

## **BONNIE HARDY FAMILY DIVISION 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: 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.

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

The plat illustrates the proposed 3-lot, 9.8± acre subdivision which is located at the North side of Ben Hamilton Road, 8/10± mile west of Airport Road, within the Planning Jurisdiction. The applicant states that the subdivision is served by public water and sanitary sewer systems.

The purpose of this application is to subdivide three existing metes-and-bounds parcels into three legal lots of record. A narrative has been furnished documenting it as a family subdivision which includes the reasoning of configuration of Lot 2 and Lot 3 which are illustrated as flag lots. The applicant states that there are other flag lots in the vicinity however; there are no other Commission-approved flag lots within the vicinity.

The site fronts onto Ben Hamilton Road, a paved street with a compliant 80' right-of-way; therefore, no dedication would be required. The site has two existing curb cuts. As a means of access management, a note should be placed on the Final Plat limiting each lot to one curb cut to Ben Hamilton Road, with the size, design, and location of the curb cuts to be approved by Mobile County Engineering and conform to AASHTO standard.

On the preliminary plat, the 25-foot minimum building setback lines, required in Section V.D.9., are illustrated and labeled. However, Section V.D.2 of the Subdivision Regulations requires the building setback line to be where the lot is at least 60 feet in width, thus the setback line should be adjusted for Lot 1.

Each lot meets the minimum size requirements of the Subdivision Regulations. However, it should be noted that the proposed lots do not meet the standards for width-to-depth ratio. Section V.D.3. of the Subdivision Regulations states that lot depth should not exceed 3.5 times the width of the lot at the building setback. As proposed, the width ratios will range from 8.3 for Lots 2 and 3 to approximately 27 for proposed Lot 1. However, as there are several Commission approved subdivisions in the vicinity that do not meet this requirement, a waiver of Section V.D.3 may be appropriate.

Due to the depth and width of the lots a note should be placed on the final plat stating that there shall be no additional subdivision of Lots 1 – 3 until additional frontage on a public road is provided.

This site is located in the County, and 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 regarding this requirement should appear on the Final Plat.

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.” should be placed on the Final Plat.

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 should appear on the Final Plat.

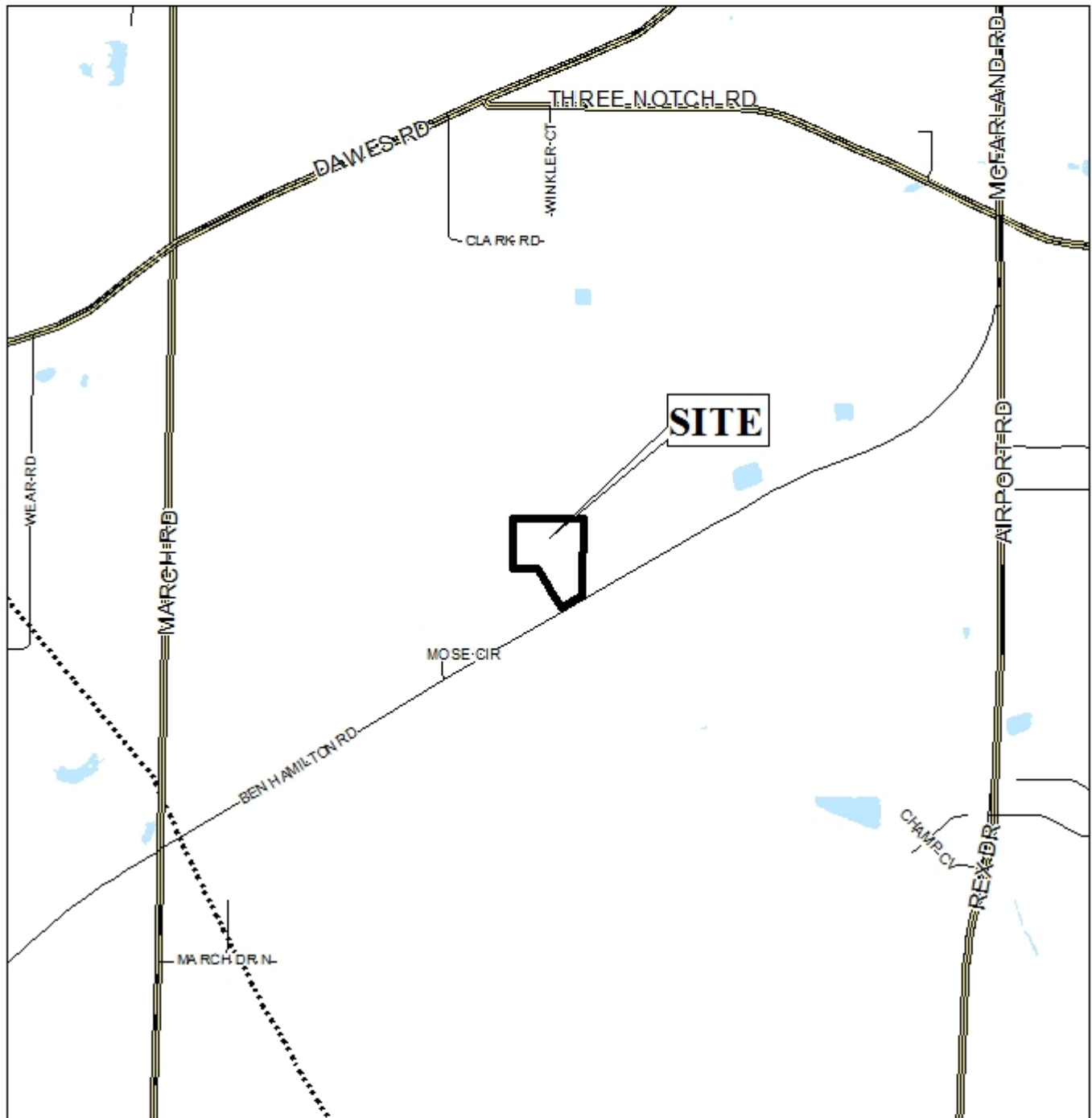
With a waiver of Section V.D.3, the subdivision meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval, subject to the following conditions:

- 1) revision of the minimum building setback line on Lot 1 to comply with Section V.D.2 of the Subdivision Regulations. Lot 2 and Lot 3 the 25-foot minimum building setback line should be retained on the Final Plat;
- 2) placement of a note on the final plat limiting each lot to one curb-cut each with the size, location and design to be approved by County Engineering and conform to AASHTO standards;
- 3) retention of the lot size information for the Final Plat;
- 4) placement of a note that there shall be no additional subdivision of lots 1 – 3 until additional frontage on a public road is provided;
- 5) placement of a note on the Final Plat stating the site must comply with the City of Mobile 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.);*
- 6) placement of a note on the Final Plat stating: *(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.);*

- 7) placement of a note on the Final Plat stating: *(This site is located in the County, and 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.); and*
- 8) compliance with Fire 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.)*

## LOCATOR MAP



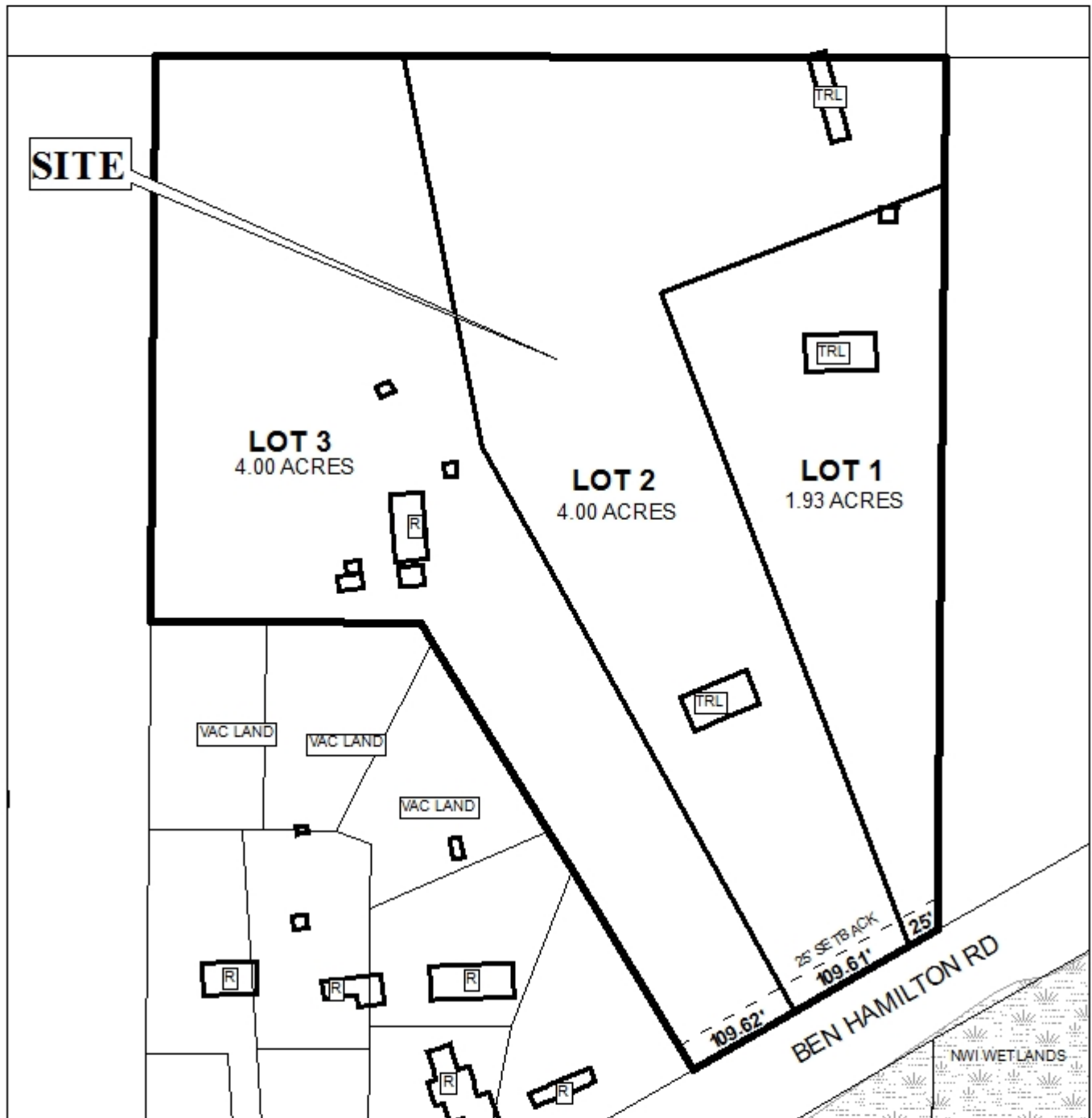
APPLICATION NUMBER 12 DATE September 5, 2013

APPLICANT Bonnie Hardy Family Division

REQUEST Subdivision



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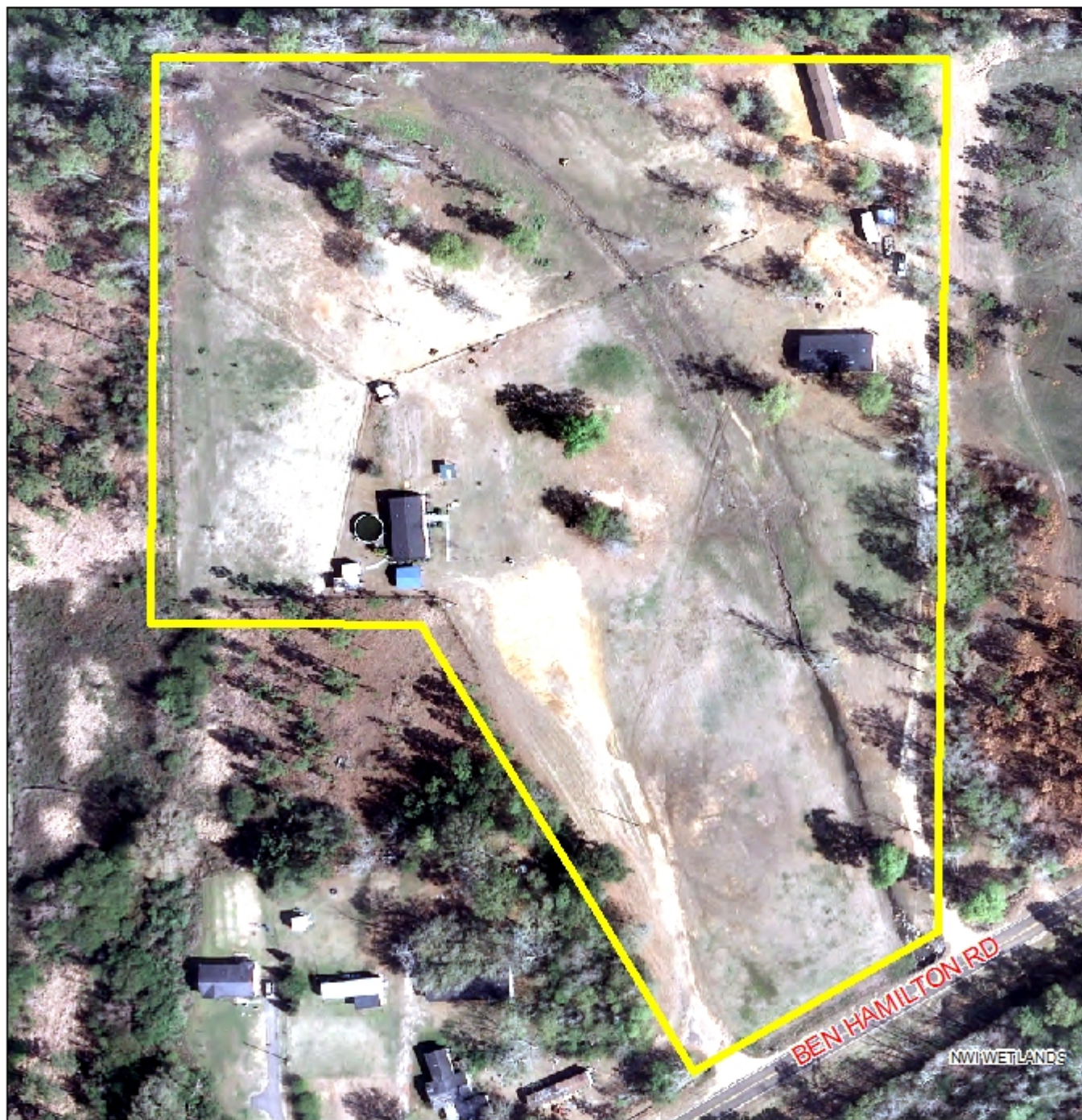
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LEGEND





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