

## **DOSS 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 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 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 plat illustrates the proposed 2-lot, 9.8± acre subdivision located on the East side of Dykes Road South, 140'± North of Hunter's Trace North, within the Planning Jurisdiction. The applicant states that the subdivision is served by public water and sanitary services.

The purpose of this application is to create two legal lots from an existing metes-and-bounds legal description.

The site fronts on Dykes Road South with an adequate 60' right-of-way; therefore, no dedication would be required. Proposed Lot 2 would abut Hunter Lane to the South, with a compliant 50' right-of-way. As a means of access management, a note should be required on the Final Plat stating that Lot 1 is limited to one curb cut to Dykes Road South, and Lot 2 is limited to one curb cut to Dykes Road South and one curb cut to Hunter Lane, with the size, location and design of all curb cuts to be approved by County Engineering and conform to AASHTO standards. Summerlake Drive East to the North of Lot 1 does not extend completely to Lot 1; therefore, a note should be required on the Final Plat stating that Lot 1 is denied access to Summerlake Drive East.

The plat indicates a 25' building setback line from Dykes Road South and this should also be shown on the Final Plat. The plat should be revised to illustrate a 25' building setback line on Lot 2 at the North terminus of Hunter Lane. Both lots meet the minimum size requirements of the Subdivision Regulations and are labeled with their sizes in both square feet and acres on the preliminary plat. The Final Plat should also reflect this labeling, or a table should be furnished on the Final Plat providing the same information.

Both lots would differ substantially from the adjoining single-family residential subdivision lots to the North and South and would be somewhat out of character with those existing lots, and both would exceed the maximum depth to width ratio allowed by Section V.D.3. of the Subdivision Regulations. Section V.D.1. of the Subdivision Regulations allows for such

irregularities in those locations where varied and irregularly-shaped lot designs are common and the informality of design is consistent with other lots in the vicinity, or in the case of a family subdivision. There have been other lots allowed by the Commission within the vicinity which exceed the ratio limited by Section V.D.3., primarily with the resubdivision of S & B Estates Subdivision along the North side of Airport Boulevard. And documentation has been submitted with the application indicating that this is a family subdivision. Therefore, waivers of Sections V.D.1. and V.D.3. of the Subdivision Regulations would be in order. A note should be required on the Final Plat stating that no further resubdivision of Lots 1 and 2 will be allowed until additional public street frontage is provided.

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 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 site contains NWI wetlands associated with Pierce Creek. The presence of wetlands 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.

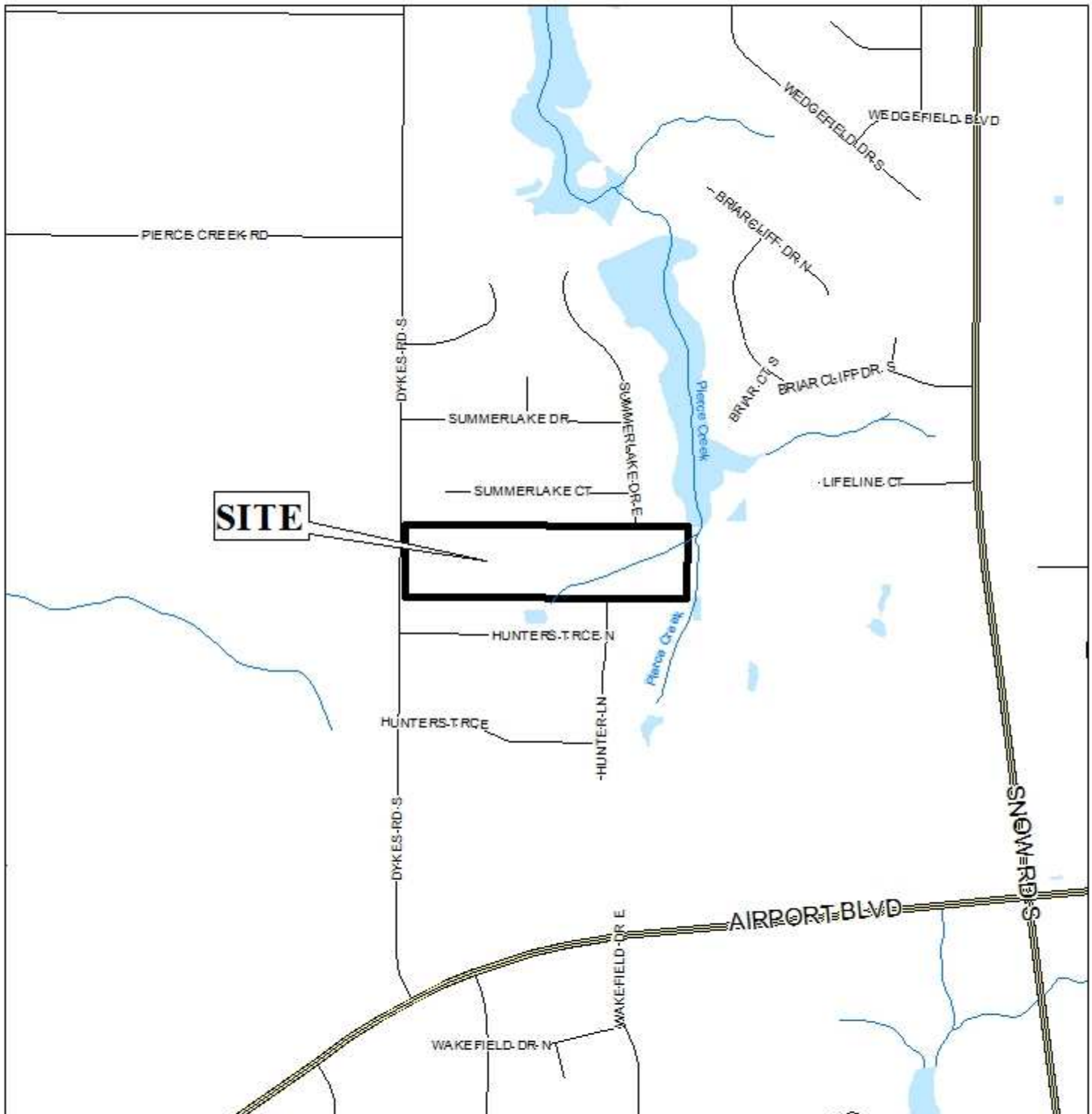
A note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.

With a waiver of Sections V.D.1. and V.D.3., the proposed plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval subject to the following conditions:

- 1) placement of a note on the Final Plat stating that Lot 1 is limited to one curb cut to Dykes Road South, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;
- 2) placement of a note on the Final Plat stating that Lot 1 is denied access to Summerlake Drive East;
- 3) placement of a note on the Final Plat stating that Lot 2 is limited to one curb cut to Dykes Road South and one curb cut to Hunter Lane, with the size, location and design of all curb cuts to be approved by County Engineering and conform to AASHTO standards;
- 4) retention of the 25' minimum building setback line along Dykes Road South;
- 5) revision of the plat to illustrate a 25' building setback line on Lot 2 at the North terminus of Hunter Lane;

- 6) retention of the labeling of the lots with their sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 7) placement of a note on the Final Plat stating that no further resubdivision of Lots 1 and 2 will be allowed until additional public street frontage is provided;
- 8) placement of a note on the Final Plat stating that the site must 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;
- 9) 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;
- 10) placement of a note on the Final Plat stating that approval of all applicable federal, state and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
- 11) 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
- 12) compliance with the 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



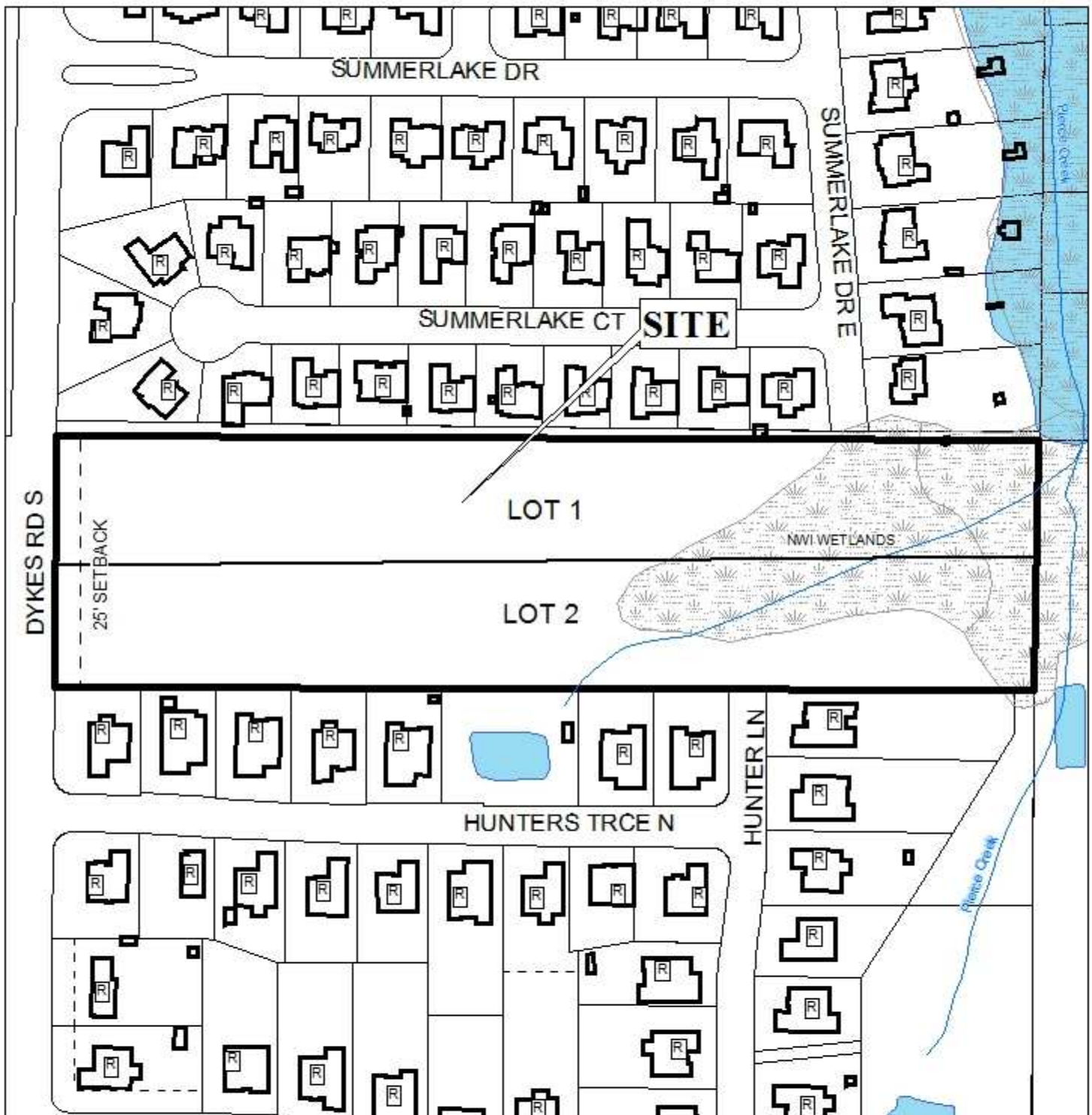
APPLICATION NUMBER 12 DATE January 16, 2014

APPLICANT Doss Family Division Subdivision

REQUEST Subdivision



# DOSS FAMILY DIVISION SUBDIVISION



APPLICATION NUMBER 12 DATE January 16, 2014

LEGEND

R-1	R-2	R-3	R-A	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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