

## **MURRAY BRIGHAM PLACE 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: 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: No Comments.

The plat illustrates the proposed 2-lot, 0.3± acre subdivision which is located on the West side of Hermitage Avenue, 150' North of Andrews Road. The applicant states that the subdivision is served by public water and public sanitary sewer.

The purpose of this subdivision is to create two legal lots of record from a metes and bounds parcel (a portion of a legal lot of record). The applicant has furnished the required deeds illustrating that the parcel was created before 1984 when the Subdivision regulations went into effect in the planning jurisdiction.

The site fronts Hermitage Avenue, which as illustrated has an existing 50-foot right-of-way. Hermitage Avenue appears not to have curb and gutter, therefore, a 60-foot right-of-way is required. It should be noted that the dedication of sufficient right-of-way to provide 30-feet from the centerline of Hermitage Avenue may reduce the overall square footage of each lot under the minimum square footage requirements of the Subdivision Regulations, thus a waiver of Section V.D.2. would be necessary. The subdivision and reduction of lot size would have little or no impact as both "lots" are already developed.

As a means of access management, each lot should be limited to one curb cut with the size, location, and design to be approved by County Engineering and in conformance with AASHTO standards as indicated on the preliminary plat and should be retained on the final plat, if approved.

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. Thus, as noted on the plat, development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

The site is located in the county. Therefore, the note should be retained on the final plat, if approved stating that any lots developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.

While the site is located in the county, as noted on the plat and should also appear on the final plat, compliance with the City of Mobile storm water and flood control ordinances will be required, and a letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits for new construction.

Based on the preceding, and with a waiver of Section V.A.8. this application is recommended for tentative approval, subject to the following conditions:

- 1) Dedication of sufficient right-of-way to provide 30-foot from the centerline of Hermitage Avenue;
- 2) Depiction of the 25-foot minimum building setback line along all public rights-of-way reflecting required dedication;
- 3) Revision of the lot size square footage to reflect dedication;
- 4) Retention of the note on the Final Plat stating that each lot is limited to one curb cut;
- 5) Retention of the 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;
- 6) Retention of the note on the Final Plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 7) Retention of the note on the Final Plat stating that any new 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.



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APPLICATION NUMBER 12 DATE October 15, 2009

LEGEND  R-1  R-2  R-3  R-4  R-5  R-6  R-7  R-8  R-9  R-10  R-11  R-12  R-13  R-14  R-15  R-16  R-17  R-18  R-19  R-20  R-21  R-22  R-23  R-24  R-25  R-26  R-27  R-28  R-29  R-30  R-31  R-32  R-33  R-34  R-35  R-36  R-37  R-38  R-39  R-40  R-41  R-42  R-43  R-44  R-45  R-46  R-47  R-48  R-49  R-50  R-51  R-52  R-53  R-54  R-55  R-56  R-57  R-58  R-59  R-60  R-61  R-62  R-63  R-64  R-65  R-66  R-67  R-68  R-69  R-70  R-71  R-72  R-73  R-74  R-75  R-76  R-77  R-78  R-79  R-80  R-81  R-82  R-83  R-84  R-85  R-86  R-87  R-88  R-89  R-90  R-91  R-92  R-93  R-94  R-95  R-96  R-97  R-98  R-99  R-100



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