

## **WESTON 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 Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)

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

The preliminary plat illustrates the proposed 2-lot, 3± acre subdivision located on the North side of Fowl River Road, 2/10± mile East of Pioneer Road, within the Planning Jurisdiction. The applicant states that the subdivision is served by public water and individual septic systems. The purpose of this application is to create two legal lots from two metes-and-bounds parcels.

The site fronts on Fowl River Road, a minor street with a 50' right-of-way; however, the street is not provided with curbs or gutters thus requiring a 60' right-of-way. The existing right-of-way depicted for the proposed subdivision is 60'; therefore no dedication should be required. Additionally, as a means of access management, a note should be required on the Final Plat stating that each lot is limited to one curb cut each to Fowl River Road, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards.

The preliminary plat does not indicate a 25' building setback line for either of the two proposed lots as required by Section V.D.9. of the Subdivision Regulations. If approved, the minimum building setback line should be illustrated on the Final Plat for Lot 1; the minimum building setback line should also be illustrated on Lot 2 on the Final Plat wherever it is at least 60' in width.

Each lot meets the minimum size requirements of the Subdivision Regulations and is labeled on the preliminary plat with their respective sizes in acres, but not in square feet. If approved, each lot size should be placed in square feet and acres on the Final Plat, or a table should be furnished on the Final Plat providing the same information.

The proposed Lot 2 would be a flag lot which is generally discouraged by Section V.D.1. of the Subdivision Regulations. However, they are permitted only 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. Because there have been at least three other flag lots approved by the Planning Commission within the vicinity of the proposed subdivision, particularly along Fowl River Road, a waiver of Section V.D.1. may be appropriate. However a note should be required on the Final Plat stating that no further re-subdivision of Lot 2 will be allowed until additional public street frontage is provided.

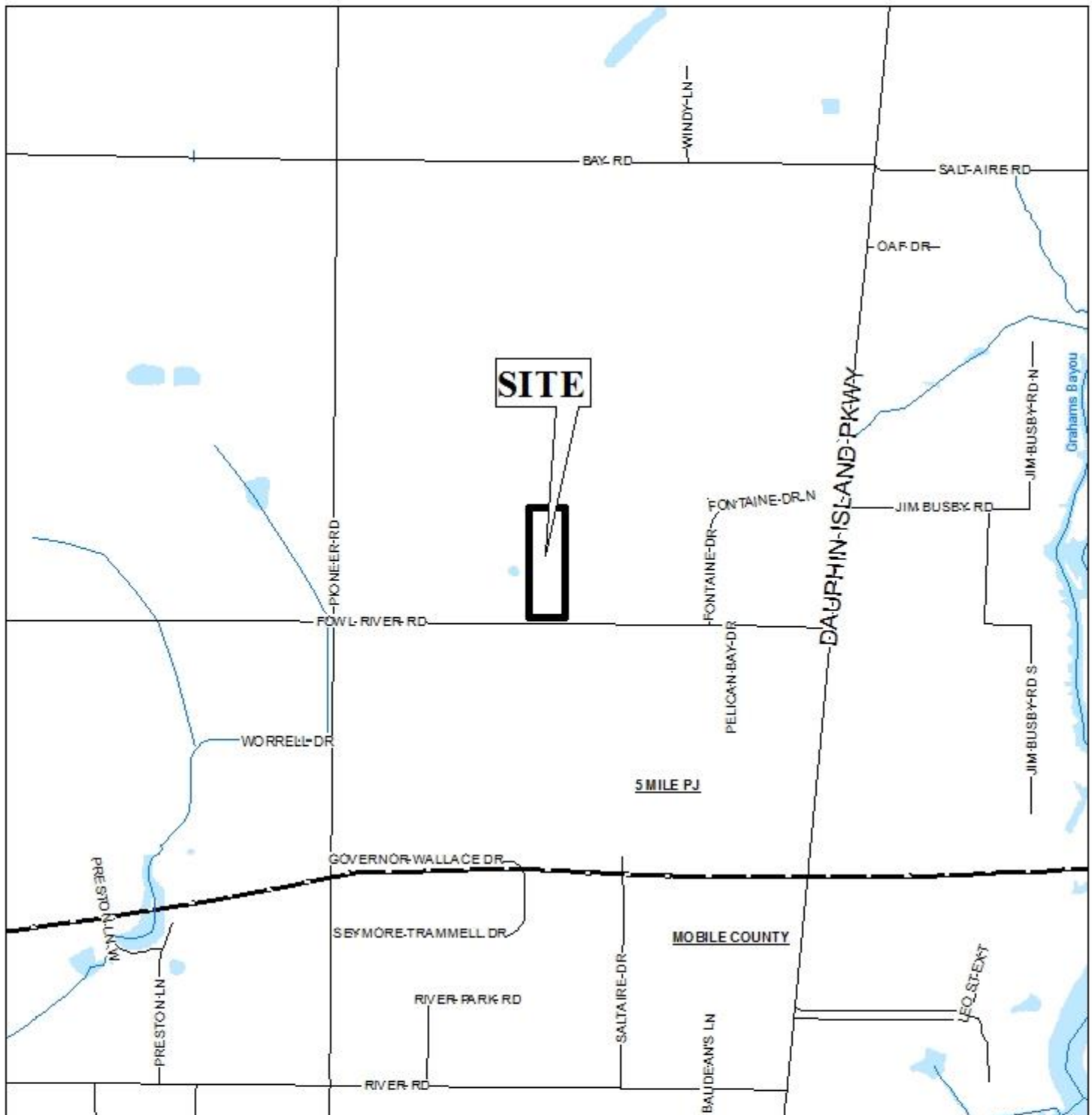
This site is located in the County, thus any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations. A note regarding this requirement should appear on the Final Plat, if approved.

The site will have to comply with the City of Mobile storm water and flood control ordinances. 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.

With a waiver of Sections V.D.1., 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 each lot is limited to one curb cut each to Fowl River Road, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards;
- 2) illustration and labeling of the 25' minimum building setback line along Fowl River Road for Lot 1 on the Final Plat as well as the illustration and labeling of the 25' minimum setback line wherever Lot 2 is at least 60' in width;
- 3) placement of a note stating the lot sizes in square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 4) placement of a note on the Final Plat stating that no further re-subdivision of Lot 2 will be allowed until additional public street frontage is provided;
- 5) 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;
- 6) placement of a note on the Final Plat to comply with the Mobile County 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.”*; and
- 7) placement of a note on the Final Plat to comply with the Fire Department comments: *“All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)”*

# LOCATOR MAP



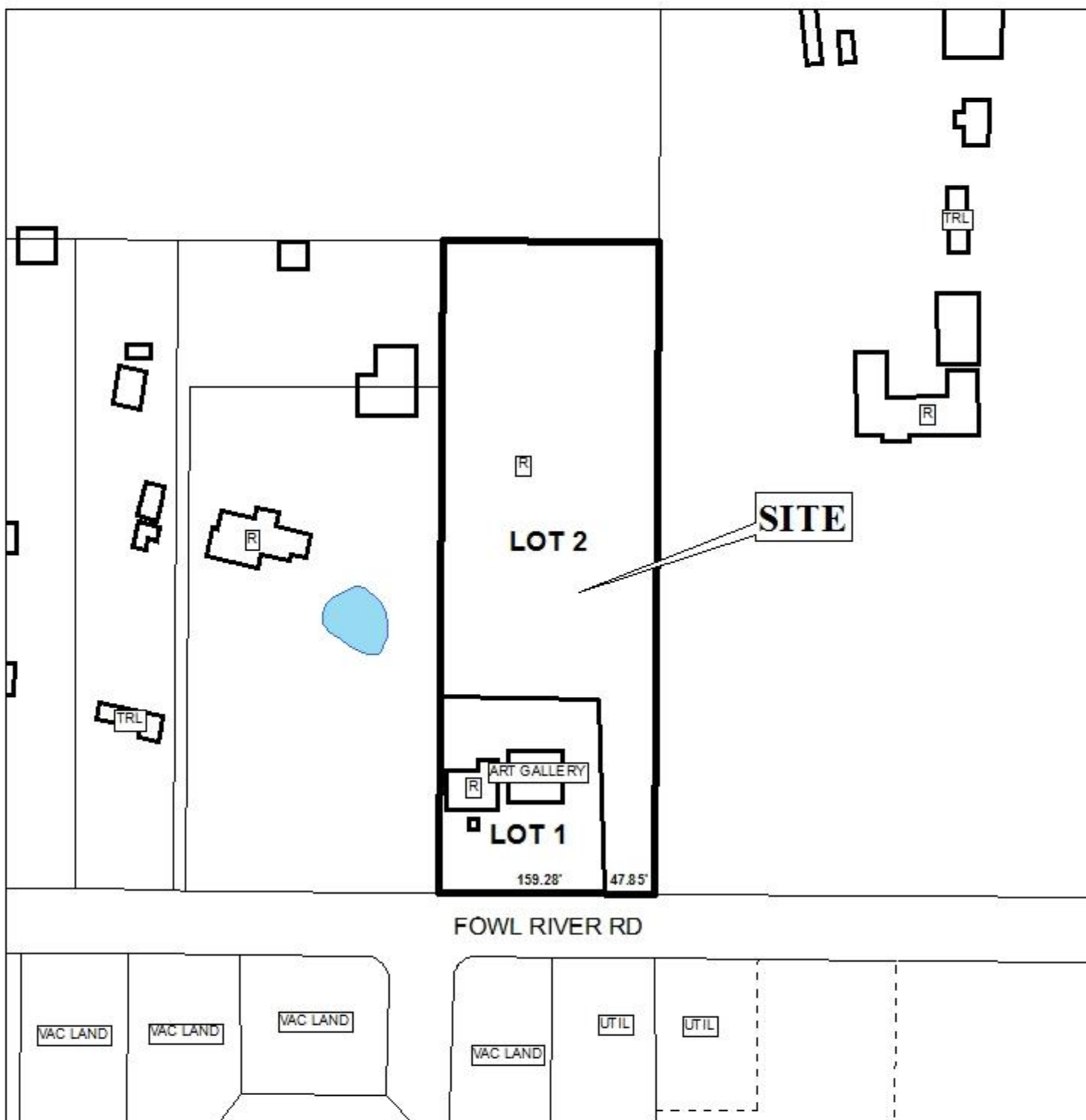
APPLICATION NUMBER 12 DATE June 4, 2015

APPLICANT Weston Subdivision

REQUEST Subdivision



# WESTON SUBDIVISION



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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



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