

SHANNON ESTATES 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 2 lot, 2.2 \pm acre subdivision which is located on the East side of Shannon Lane, 2/10 mile \pm South of its North terminus. The applicant states that the subdivision is served by public water and individual septic systems. The minimum lot size required for lots with public water and individual septic systems is 15,000 square feet.

The purpose of this application is to subdivide a metes and bounds parcel into two legal lots. Each lot will exceed the minimum size requirements for lots with public water and individual septic systems. The parcel was established prior to Mobile County adopting the City's Subdivision Regulations within the Planning Jurisdiction.

The site fronts Shannon Lane, an unpaved private street with a right-of-way of 50 feet. The Subdivision Regulations require that private streets have a minimum right-of-way of 50-feet, and that they be paved to the minimum private street standards contained within Section VIII. of the Subdivision Regulations. Thus Shannon Lane should be paved from Wards Lane to the North line of proposed Lot 2. It should be pointed out that if this application were being made through Mobile County, the paving requirement would still apply.

The site is bisected by the proposed Magee Road major street. The proposed major street should have a 100-foot wide right-of-way, and is intended to connect Snow Road with US Highway 45 in Kushla, according to the Major Street Plan component of the Comprehensive Plan. The location of the proposed major street would severely impact the site, however, the depiction on the Major Street Plan Map is for a general corridor. Therefore, the exact location of the proposed major street is largely unknown, and no timeframe for development is known. Additionally, the proposed major street is not shown on the Mobile Area Transportation Study 2030 plan.

It should also be pointed out that a 1994 Planning Commission-approved two lot subdivision 270 feet South of this site made no reference to the proposed major street nor to right-of-way width or paving issues, thus no dedication, paving or notes on the plat were required.

Because the exact location of the major street is unknown, dedication or setback regarding the major street would not be possible or practical. Therefore, a note should be placed on the final plat stating that the site appears to be in the path of the proposed major street, and thus may be impacted by the major street in the future.

While Shannon Lane is a private street, access management is a concern. Each lot should be limited to one curb-cut, with the size, design and location to be approved by Mobile County Engineering and to conform with AASHTO standards.

Each proposed lot will have adequate frontage onto Shannon Lane, and neither lot will exceed the width to depth ratio. Proposed Lot 2 is "L"-shaped, however, the lot maintains a minimum width of 190 feet \pm from the street back to the "L" portion. As there are a few unusually shaped lots in the vicinity, a waiver of Section V.D.1. of the Subdivision Regulations may be appropriate.

The 25-foot minimum building setback is shown and labeled on the plat and should also be depicted 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. A note reflecting this requirement should appear on the final plat.

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.7. of the Subdivision Regulations. A note regarding this requirement should appear on the final plat.

The site will have to comply with the City of Mobile storm water and flood control ordinances. A note regarding this requirement should appear on the final plat.

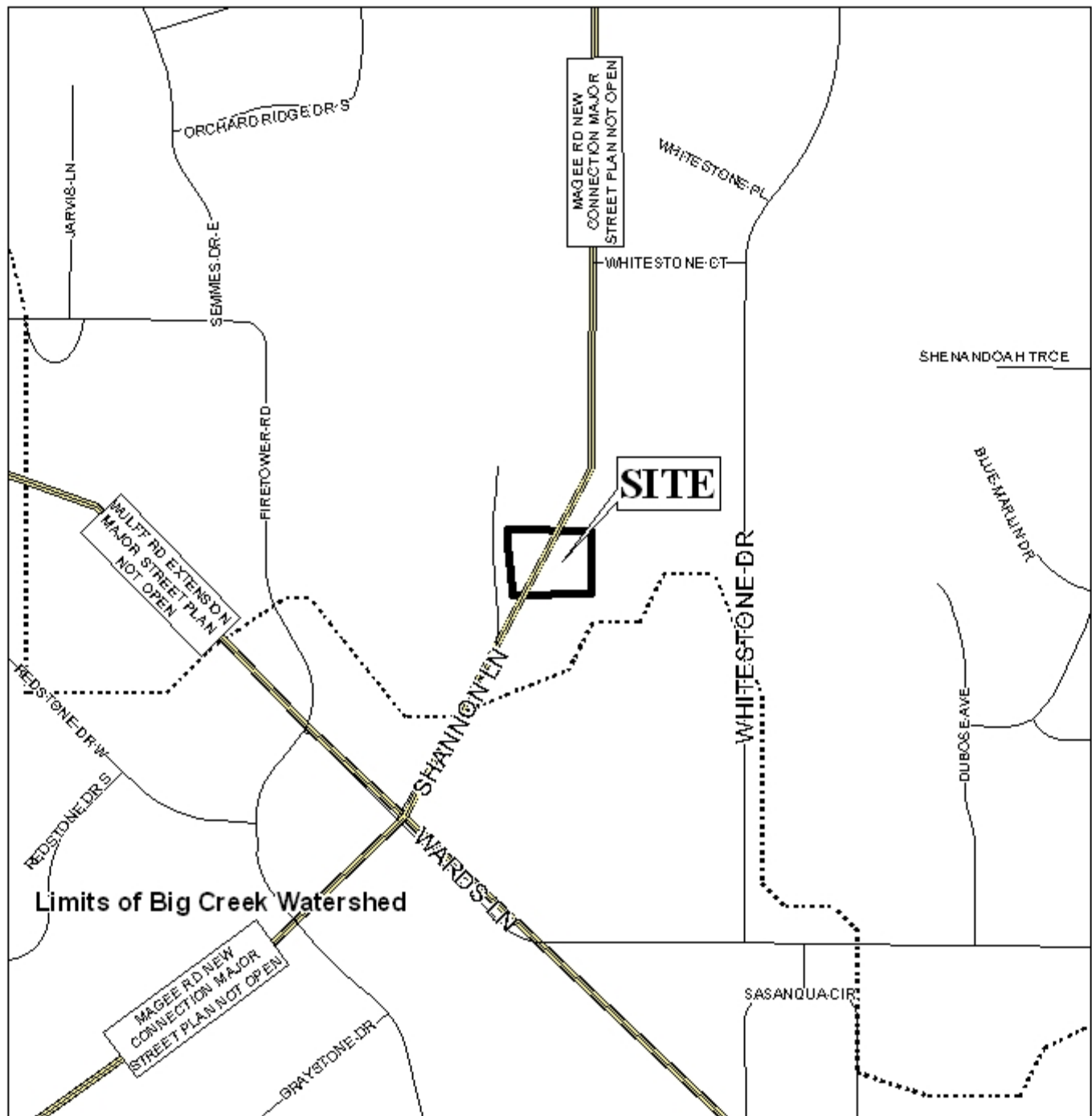
The lot size information on the preliminary plat should be retained for the final plat, if approved.

Based on the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) Improvement and paving of Shannon Lane, from Wards Lane to the North line of Lot 2, to the private street standards outlined in Section VIII. of the Subdivision Regulations;
- 2) Placement of a note on the final plat stating that each lot is limited to one curb-cut, with the size, design and location to be approved by Mobile County Engineering, and to comply with AASHTO standards;
- 3) Placement of a note on the final plat stating that the lots appear to be in the path of a proposed major street, and thus may be impacted by the major street in the future;

- 4) Labeling and depiction on the final plat of the 25-foot minimum building setback line and lot size information in square feet, as shown on the preliminary plat;
- 5) Placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations;
- 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 permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering; and
- 7) Placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

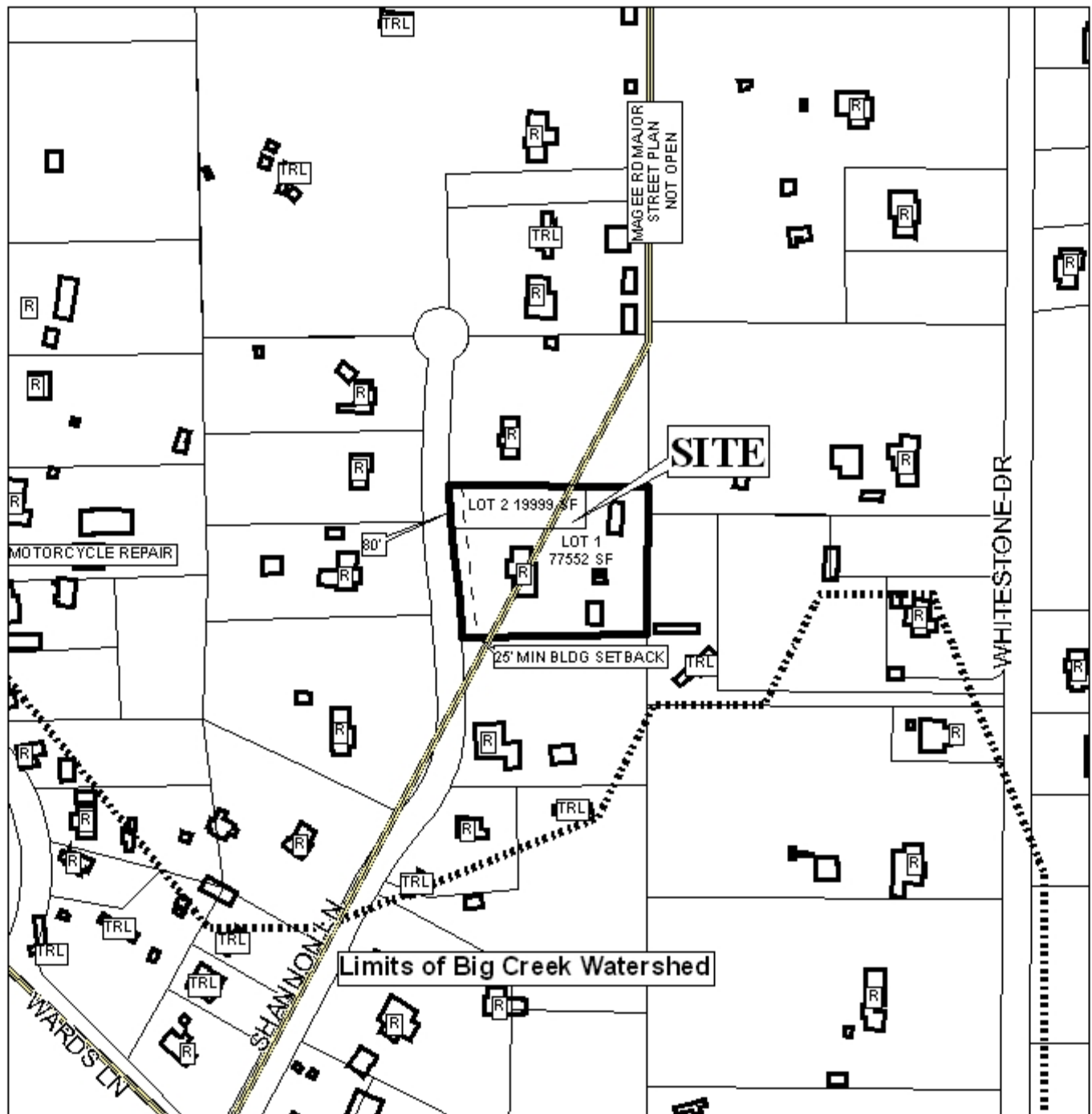
LOCATOR MAP



APPLICATION NUMBER 15 DATE April 2, 2009
APPLICANT Shannon Estates Subdivision
REQUEST Subdivision



SHANNON ESTATES SUBDIVISION



APPLICATION NUMBER 15 DATE April 2, 2009

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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