

## **OWEN 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.

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.

MAWWS Comments: No comments received.

The preliminary plat illustrates the proposed 2-lot, 1.0 ± acre subdivision, which is located on the north side of Ann Street, 425' ± east of Bellingrath Road. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by city water and sewer.

The intent of this application is to subdivide an existing metes-and-bounds parcel to create two legal lots of record.

In accordance with the Subdivision Regulations, both proposed lots exceed the minimum lot size requirements and the 25' minimum building setback line is depicted on the preliminary plat and should be retained on the Final Plat, if approved.

The proposed subdivision has frontage along Ann Street, a minor street without curb and gutter. The preliminary plat illustrates a 50' right-of-way, however, according to the Section V.B.14. of the Subdivision Regulations, the right-of-way should be 60'. As a result, the current right-of-way may not be sufficient and, as such, dedication, if needed, should be required to provide 30' as measured from centerline, in addition to the dedication of a turnaround in compliance with Sections V.B.6. and V.B.15. of the Subdivision Regulations. The 25' minimum building setback line and lot size information should also be revised to reflect these changes on the Final Plat, if approved.

It is important to note that the paved, improved portion of Ann Street does not extend along the majority of the proposed Lot 2 all the way to the eastern property line. Instead, Ann Street only has improved frontage to the first 25' ± of the proposed lot 2, and as a result, the remaining 125' ± is not accessed by a paved public street, as required by the Subdivision Regulations.

The proposed Lot 1 has 2 existing curb-cuts to Ann Street, and as a means of access management, should be limited to the existing curb-cuts. Since the majority of Ann Street is substandard/unimproved along the proposed Lot 2, the lot should be limited to 1 curb-cut to the paved portion of Ann Street and denied access to the remainder of the right-of-way until such time that Ann Street is paved in asphalt or concrete to Mobile County Engineering standards. The size, design and location of the additional curb-cut along with any changes to the existing

curb-cuts are to be approved by Mobile County Engineering and conform to AASHTO standards.

GIS data indicates the presence of wetlands as well as the AE and X-Shaded Flood Zones on the site. The presence of wetlands and flood zones would indicate that the area may be environmentally sensitive; therefore, if approved, the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities. A note regarding these requirements should appear on the Final Plat if approved.

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 these requirements should appear on the Final Plat if approved.

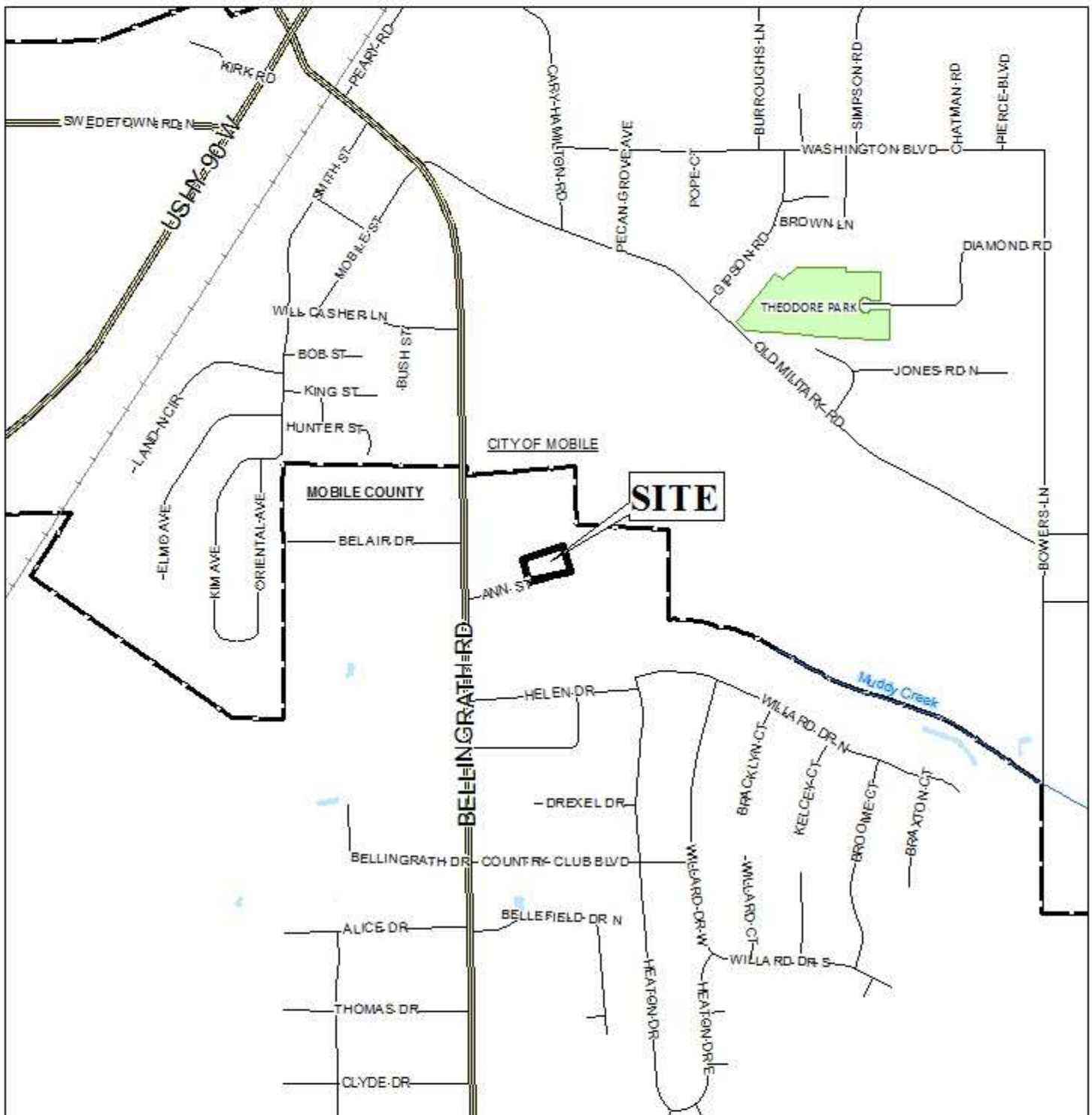
The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species. If approved, note should appear on the Final Plat to reflect this requirement.

Based upon the preceding, the application is recommended for tentative approval, subject to the following conditions:

- 1) Dedication, if needed, to provide 30' of right-of-way along Ann Street as measured from centerline;
- 2) Revision of the Final Plat to illustrate dedication of a turnaround at the eastern terminus of Ann Street, in compliance with Sections V.B.6. and V.B.15. of the Subdivision Regulations;
- 3) Revision of the 25' minimum building setback line and lot size information to reflect dedication and any changes to the Final Plat;
- 4) Placement of a note on the Final Plat stating that Lot 1 is limited to the existing curb-cuts along Ann Street, with any changes to be approved by Mobile County Engineering and conform to AASHTO standards;
- 5) Placement of a note on the Final Plat stating that Lot 2 is limited to 1 curb-cut to the paved portion of Ann Street and denied access to the remainder of the right-of-way until such time that Ann Street is paved in asphalt or concrete to Mobile County Engineering standards. The size, design, and location of the curb-cut is to be approved by Mobile County Engineering and conform to AASHTO standards;
- 6) Compliance with Engineering Comments and placement of a note on the Final Plat 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.);*

- 7) Compliance with Fire Comments and placement of a note on the Final Plat stating: *(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.);*
- 8) 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.);*
- 9) Placement of a note on the Final Plat stating: *(Any development of the site must comply with local, state and federal regulations regarding wetlands and flood zones.);* and
- 10) Placement of a note on the Final Plat stating: *(Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.).*

# LOCATOR MAP



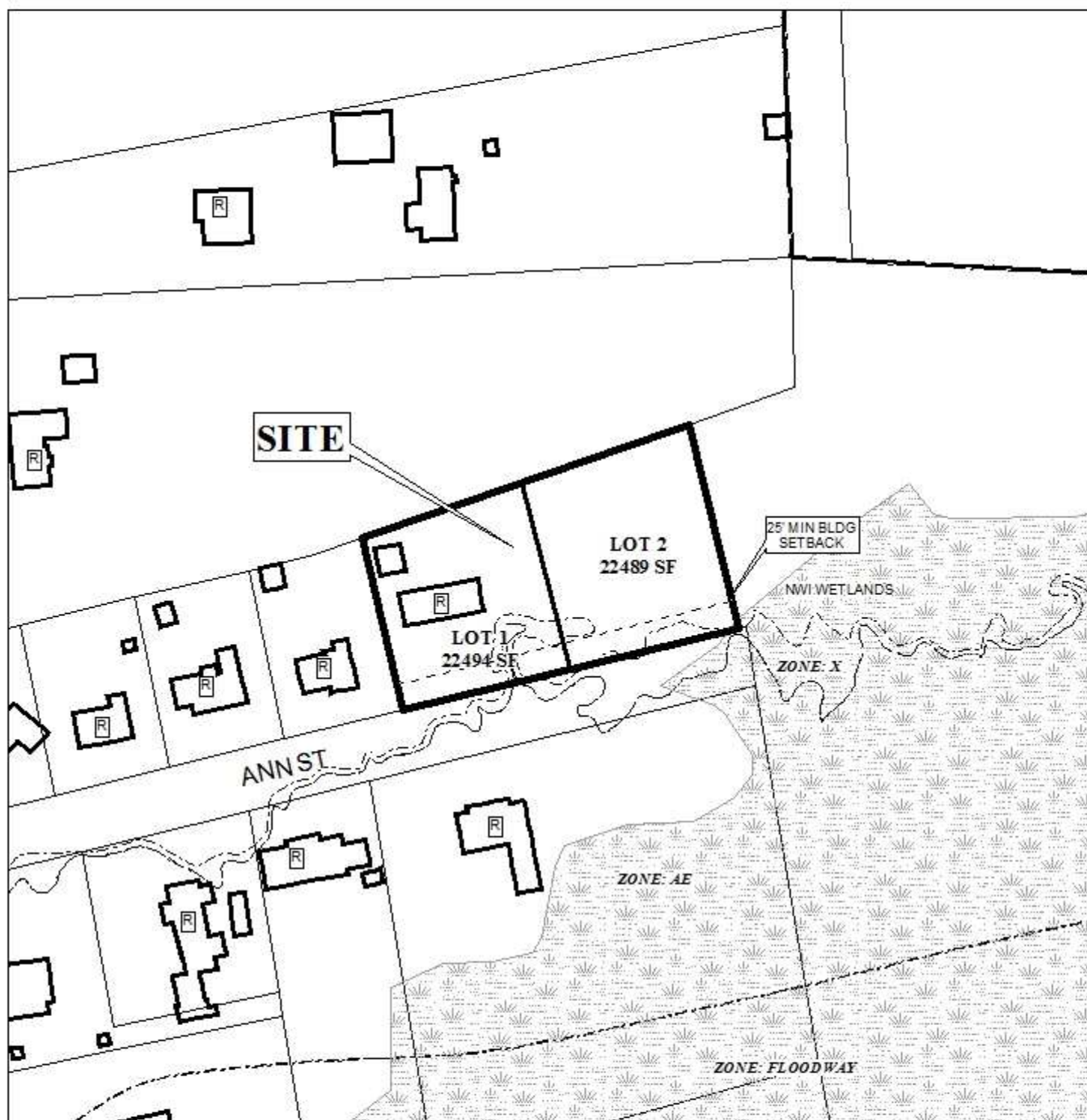
APPLICATION NUMBER 12 DATE February 20, 2014

APPLICANT Owen Family Division Subdivision

REQUEST Subdivision



# OWEN FAMILY DIVISION SUBDIVISION



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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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