

ALLIGATOR BAYOU SUBDIVISION, **RESUBDIVISION OF LOT 7**

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.

Mobile Area Water and Sewer Systems Comments: No Comments

The plat illustrates the proposed 33.0± acre, 2 lot subdivision, which is located on the South side of River Point Drive, 3/10 mile+ East of Dog River Road – within the planning jurisdiction. The applicant states that the site is served by public water and individual septic tanks.

The purpose of this application is to re-subdivide a legal lot of record into two lots.

The site fronts Riverview Pointe Drive, a private street with sufficient right-of-way; no dedication is required.

Lot 7 of Alligator Bayou Estates is a flag lot with approximately 54' of frontage along River Pointe Road, which the applicant wishes to further subdivide and create an additional flag lot. Flag lots are common in the vicinity of the subject site, which can justify approval of this application.

Alligator Bayou Estates Subdivision currently consists of seven flag lots fronting onto River Pointe Drive. When it was approved in 2000, all seven lots were required to share four curb cuts, which should remain a condition if this application is approved. Furthermore, a note should be placed on the final plat stating that no future subdivisions of Lots A and B will be allowed until additional adequate frontage on a public street is provided.

There are is no minimum building setback line depicted on the plat, which should be addressed prior to signing the final plat. However, Section V.D.1 of the Subdivision Regulations requires the lot to be 60' wide at the building setback line; therefore, the applicant should revise the plat to depict a 25' minimum building setback line on each lot from where the "poles" meet the "flag" portions of the lots.

A waiver of Section V.D.3 of the Subdivision Regulations, which requires a lot depth of no more than 3.5 times the width, will also be required.

A lake and wetlands associated with Dog River exist on the site, and the presence of such indicates that the area may be environmentally sensitive. Therefore, the approval of all applicable federal, state, and local environmental 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.

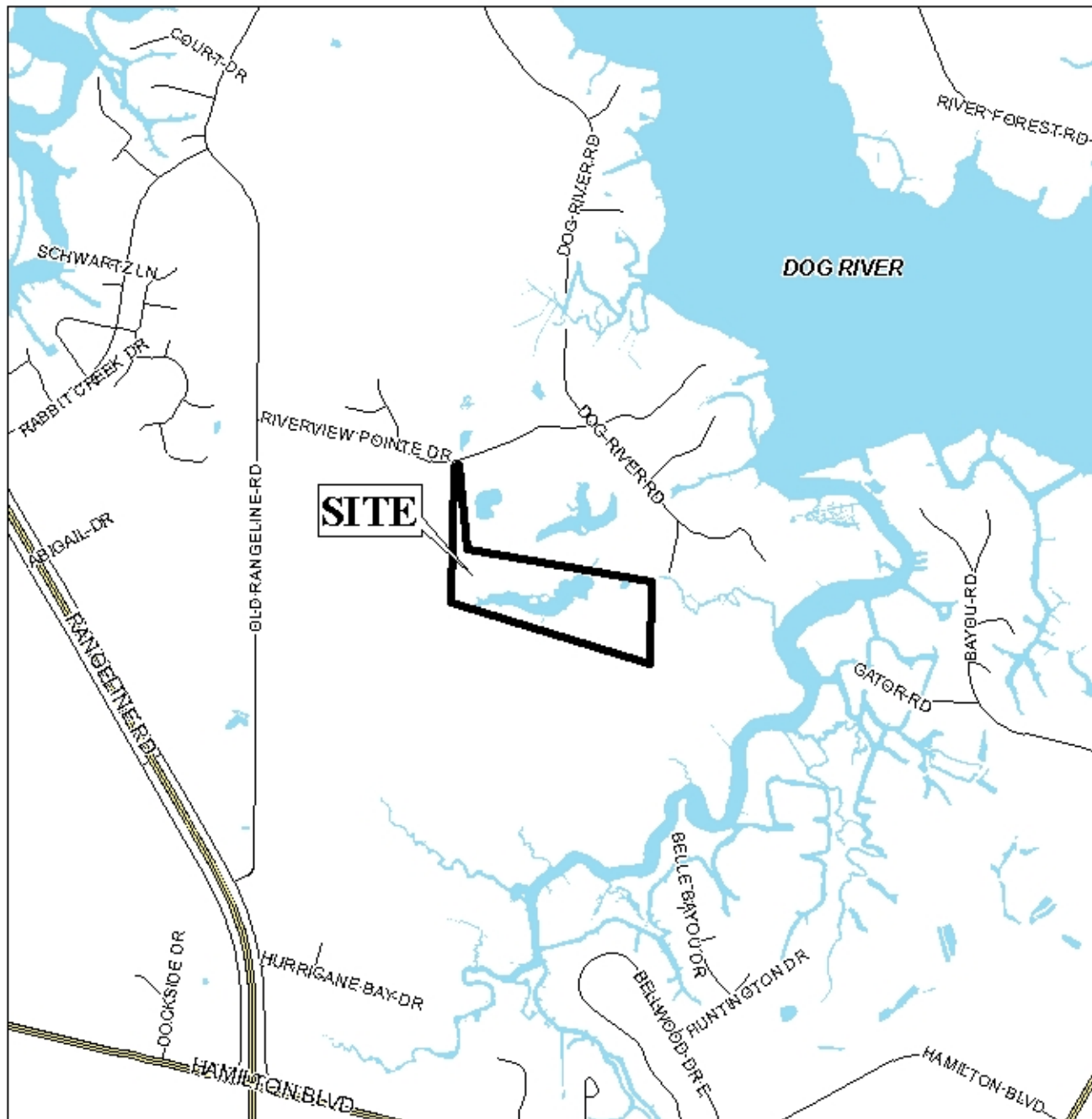
The site is located in the county. Therefore, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. 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.

With a waiver of Section V.D.3 of the Subdivision Regulations, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that no addition to the number of curb cuts that were approved in the initial Alligator Bayou Estates Subdivision is allowed;
- 2) placement of a note on the final plat stating that no future subdivisions of Lots A and B will be allowed until adequate frontage on a public street is provided;
- 3) depiction of a 25' minimum building setback line on each lot from where the "poles" meet the "flag" portions of the lots;
- 4) the applicant receive the approval of all applicable federal, state, and local environmental agencies prior to the issuance of any permits or land disturbance activities;
- 5) 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;
- 6) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and
- 7) submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.

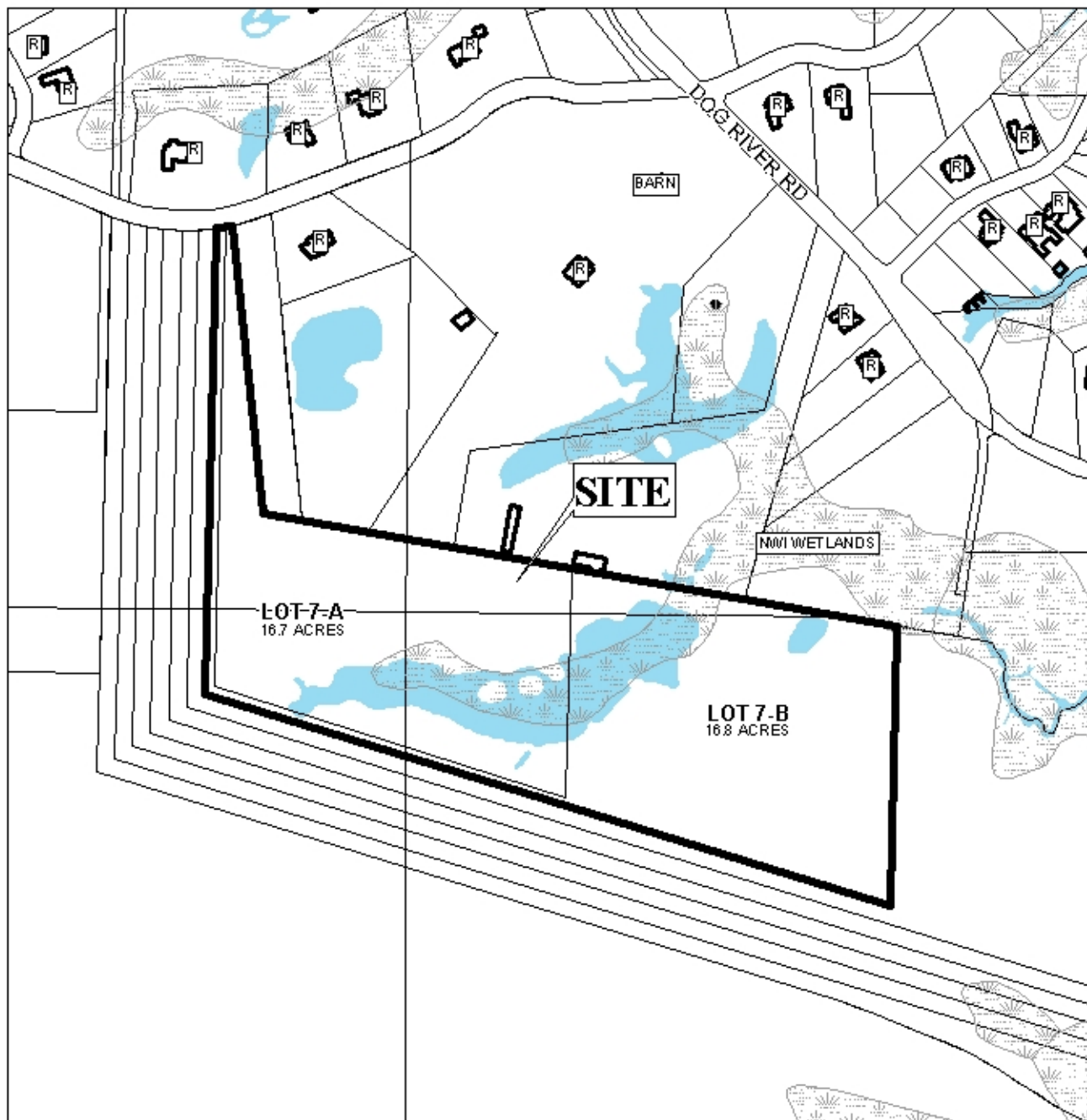
LOCATOR MAP



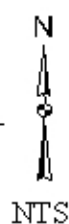
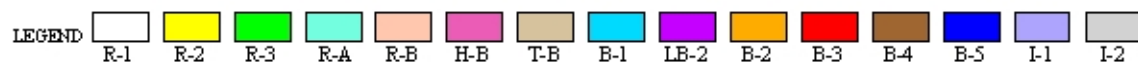
APPLICATION NUMBER 18 DATE April 2, 2009
APPLICANT Alligator Bayou Subdivision, Resubdivision of Lot 7
REQUEST Subdivision



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