

## **OAK FOREST PLACE 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: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile. Commercial buildings and sites within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

MAWWS Comments: No comments.

The plat illustrates the proposed 15 Lot / 9.5± acre subdivision which is located on the South side of Clarke Road, 156'± East of Dawes Road. The applicant states that the subdivision is served by public water and sanitary sewer systems.

The purpose of this application is to subdivide a metes and bounds parcel into 15 lots and a large common area. A similar application for the site was approved by the Planning Commission at its December 7, 2006 meeting, but the second extension request in 2008 was denied per the recommendation of staff.

Of the 15 proposed residential lots, 11 fall below the minimum lot size required by Section V.D.2. of the Subdivision Regulations: the smallest proposed lot is 6,493 ± square feet. It should also be pointed out that 14 of the lots will be less than 60 feet wide: the narrowest lot will be approximately 50 feet wide, thus a waiver of Section V.D.2. will be required in order to approve the subdivision. Earlier approved phases of the overall subdivision included smaller than required lots, however, the applications at the time claimed innovative design. No claim of innovative design accompanied this application, however, approval as proposed would be consistent with the existing subdivision and the 2006 approval.

The site fronts Clarke Road, a minor street with adequate right-of-way. While Clarke Road is a minor street, it serves as one of the major entry roads for the overall subdivision, thus access management is a concern. Each lot should be limited to one curb-cut, as should the proposed common area, with the size, design and location of all curb-cuts to be approved by the Mobile County Engineering Department, and to conform to AASHTO standards.

Regarding the proposed 4 ± acre common area, a 40-foot wide access strip from Clarke Road is proposed. National Wetlands Inventory map data available to staff indicates that the common area is considered wetlands, however, the once forested site was almost completely cleared by

2002, thus any remaining wetlands on the site would likely occur in the remaining vegetated strip that varies from 30 to 180  $\pm$  feet in width along the southern boundary of the common area. It should also be pointed out that aerial photos show that the cleared portion of the common area appears to be used for the dumping of soil or spoils, and thus is not providing any practicable compensating open space to make up for the reduce lot sizes. Regardless of the status of the common area, a note should be placed on the final plat, if approved, stating that maintenance of the common area will be the responsibility of the property owners.

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.

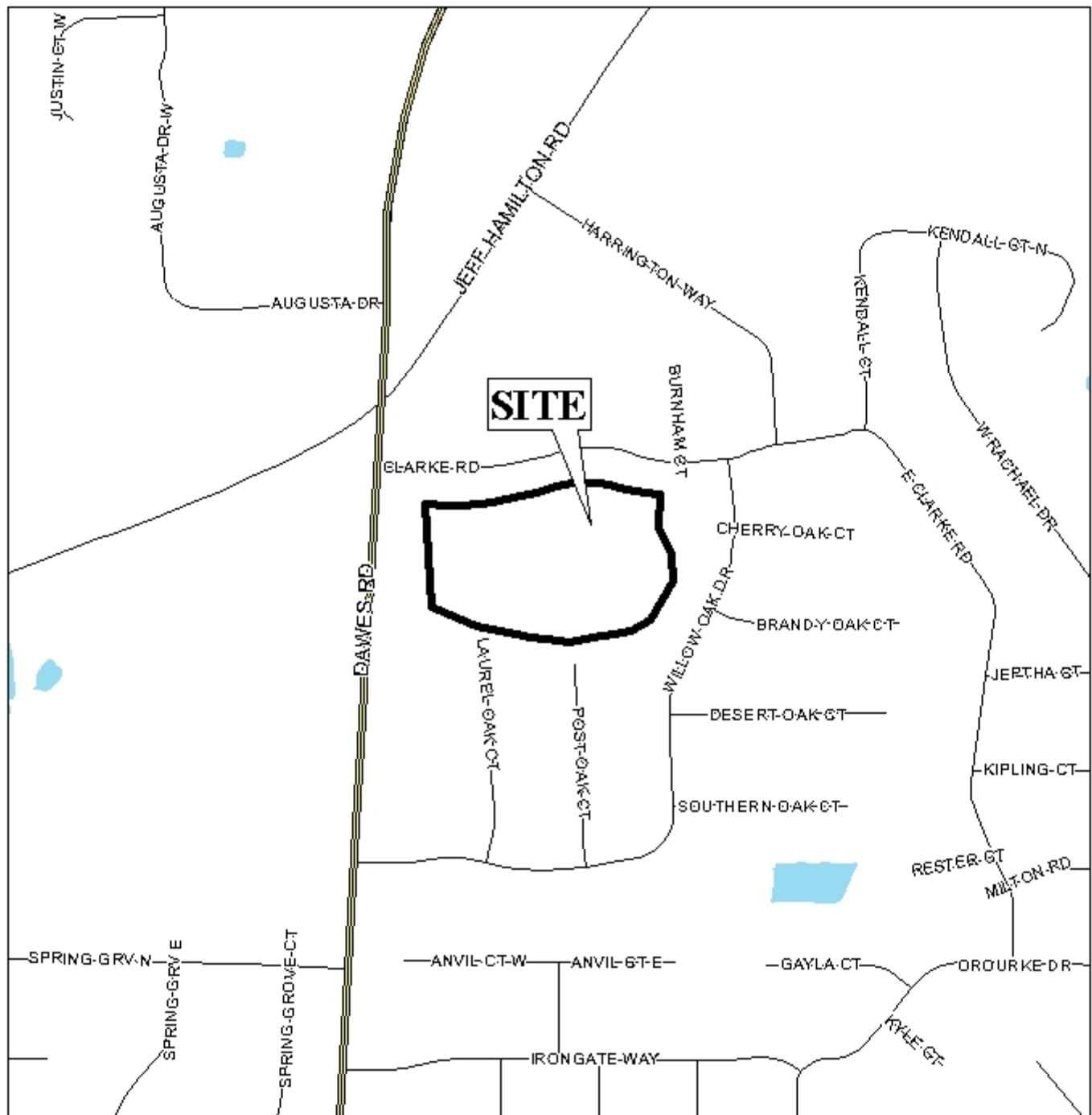
The site is identified as containing wetlands, according to National Wetlands Inventory data. Approval of all applicable federal, state and local agencies regarding development of wetlands, if applicable, will be required prior to the issuance of any permits or land disturbance activities.

This site is located in Mobile County, thus 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.

With a waiver of Section V.D.2. for lot size and lot width, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Compliance with the Mobile County Flood Damage Prevention Ordinance;
- 2) Compliance with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and submittal of a letter 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;
- 3) Placement of a note on the final plat stating that each lot and the common area are limited to one curb-cut each, with the size, design and location to be approved by Mobile County Engineering, and to comply with AASHTO standards;
- 4) Placement of a note on the final plat stating that maintenance of the common area is the responsibility of property owners;
- 5) 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 laws pertaining to wetlands;
- 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 laws pertaining to endangered and threatened species;
- 7) Depiction of the minimum building setback line and lot size information, as depicted on the preliminary plat; and
- 8) Placement of a note on the final plat stating that 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.

# LOCATOR MAP



APPLICATION NUMBER 15 DATE June 18, 2009

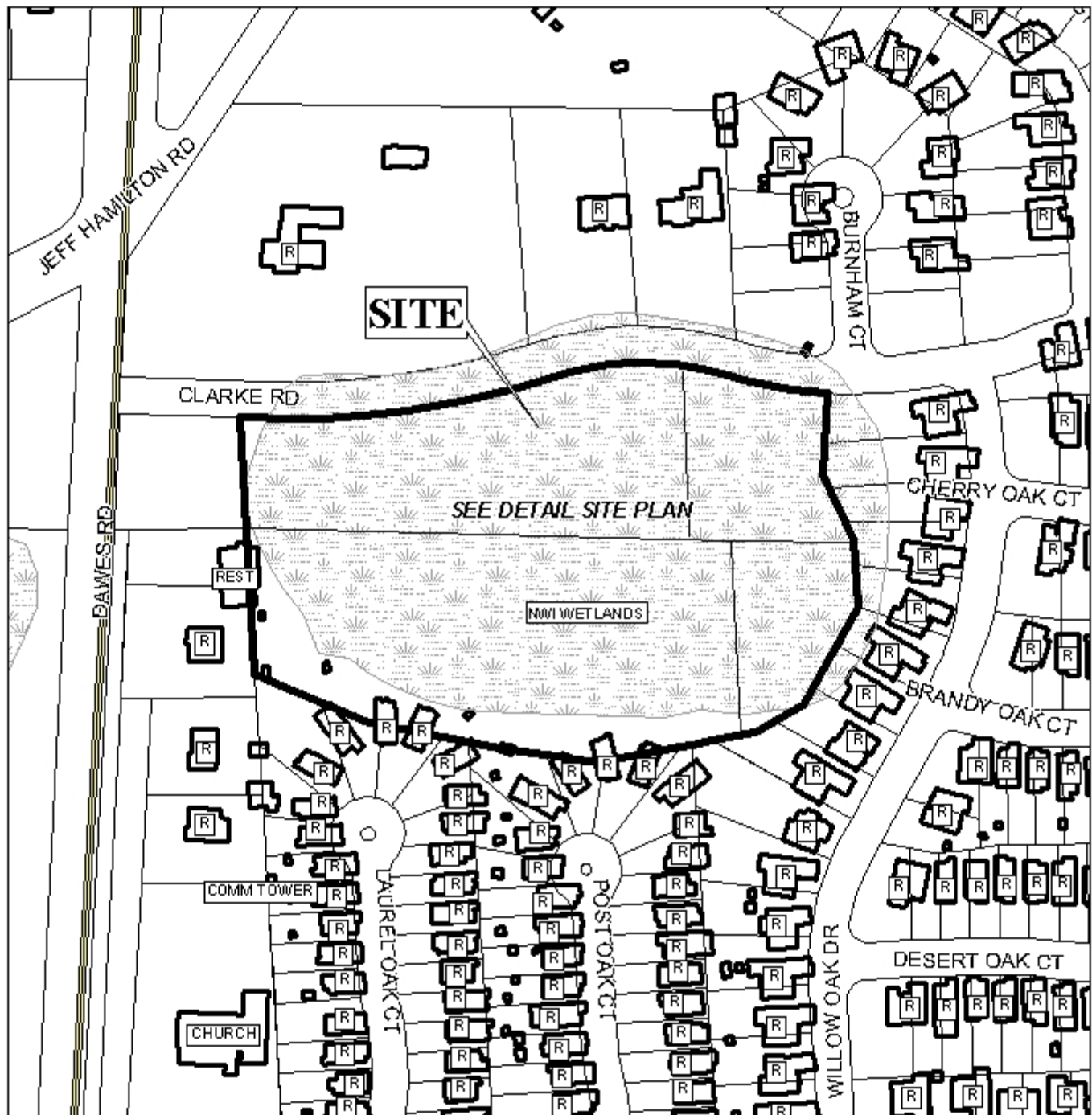
APPLICANT Oak Forest Place Subdivision

REQUEST Subdivision



NTS

# OAK FOREST PLACE 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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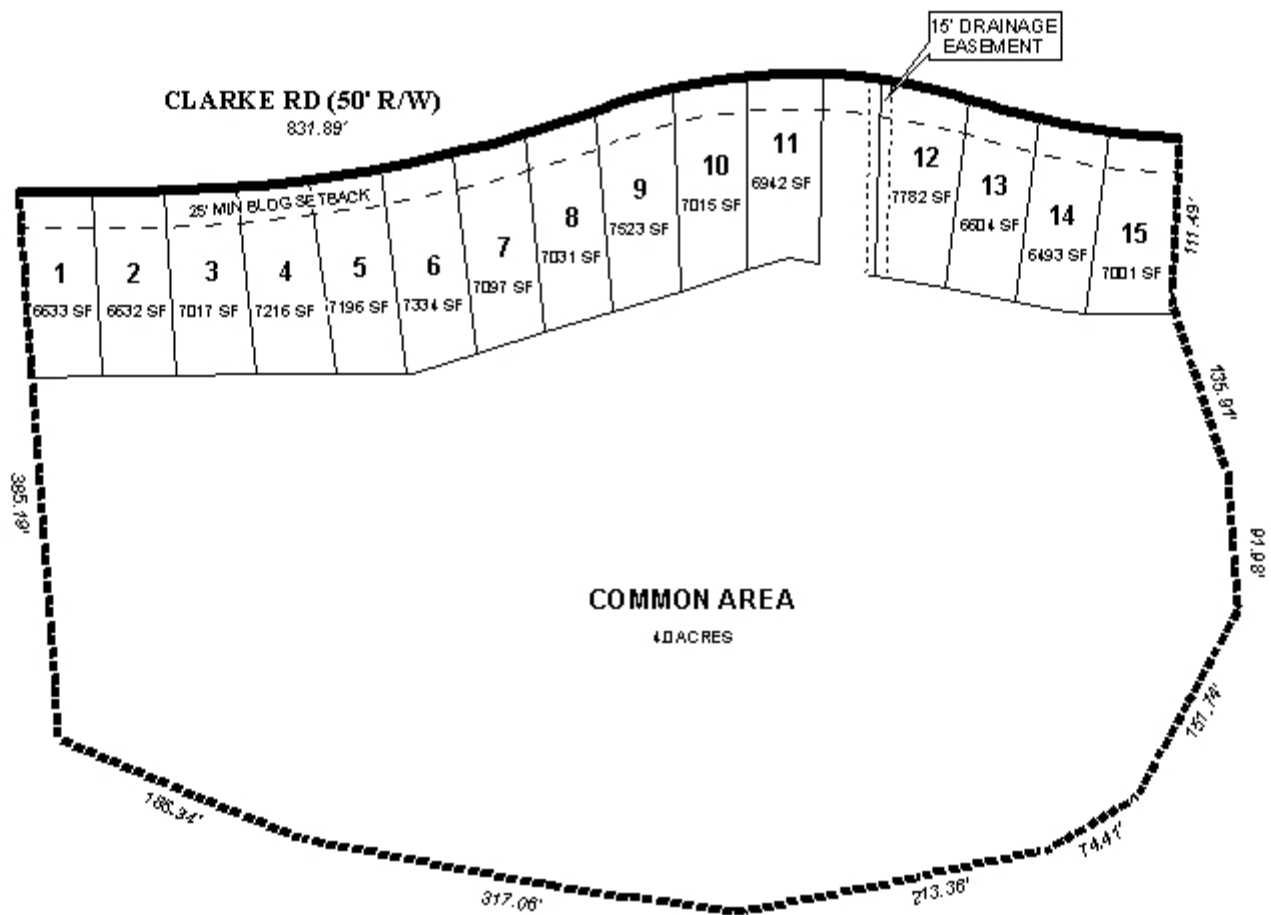


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# DETAIL SITE PLAN



APPLICATION NUMBER 15 DATE June 18, 2009  
APPLICANT Oak Forest Place Subdivision  
REQUEST Subdivision



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