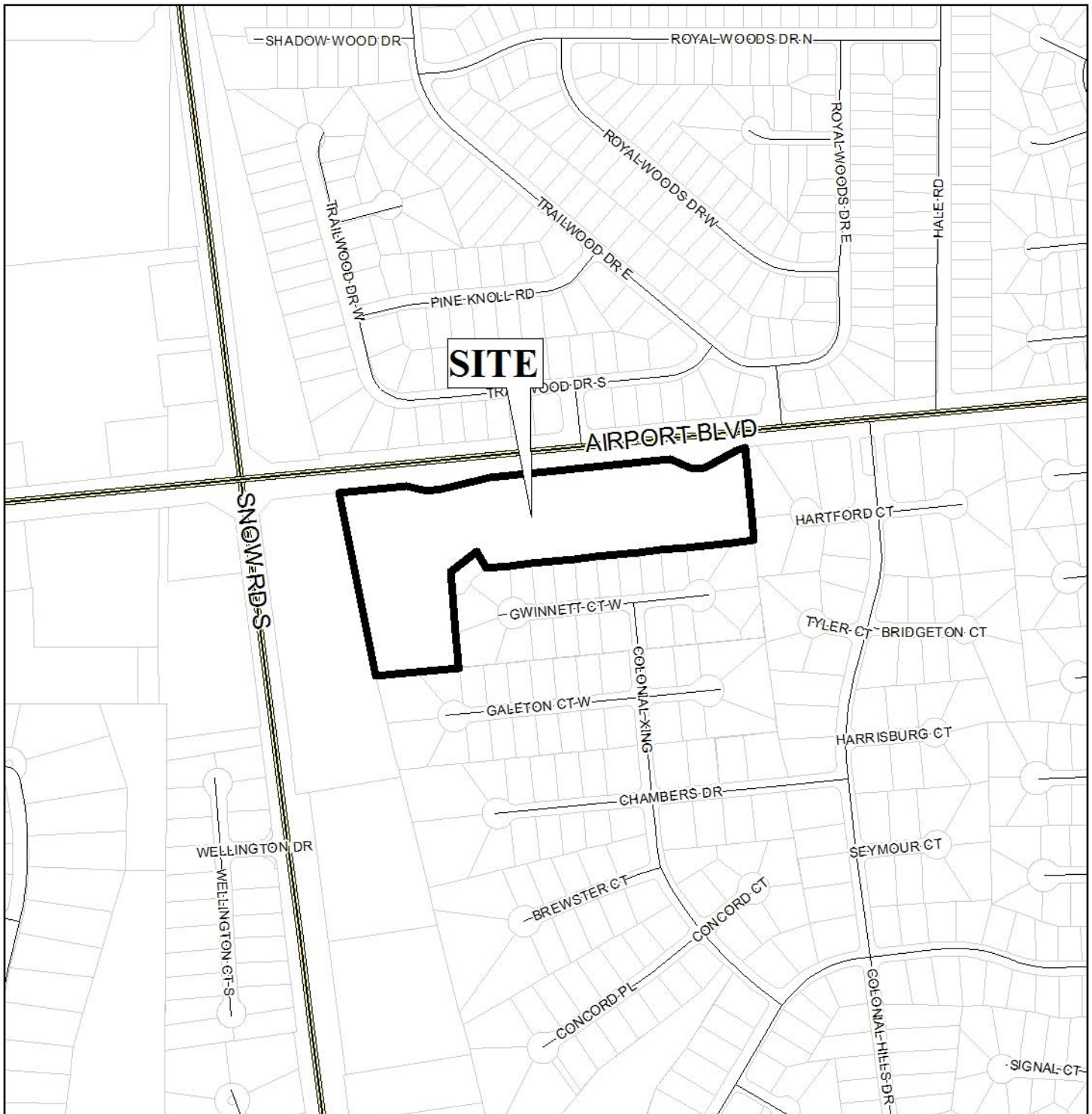
APPLICATION NUMBER 12 DATE October 20, 2016

APPLICANT Air One Subdivision

REQUEST Subdivision



# LOCATOR ZONING MAP



APPLICATION NUMBER 12 DATE October 20, 2016

APPLICANT Air One Subdivision

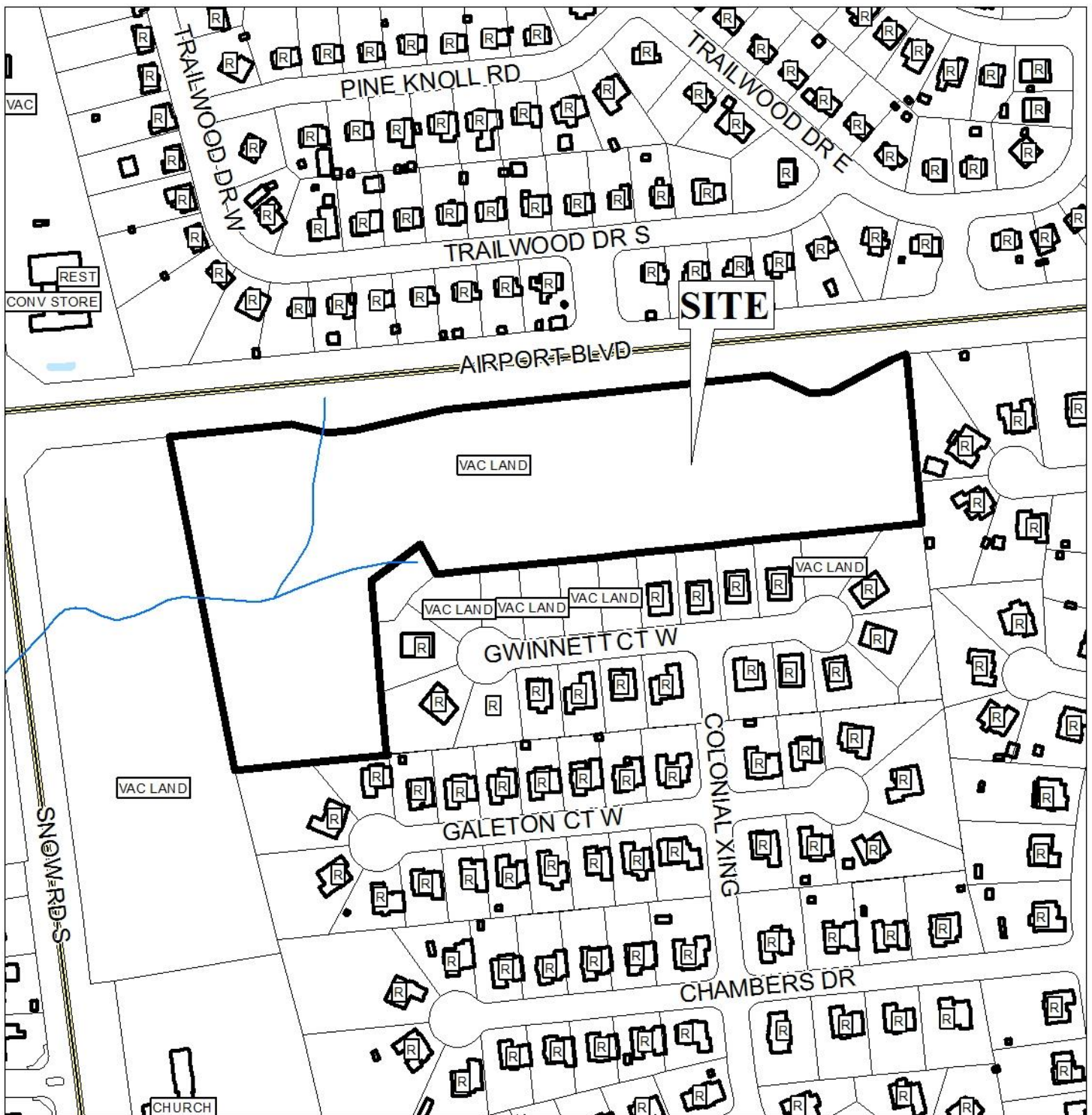
REQUEST Subdivision



NTS



# AIR ONE SUBDIVISION



APPLICATION NUMBER 12 DATE October 20, 2016

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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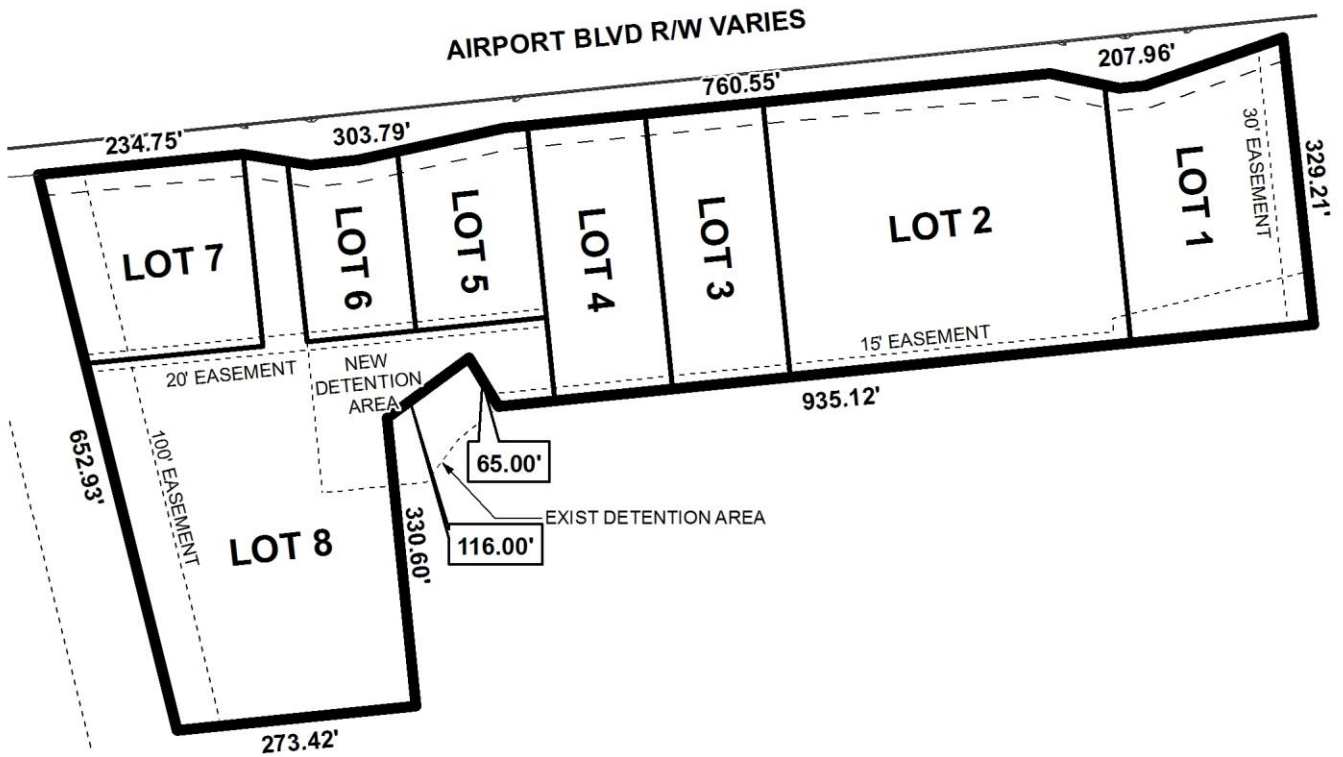


APPLICATION NUMBER 12 DATE October 20, 2016





# DETAIL SITE PLAN



APPLICATION NUMBER 12 DATE October 20, 2016

APPLICANT Air One Subdivision

REQUEST Subdivision

