

EVERETT 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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

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.

Mobile Area Water and Sewer Systems Comments: MAWSS has **NO** water or sewer services available.

The plat illustrates the proposed 4.0± acre, 4-lot subdivision, which is located in the East side of Roberts Lane, 1315'± South of Wulff Road South. The applicant states that the subdivision is served by public water and individual septic tank. MAWSS states that the site has no water services available; the applicant should provide proof of water service prior to plat signing.

The purpose of this application is to create four legal lots of record from a metes and bounds parcel. Two of the proposed lots will be "flag" lots.

It should be noted that a similar flag lot subdivision across the street was approved by the Planning Commission on July 21, 2005 which sets a precedent for the neighborhood.

The site fronts Roberts Lane, a minor street not provided with curb and gutter. Section V.B.14 of the Subdivision Regulations requires a right-of-way width of 60-feet for minor streets not provided with curb and gutter. The preliminary plat submitted does not depict the street name or right-of-way width; this should be revised so that staff can determine if there is adequate right-of-way, and, if not, dedication may be required.

As proposed, Lots 2 and 3 (the flag lots) exceed the maximum width to depth ratio; therefore, a waiver of Section V.D.3. of the Subdivision Regulations would be required. The Subdivision Regulations states that the maximum depth of a lot should not exceed 3.5 times the width of the lot. While this Section (V.D.3.) is often waived by the Commission, the lots are typically along waterways, or the proposed lots would be characteristic of the surrounding development. In this situation, the subdivision is almost identical to the subdivision across the street approved in 2005

as such, making the proposed plat in character with the area. While the precedent has been set, it should be noted that the applicant has not provided any justification for a flag lot subdivision.

As a means of access management, a note should be placed on the plat stating that the subdivision is limited to a maximum of three curb-cuts (lots 2 and 3 to share a common curb-cut) with the size, location, and design to be approved by County Engineering and in conformance with AASHTO standards.

The sizes of the proposed lots are not shown on the preliminary plat; however, all appear to meet the minimum size requirements as regulated by Section V.D.2 of the Subdivision Regulations. As the lot sizes are not indicated, the plat should be revised to indicate the lot size, in square feet, or a table provided on the plat showing the same information.

The 25-foot minimum building setback line is not depicted, but would be required on the final plat, if approved. The 25-foot setback line should be depicted along Roberts Lane for Lots 1 and 4, and on Lots 2 and 3 where the pole hits the flag.

The site is located within the J.B. Converse watershed, the primary drinking water supply for the Mobile Area Water and Sewer System. The Subdivision Regulations were recently amended (Section V.A.5.) to, at minimum, match Mobile County standards for development within the watershed; thus the site must be designed so that no field lines or septic tanks are constructed or maintained within a “flood prone area” as designated by FEMA, or within a “Buffer Zone” as defined in Section II, Definitions. Furthermore, within the watershed, storm water detention facilities are required in any Subdivision. Detention areas must be designed to provide a minimum detention capacity to accommodate the volume of a 50 year post development storm, with a maximum release rate equivalent to the 10 year storm pre-development rate. A licensed Professional Engineer must certify, prior to the recording of the final plat, that the design of the Subdivision and its storm water detention features are designed in accordance with these requirements. Any storm water detention facility must be shown in the plans and on the recorded subdivision plat as a common area not maintained by the City of Mobile, Mobile County, nor the State of Alabama.

The site is located in the county. Therefore, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8 of the Subdivision Regulations.

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.

Based on the preceding, it is recommended that this application be held over until the March 4th meeting, with required information submitted by February 17th, to allow the applicant to address the following items:

- 1) Submission of a letter justifying a flag-lot subdivision;
- 2) Revision of the plat to label the street name and illustrate the right-of-way width;

- 3) Revision of the plat to indicate the lot size, in square feet, or a table provided on the plat showing the same information;
- 4) Depiction of the 25-foot minimum building setback line along Roberts Lane for Lots 1 and 4, and from where the pole meets the flag on Lots 2 and 3; and
- 5) Documentation of availability of public water.