

HAMBLIN & BOWEN 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: MAWSS has only sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee service until the Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 117± acre, 2-lot subdivision which is located on the West side of Bellingrath Road, 145'± South of Jeanette Avenue, extending to the CSX Railroad Right-of-Way. The applicant states that the subdivision is served by public water and public sewer.

The subject property obtained approvals on October 7, 2010 from the Planning Commission to modify an interior lot line between two legal lots of record, one of the lots approved by the Planning Commission on October 16, 1997 and the other approved by the Planning Commission on July 19, 2001. The Subdivision approved in 2010 was never recorded in Probate Court, therefore that approval has expired.

The proposed lots meet the minimum size requirements as regulated by Section V.D.2. of the Subdivision Regulations. However, both of the lots are flag shaped, and do not meet the regular shape requirement of Section V.D.1. of the Subdivision Regulations. The proposed Lot 1 does not meet the requirements of Section V.D.2. of the Subdivision regulations regarding minimum width, however, the proposed lot does meet the minimum 25-foot width for a flag-shaped lot. The proposed Lot 2 does meet the requirements of Section V.D.2., but, as the lot is exceptionally deep, it does not meet the requirements of Section V.D.3. of the Subdivision Regulations regarding maximum width to depth ratio. Because these lots, and their flag shapes, were already previously approved by the Planning Commission, and because the amount of street frontage or number of lots is not changing, waivers of the affected sections of the Subdivision Regulations may be appropriate. Given the aforementioned waivers, a note should be placed on the Final Plat stating that there will be no further subdivision of either lot until such time as additional access to an adequate public right-of-way is provided.

The lots have frontage on Bellingrath Road, a major street as shown on the Major Street Plan component of the Comprehensive Plan. The plat depicts the right-of-way of Bellingrath Road in this area as being 60-feet. The Major Street Plan requires a right-of-way of 100 feet for major streets. There is a note on the preliminary plat stating that a portion of both proposed lots to be dedicated to Mobile County to provide 50' from the centerline. If approved, the indicated dedications should be retained.

The 25-foot minimum building setback line is depicted on the preliminary plat, and this should be shown on the Final Plat. The setback line for the proposed Lot 1 is depicted where the lot meets minimum frontage width requirements of 60', outside of the flagpole portion, but not so with the proposed Lot 2. The minimum building setback line should be illustrated where both lots meet minimum frontage requirements, outside of the flagpole portion.

As Bellingsrath Road is a planned major street, access management is a concern. The site is already partially developed; each lot currently has one curb cut. As such, each lot should be limited to one curb cut each, with the size, design, and exact location of all curb cuts to be approved by County Engineering and conform to AASHTO standards.

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, if approved, 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.

A portion of both of the lots appear to be located within FEMA designated floodplains and contains wetlands. The presence of floodplains and 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.

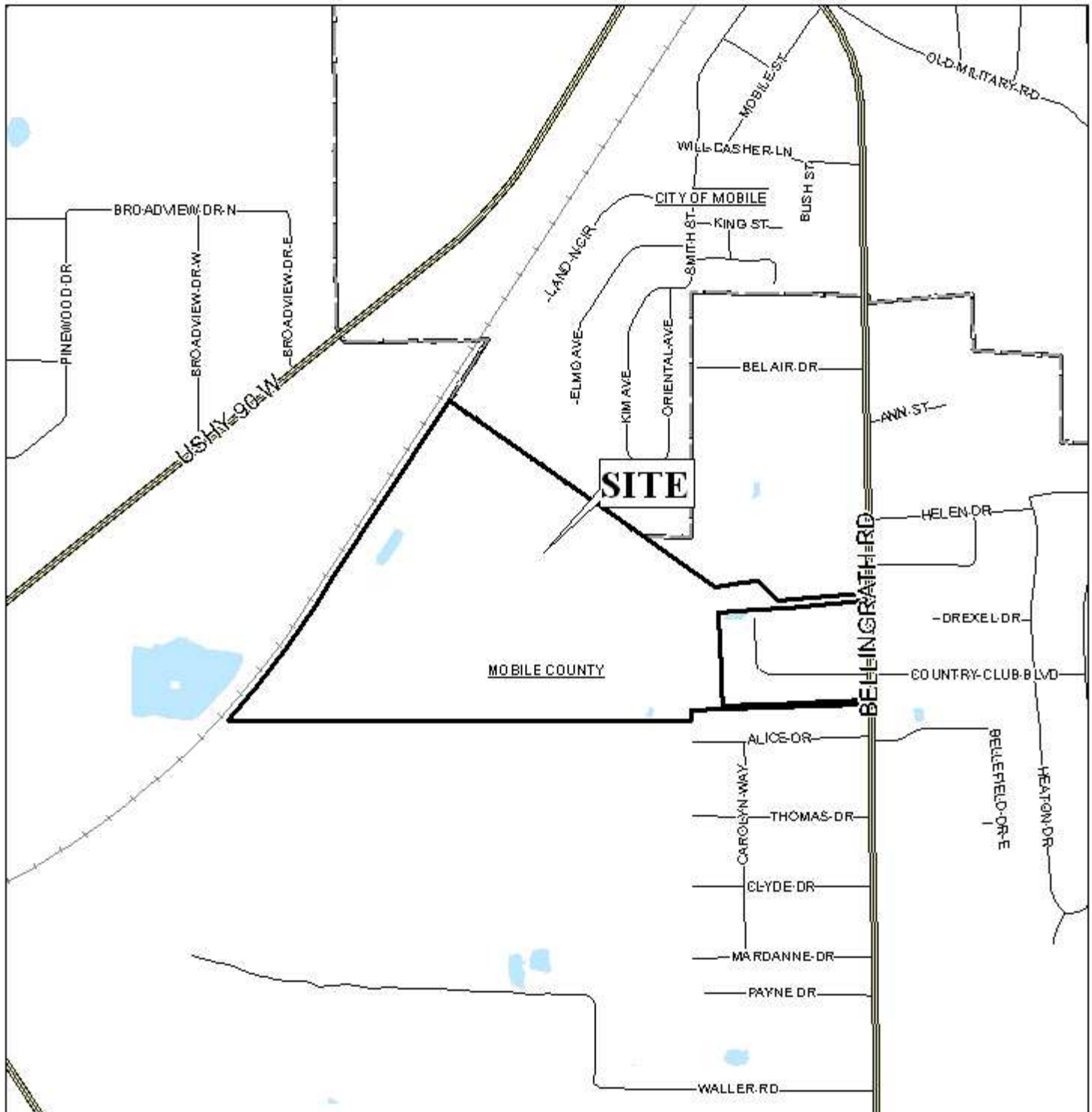
This site is located in the County, thus any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.

Based on the preceding, and with a waiver of Sections V.D.1., V.D.2., and V.D.3. of the Subdivision Regulations, this application is recommended for tentative approval subject to the following conditions:

- 1) placement of a note on the Final Plat stating that there shall be no future resubdivision of either lot until additional frontage on a public right-of-way is provided;
- 2) retention of the dedication to provide 50 feet from the centerline of Bellingsrath Road for both lots;
- 3) depiction of the 25-foot minimum building setback line outside the flagpole portion of the lot, where the lot meets minimum width of 60-feet;
- 4) labeling of the lot area size, in square feet and acres, or provision of a table on the Final Plat with the same information, with changes as necessary due to dedications;

- 5) placement of a note on the Final Plat limiting each lot to one curb cut each to Bellingrath Road, with the size, design, and location of all curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 6) placement of a note 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;
- 7) 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 for wetland and floodplain issues;
- 8) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 9) 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.

LOCATOR MAP



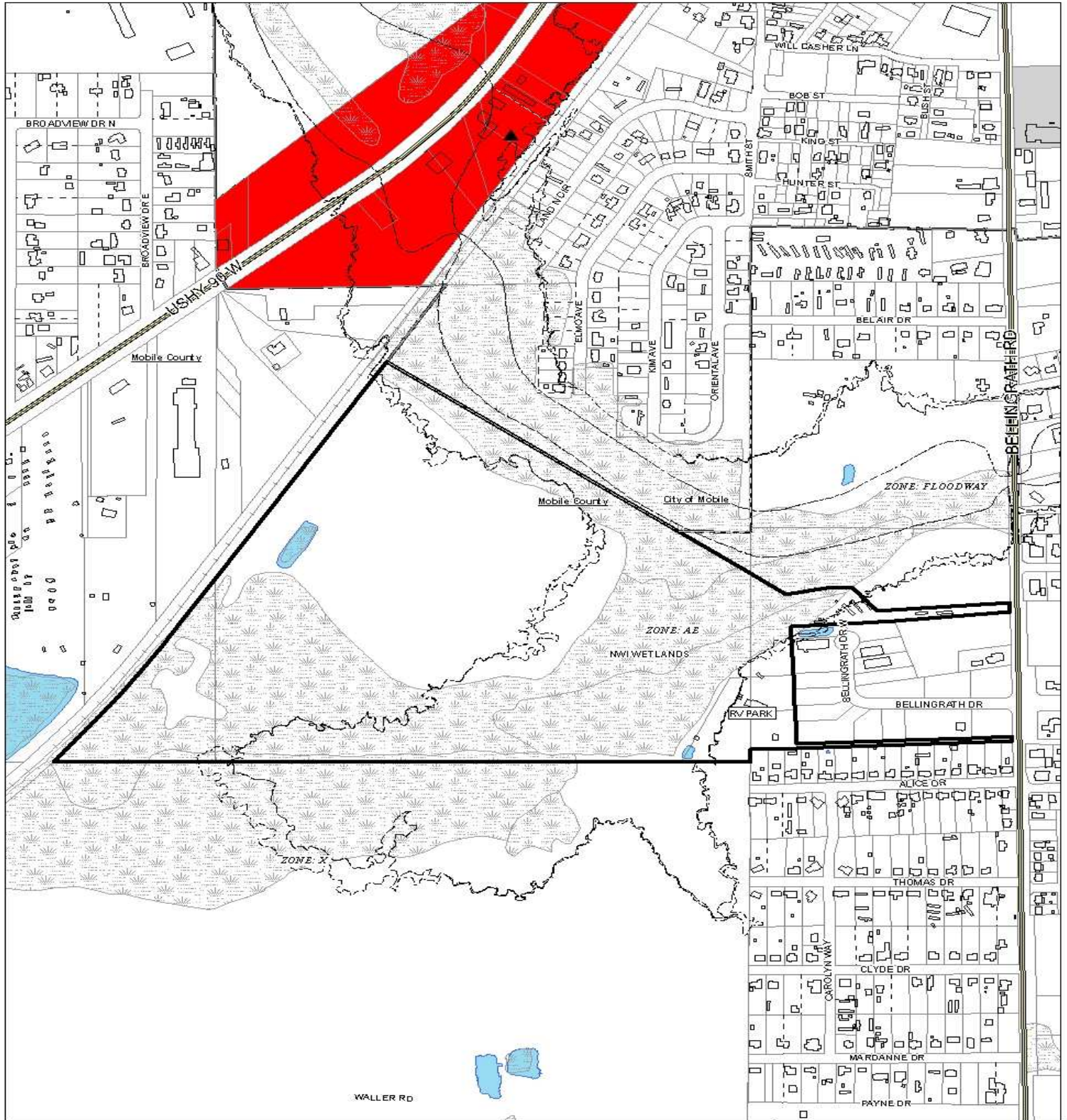
APPLICATION NUMBER 13 DATE January 16, 2014

APPLICANT Hamblin & Bowen Subdivision

REQUEST Subdivision



HAMBLIN & BOWEN SUBDIVISION



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LEGEND														
R-1	R-2	R-3	R-4	R-B	H-B	T-B	E-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



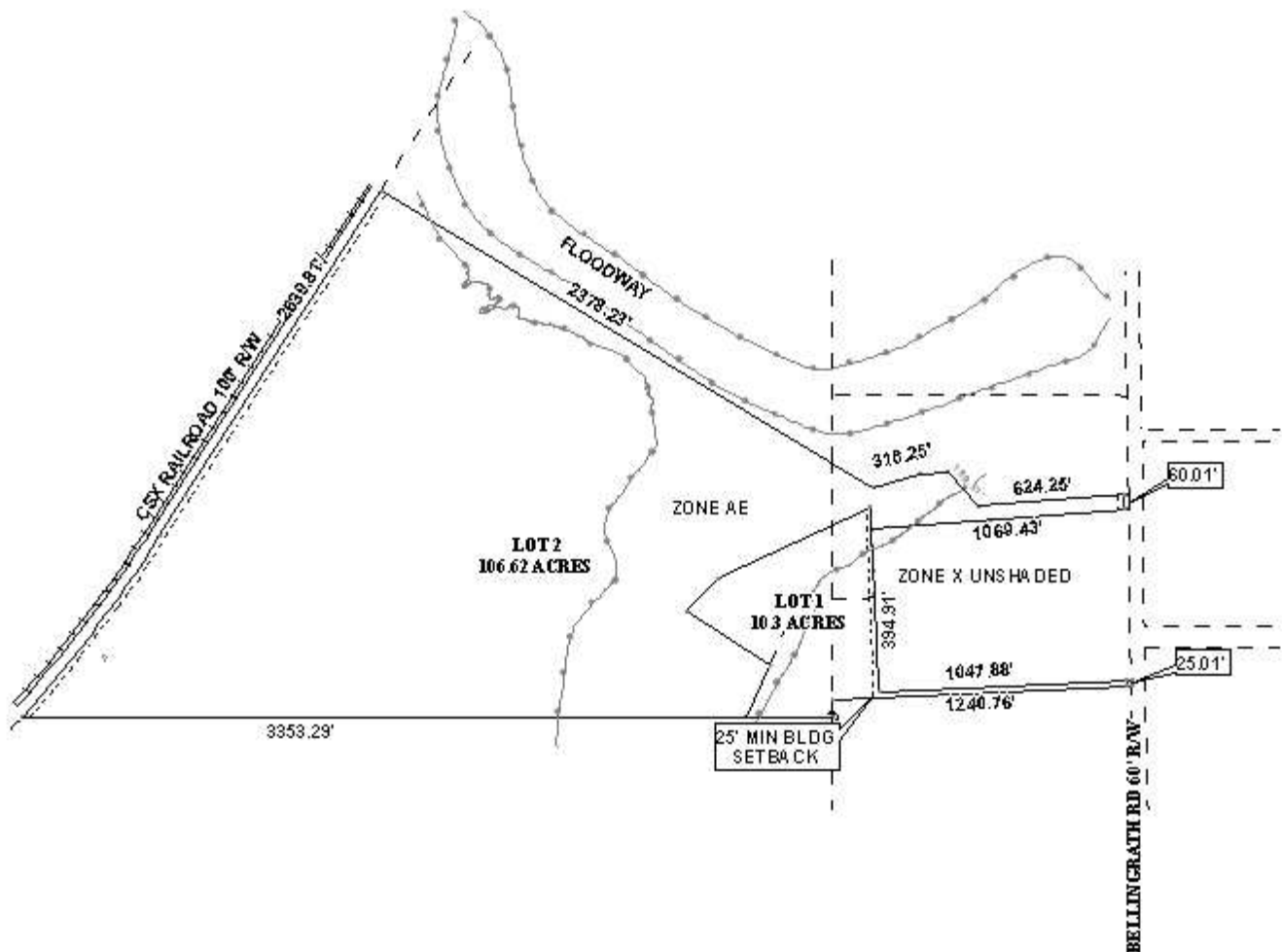
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DETAIL SITE PLAN



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REQUEST Subdivision

