

## **GREENBRIER 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.

Mobile Area Water and Sewer Systems Comments: No comments.

The plat illustrates the proposed 3 lot, 7.8± acre subdivision, which is located on the East side of Bay Road, 465'± South of Bay Road North – within the planning jurisdiction. The applicant states that the site is served by public water and sewer.

The purpose of this application is to create three legal lots of record from an existing metes-and-bounds parcel which is proposed to be Lot A, Green Briar Subdivision, a two-lot subdivision, which was approved by the Commission in March. Lot A of that subdivision was recently signed by the Planning staff as Green Briar Subdivision and will presumably be recorded soon. This application will, in effect, be a resubdivision of Green Briar Subdivision. Since not all of the originally approved Green Briar Subdivision is included in this application, if approved, the plat cannot be signed until the recently signed Green Briar Subdivision is recorded.

The site fronts Bay Road, a minor street with sufficient right-of-way; therefore, no dedication is required.

As a means of access management, each lot should be limited to one curb cut to Bay Road, with the size, location and design to be approved by County Engineering and conform to AASHTO standards. The 25' minimum building setback line is not illustrated on the plat; therefore, the plat should be revised to illustrate the 25' minimum building setback line along Bay Road. The lots are labeled with their sizes in square feet. Due to the size of the lots, the plat should be revised to include the square footage and acreage on each lot, or a table should be furnished on the final plat providing the same information.

Lots A2 and A3 would exceed the depth-to-width ratio of Section V.D.3. of the Subdivision Regulations; however, narrow, deep lots are typical of waterfront properties in the Hollingers Island area and this would be typical of the neighborhood.

The site is bounded to the East by Mobile Bay and to the North by a canal, and as illustrated on the plat, wetlands exist on a portion of the site. The presence of wetlands indicates that the area may be environmentally sensitive; therefore, if approved, 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.

The site is located in the county. Therefore, if approved, a note should be placed 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.7. of the Subdivision Regulations.

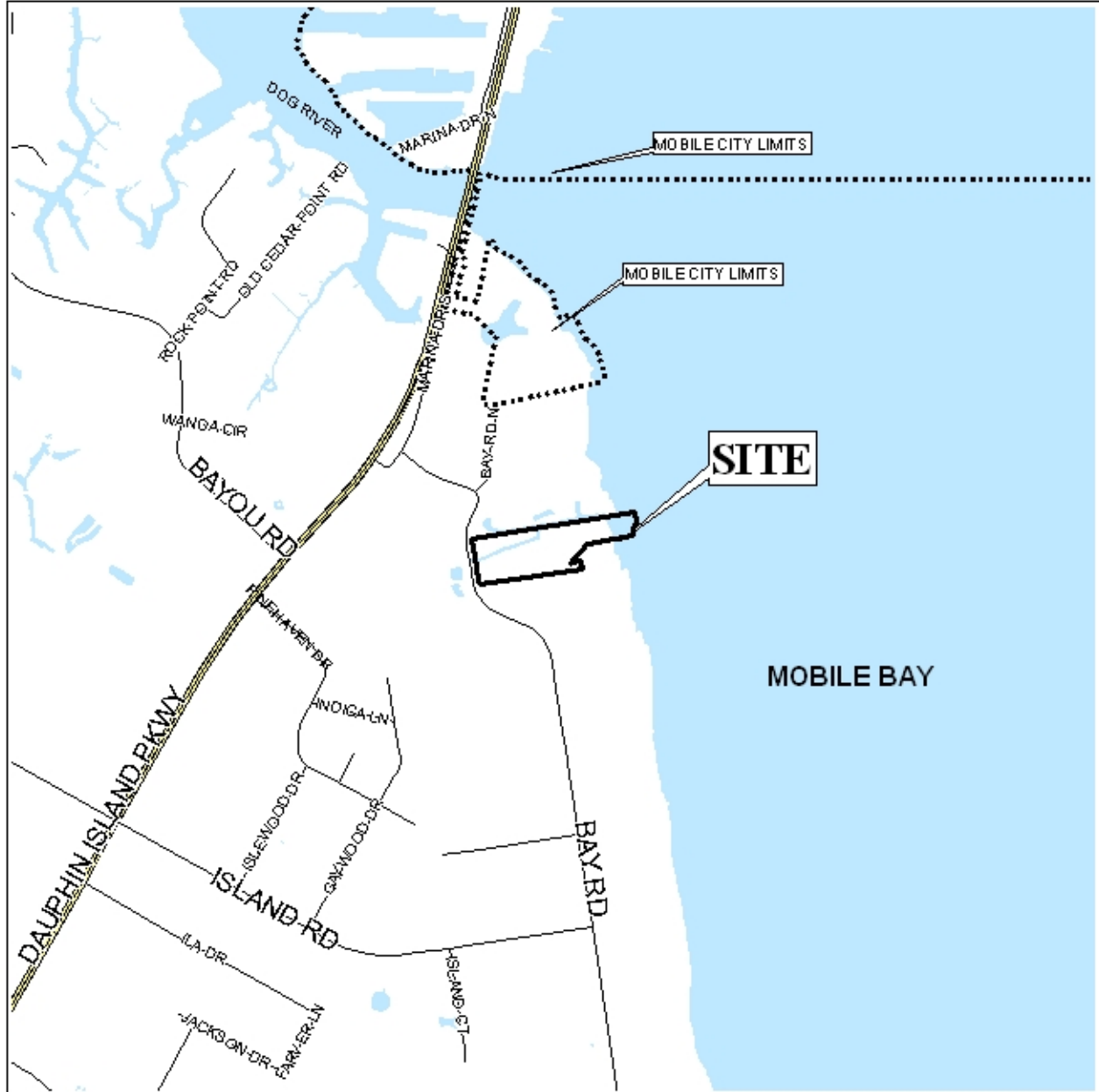
While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. If approved, a letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

Although not shown on the plat, the staff's land use survey indicates an existing dwelling on the site which may span a proposed interior property line. The dwelling should be removed before the signing of the final plat.

With a waiver of Section V.D.3. of the Subdivision Regulations, the proposed plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval subject to the following conditions:

- 1) the plat may not be signed until Green Briar Subdivision is recorded;
- 2) placement of a note on the final plat stating that each lot is limited to one curb cut to Bay Road, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;
- 3) illustration of the 25' minimum building setback line along Bay Road;
- 4) labeling of each lot with its size in both square feet and acreage, or the furnishing of a table on the final plat providing the same information;
- 5) 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;
- 6) 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;
- 7) 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.7. of the Subdivision Regulations;
- 8) placement of a note on the final plat stating that a letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances is to be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits; and
- 9) removal of the existing dwelling on the site before the plat is signed, or illustration of the dwelling on the final plat not straddling an interior lot line.

## LOCATOR MAP



APPLICATION NUMBER 14 DATE July 24, 2008

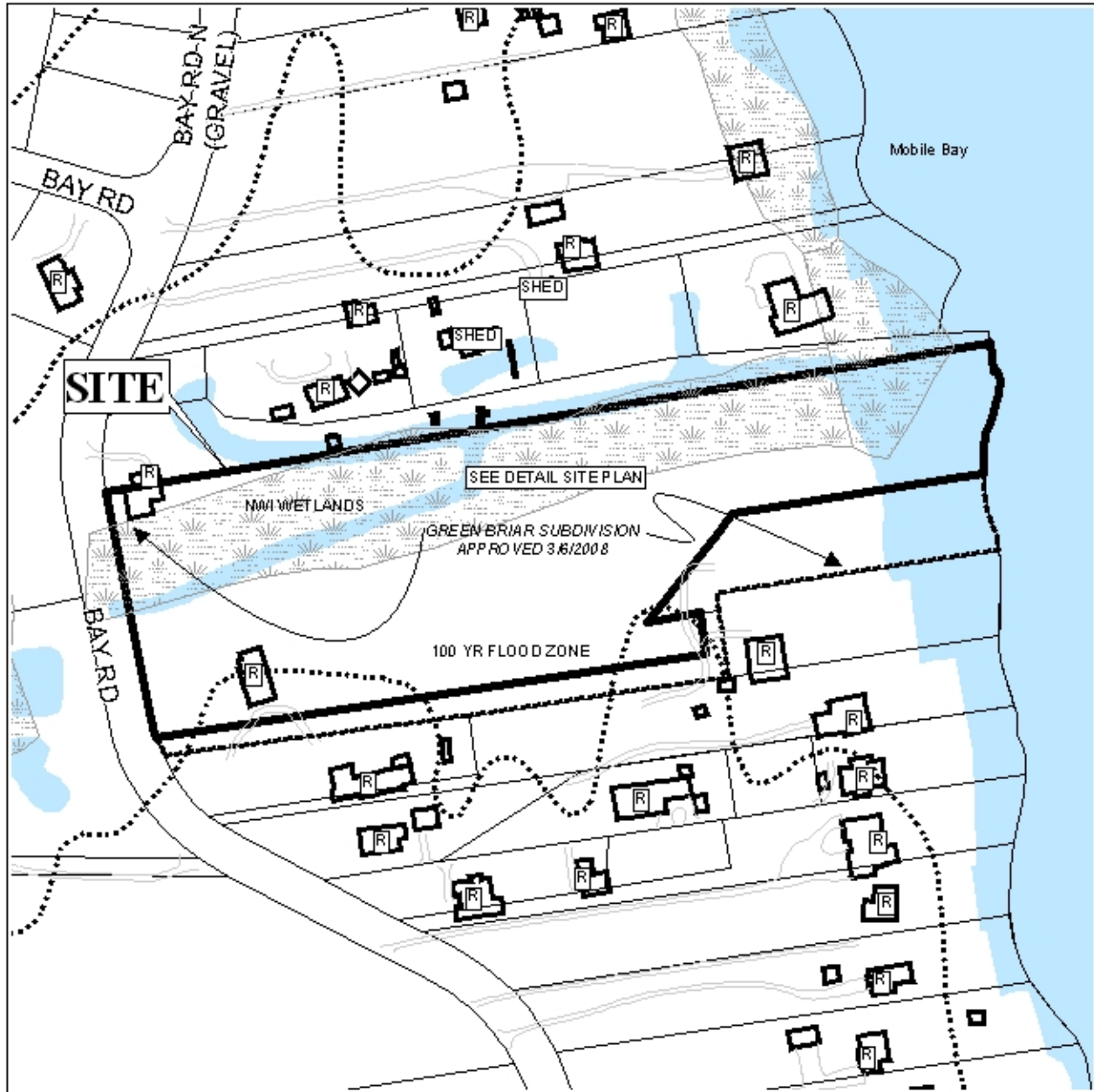
APPLICANT Greenbrier Subdivision

REQUEST Subdivision



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# GREENBRIER SUBDIVISION

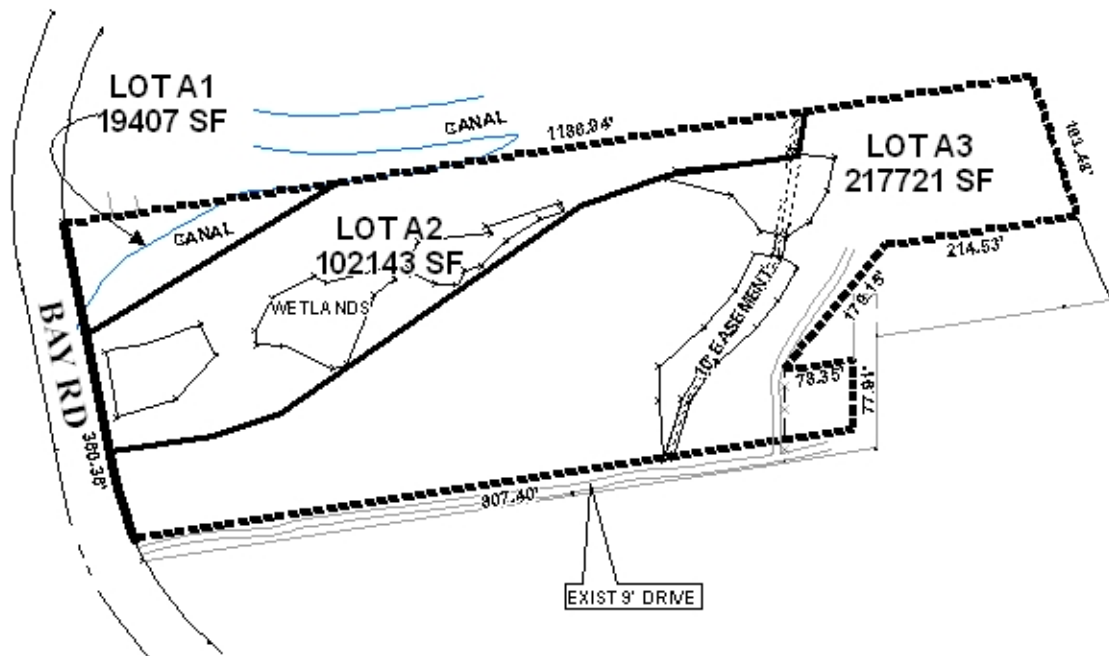


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## DETAIL SITE PLAN



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APPLICANT Greenbrier Subdivision  
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