

GOLLETTE 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: MAWSS has no water or sewer services available.

The preliminary plat illustrates the proposed 4-lot, 2.2 ± acre subdivision which is located on the West side of McDonald Road, 700' ± South of Belmont Park Drive. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by public water and individual septic systems.

The intent of this application is to create 4 legal lots of record from one existing legal lot which was approved by the Planning Commission in 1997 as Lot 1 of Murdock Tanner Subdivision. It should be noted that the site has an overall depth of 628' ± but only provides 154' ± of street frontage along a public road. As a result, the proposed subdivision will create 3 flag lots due to a lack of road frontage. The applicant has not provided justification for the creation of a flag lot to substantiate their request and should refer to Section V.D.1. of the Subdivision Regulations regarding flag lots.

Due to the limited frontage, if approved, future subdivision of Lots 1, 2, or 3 should be prohibited until additional frontage on a public or private street is provided. This note should appear on the Final Plat if approved.

Section V.D.2. of the Subdivision Regulations mandates a minimum lot size of 15,000' for lots served by public water but not by public sanitary sewer. Staff questions if the "flag" portion of the lots will be of sufficient size to comply with Section V.D.2., if the "pole" portion is excluded from the lot size calculations. This concern is based upon the fact that a flag-shaped lot may not provide sufficient area to meet in-ground septic system field area requirements.

The 25-foot minimum building setback line is also depicted on the preliminary plat but should be revised for Lots 1, 2, and 3 and depicted as a box where the "flag" meets the "pole" of the lot and retained elsewhere on the Final Plat if approved.

The proposed subdivision has frontage along McDonald Road, an anticipated major street with an existing right-of-way width of 80 feet, but is required to have a right-of-way width of 100 feet as illustrated in the Major Street Plan. As a result, the current right of way is not sufficient and dedication is needed to provide 50' as measured from centerline.

The site has one existing curb-cut, however, as a means of access management, if approved, a note should be placed on the Final Plat stating that Lot 4 be limited to one curb-cut and Lots 1, 2, and 3 to share the existing curb-cut. The additional curb-cut along with any changes to the existing curb-cut are to be approved by Mobile County Engineering and conform to AASHTO standards.

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.

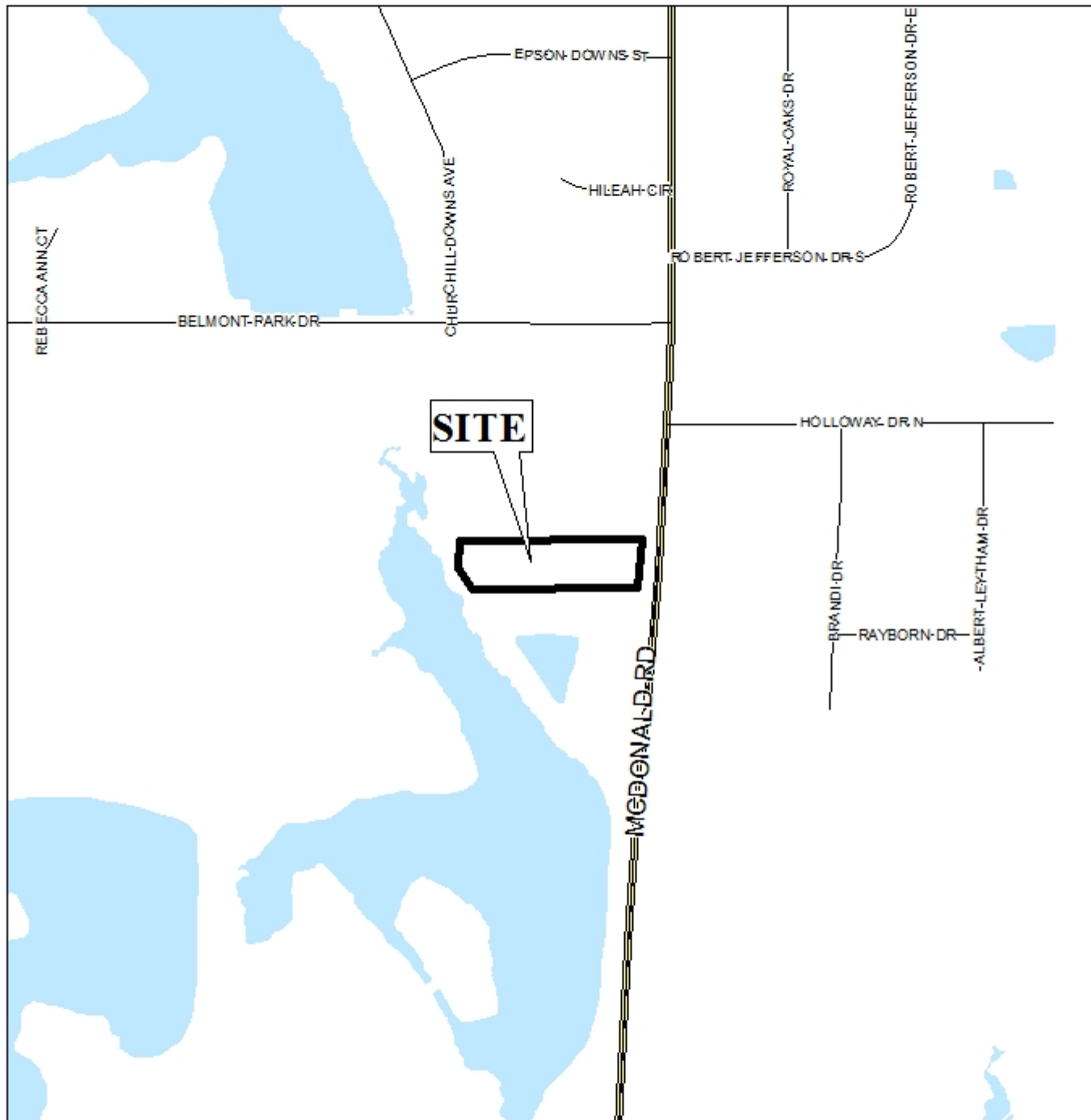
GIS data indicates the presence of wetlands on a portion of the site, as well as locations within a flood zone. The presence of wetlands and flood zones would indicate that the area may be environmentally sensitive; therefore, if approved, the approval of all applicable federal, state and local environmental 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.

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 on the preceding, the application is recommended for denial for the following reasons:

- 1) The applicant has not provided justification for the creation of flag lots, per Section V.D.2. of the Subdivision Regulations;
- 2) Lots 2 and 3 will not have adequate area for septic systems exclusive of the "pole" portion of the lot.

LOCATOR MAP



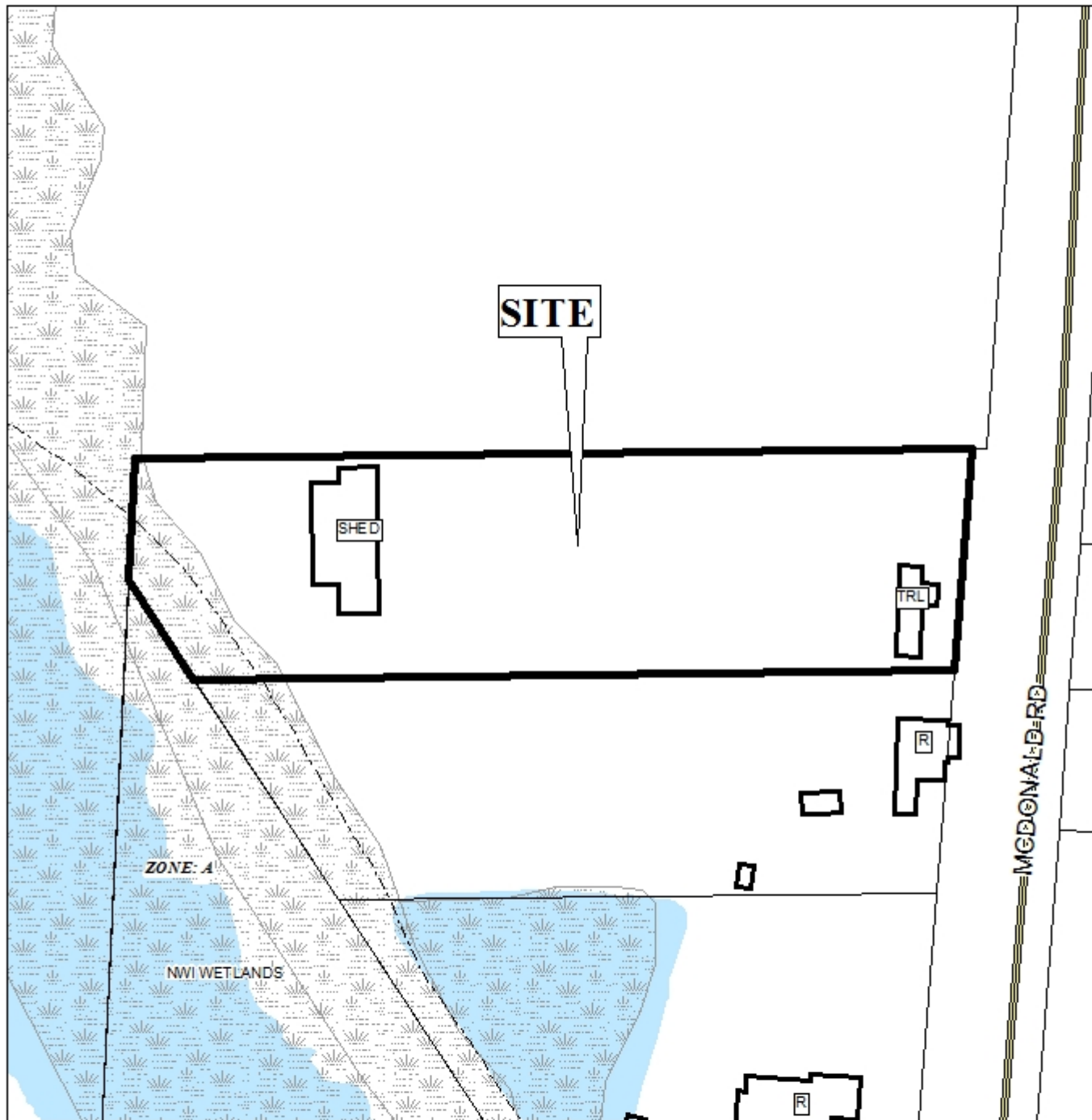
APPLICATION NUMBER 14 DATE September 5, 2013

APPLICANT Gollette Family Division

REQUEST Subdivision



GOLLETTE FAMILY DIVISION



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LEGEND

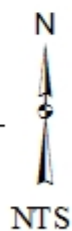
R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2

NTS

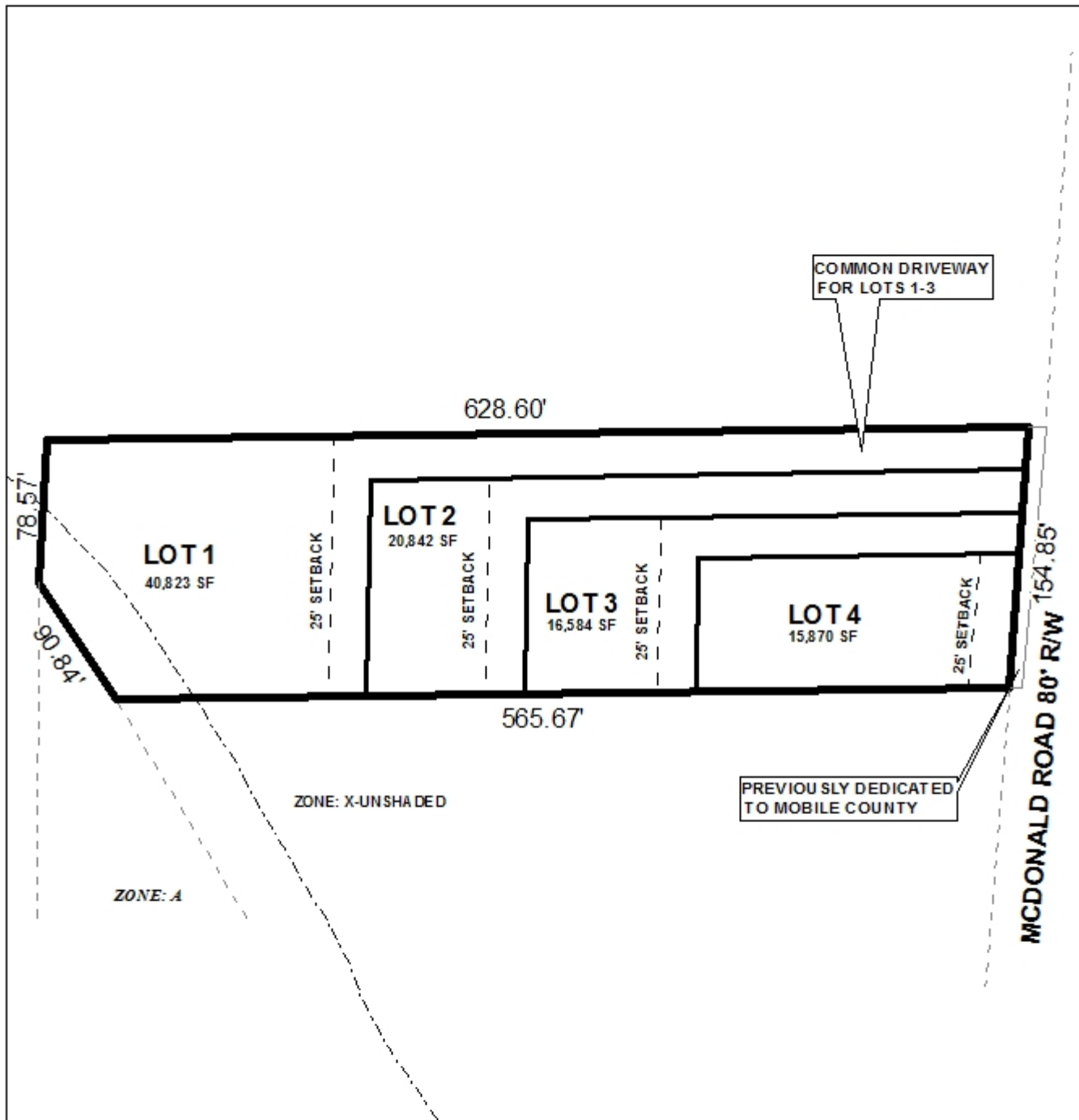
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DETAIL SITE PLAN



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APPLICANT Gollette Family Division
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