

## **MARY HODGES SUBDIVISION, RESUBDIVISION OF LOTS 1 & 2**

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.

MAWSS Comments: .

The plat illustrates the proposed 6.7 acre  $\pm$ , 3 lot subdivision which is located. The applicant states that the subdivision, which is located in the planning jurisdiction, is served by city water and sanitary facilities.

The purpose of this application is to create 3 lots from 2 existing lots of record.

The site fronts onto McDonald Road, which is a major street on the major street plan, and as such requires a minimum right-of-way of 100'. The plat illustrates the existing right-of-way width at this location is approximately 80', and also illustrates a dedication of 10' in compliance with the major street plan. However, that same 10' was dedicated via the original Mary Hodges Subdivision in 2006, and therefore should be illustrated as existing right-of-way, not dedication.

Access management is a concern due to the major street status of McDonald Road, and the configuration of the proposed subdivision. The previous approval limited the overall subdivision to a maximum of two curb cuts. In this instance, the plat proposes that the third lot be a flag lots, with 25' of frontage on McDonald Road. If approved, Lots 1A and 2A should be required to share one curb cut, and Lot 2B should be limited to one curb-cut, with the size, design and location to be approved by the County Engineering Department, and a note should be placed on the final plat stating that no future subdivision is allowed unless additional adequate frontage on a public street is provided.

The regulations have been amended to allow flag lots under certain conditions, one being if the flag lot is in character with the surrounding development, and another for the family subdivision of property, which is the purpose of this application as stated in a letter submitted by the

applicant. Also there are several existing “nonconforming” flag shaped lots in the general vicinity, which provide further justification for the allowance of the proposed flag lot.

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.

It should be noted that there appears to be a natural drain through the middle of the property.

The site may contain federally listed endangered or threatened species, such as the gopher tortoise, or 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 flora and fauna.

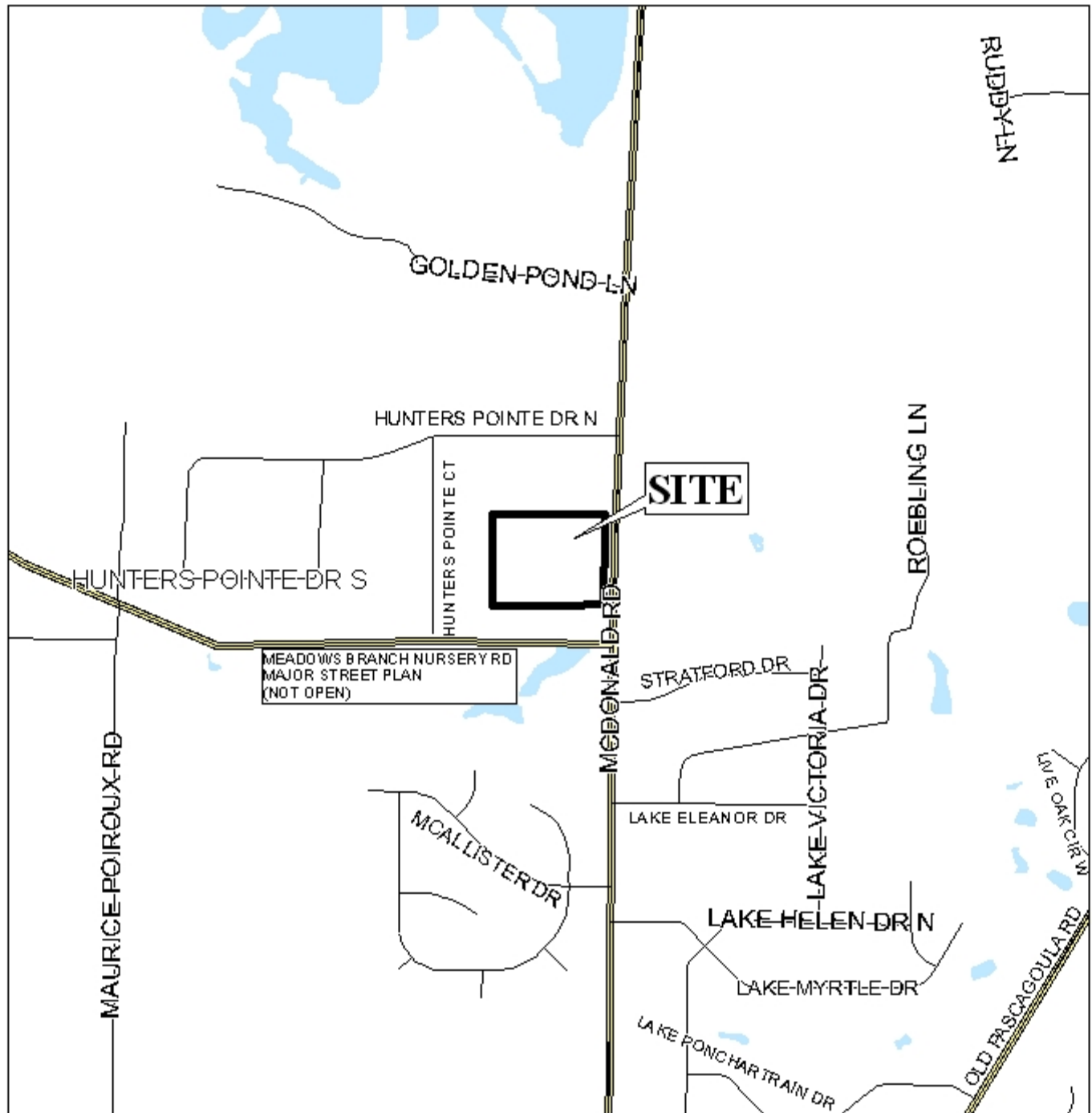
As the site is located in Mobile County, a note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

Finally, the plat each lot with its size in square feet, which should also be shown on the final plat.

The plat is recommended for Tentative Approval subject to the following conditions:

- 1) Placement of a note on the 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;
- 2) Certification via placement of a note on the plat stating that the property owner / developer will comply with all local, state and Federal regulations regarding endangered, threatened or otherwise protected flora and fauna;
- 3) Labeling of the lot size in square feet on the plat, or provision of a table on the plat with the same information; and
- 4) Placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations.

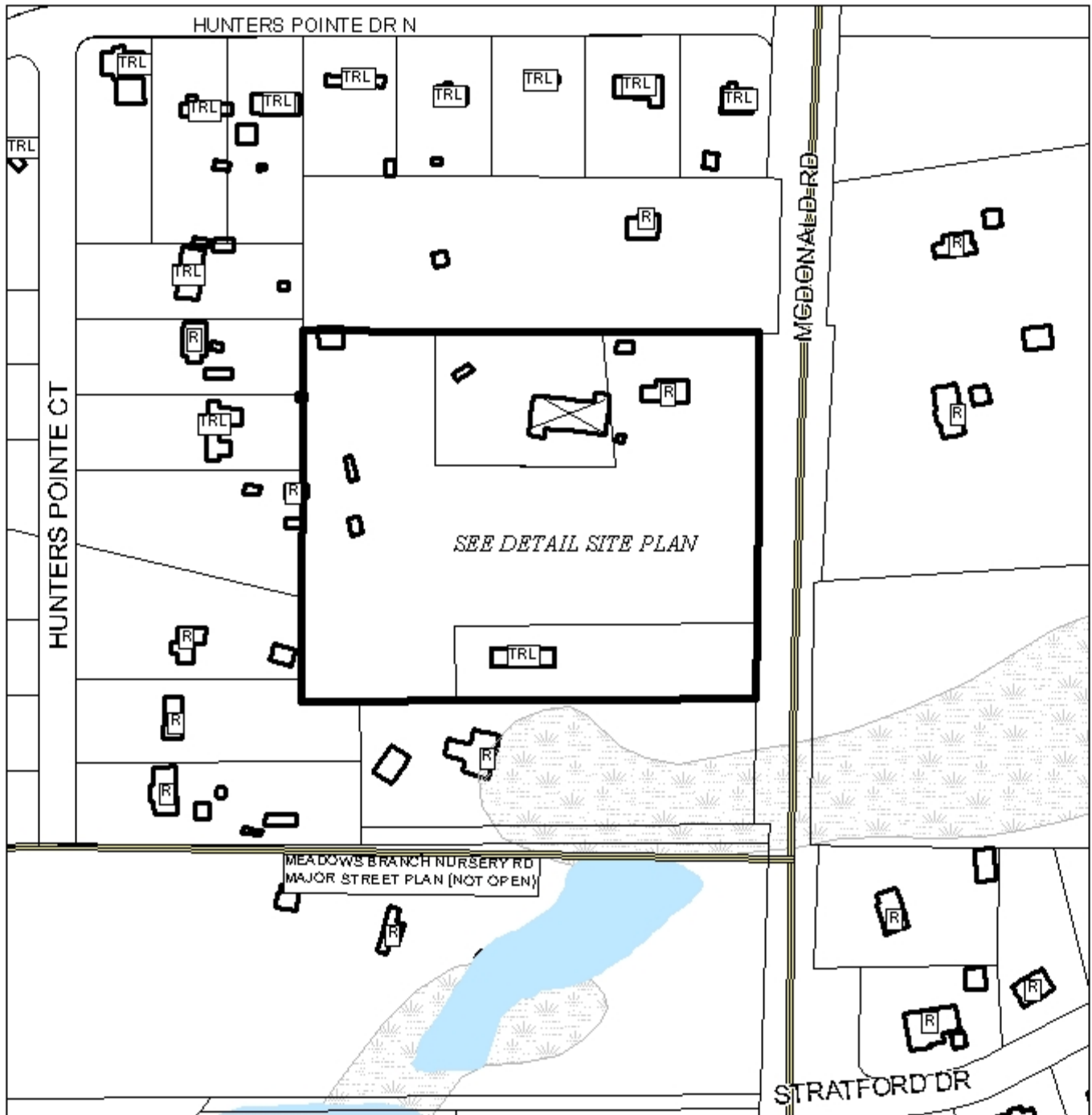
# LOCATOR MAP



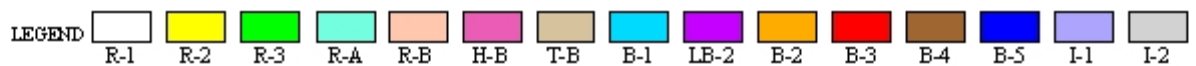
APPLICATION NUMBER 12 DATE October 2, 2008  
APPLICANT Mary Hodges Subdivision, Resubdivision of Lots 1 & 2  
REQUEST Subdivision



# MARY L HODGES SUBDIVISION, RESUBDIVISION OF LOTS 1 AND 2

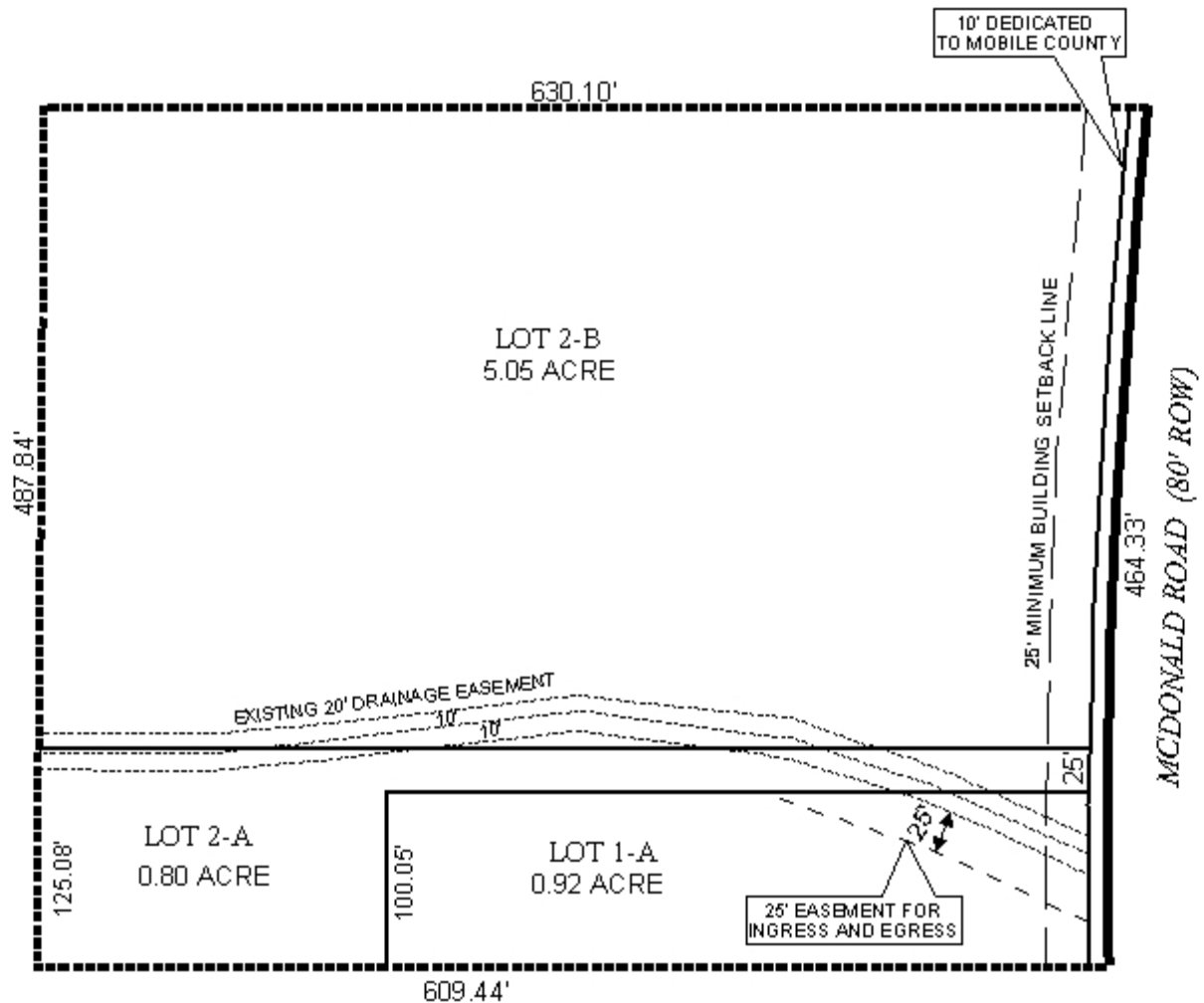


APPLICATION NUMBER 12 DATE October 2, 2008



N  
NTS

## DETAIL SITE PLAN



APPLICATION NUMBER 12 DATE October 2, 2008  
 APPLICANT Mary Hodges Subdivision, Resubdivision of Lots 1 & 2  
 REQUEST Subdivision



NTS

MARY L HODGES SUBDIVISION, RESUBDIVISION OF LOTS 1 AND 2



APPLICATION NUMBER 12 DATE October 2, 2008



NTS