

WALKER 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: Shall comply with 508.5.1 of the 2003 IFC.

MAWSS Comments:

The plat illustrates the proposed 3 lot, 4.6± acre subdivision located on the West side of Bay Road, 1000'± North of Hammock Road. The applicant states that the subdivision is served by public water and sanitary services.

The purpose of this application is to create three legal lots from a recorded lot of record.

The site fronts on Bay Road, a minor street with adequate 60' right-of-way. As a means of access management, a note should be required 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.

The plat indicates a 100' building setback line from Bay Road for Lots 1 and 2, and a 25' building setback line for Lot 3 from the rear of Lots 1 and 2. These setbacks should also be shown on the final plat. All lots are labeled with their sizes in square feet and acres, and the lots on the final plat should be so labeled, or a table should be furnished providing the same information.

According to Section V.D.3 of the Subdivision Regulations, the maximum depth of any lots shall not be more than 3.5 times the width of the lot at the building setback line. While the proposed lots will exceed this ratio, this is typical of the lots along Bay Road. Proposed Lot 3 will be a flag lot with only 25' of frontage on Bay Road. The April 2008 amendment to Section V.D.1. of the Subdivision Regulations generally does not allow the creation of panhandle or flag lots. While the creation of flag lots is discouraged, they are permitted only in those locations where varied and irregularly-shaped lot designs are common and the informality of design is consistent with other lots in the vicinity, or in the case of a family division. There have been other flag lots allowed by the Planning Commission on Hollinger's Island, particularly along Bay Road, and this particular subdivision qualifies as a family division among three brothers. A waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations would be required and a note should also be placed on the final plat stating that no further resubdivision of Lot 3 is allowed until additional frontage on a public street is provided.

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 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.

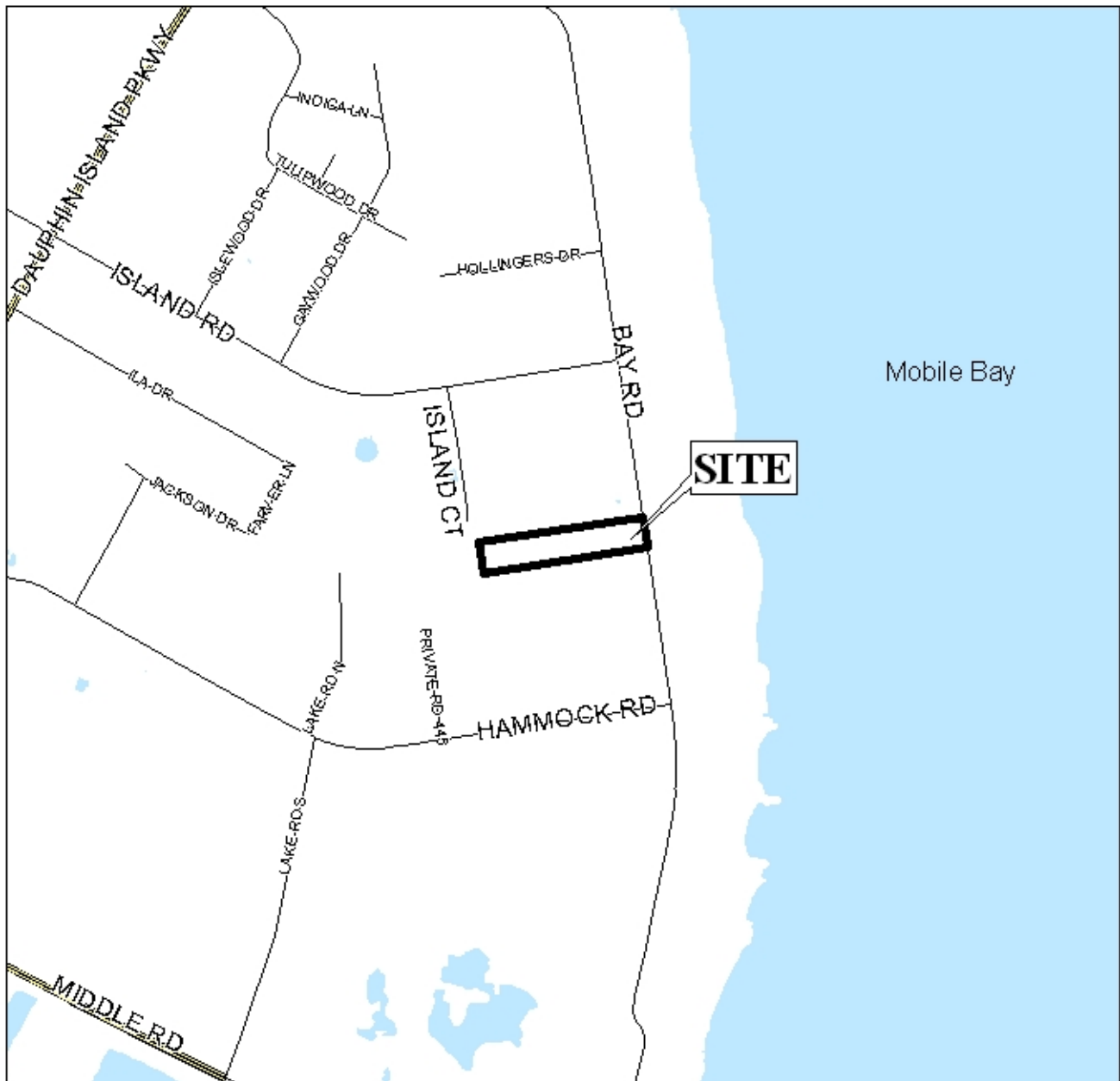
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

A note 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.3., the proposed plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval subject to the following conditions:

- 1) 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;
- 2) illustration of the minimum building setback lines on the final plat, with the setback for Lot 3 measured from the rear lines of Lots 1 and 2;
- 3) labeling of each lot with its size in square feet and acres, or the furnishing of a table on the final plat providing the same information;
- 4) placement of a note on the final plat stating that no further resubdivision of Lot 3 is allowed until additional frontage on a public street is provided;
- 5) 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;
- 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; and
- 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.

LOCATOR MAP



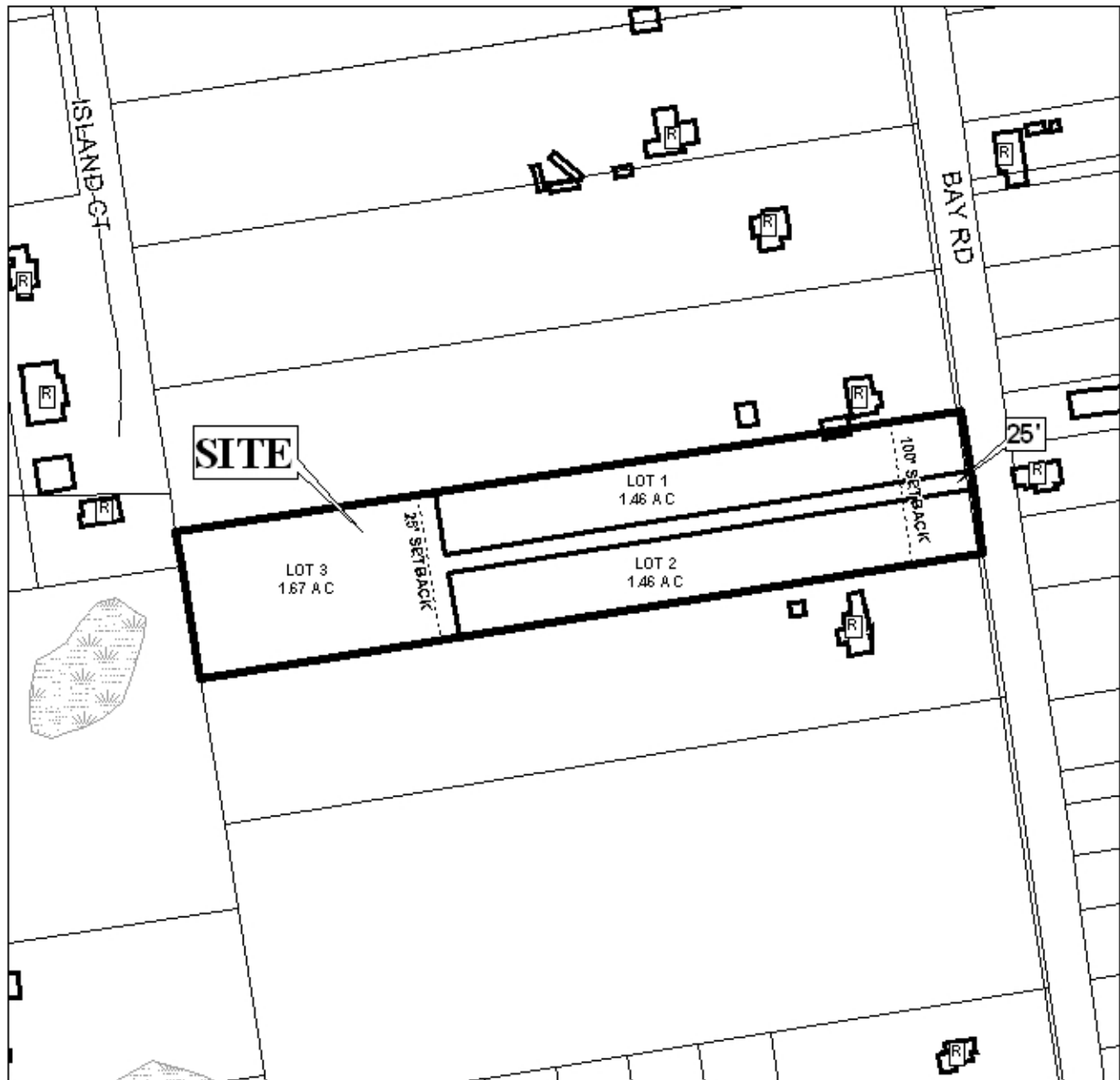
APPLICATION NUMBER 15 DATE June 19, 2008

APPLICANT Walker Family Division Subdivision

REQUEST Subdivision



WALKER FAMILY DIVISION SUBDIVISION



APPLICATION NUMBER 15 DATE June 19, 2008

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
-----	-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----

N
NTS