

## **COCHRAN FAMILY**

## **RIVERSIDE ESTATE SUBDIVISION**

Engineering Comments: The following comments should be addressed prior to review, acceptance and signature by the City Engineer:

1. Label/show the existing common property line for lots 39 and 40A.
2. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes).
3. A signature for the Traffic Engineering Department shall be placed on the Final Plat.
4. Add a note to the Plat stating that storm water detention will be required for any unapproved development (since 1984) and any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

The plat illustrates the proposed 4.9 acre  $\pm$ , 4 lot subdivision which is located on South side of Riviere Du Chien Road, 130'  $\pm$  West of the South terminus of St Andrews Loop East, and is in Council District 4. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to subdivide a tax parcel into 4 legal lots. The applicant states that the request is a family subdivision, with the intent of creating a lot for the construction of a house for the applicant, and the creation of lots for their children. Flag lots will be created by the proposed subdivision, and the applicant states that flag lots are common along this segment of Riviere Du Chien Road. Finally, the applicant requests a total of two curb-cuts: one curb-cut will be shared among three proposed lots (Lots 2-4), and another will be allocated to Lot 1. Each lot will have a minimum of 25-feet of frontage Riviere Du Chien Road.

The site fronts onto Riviere Du Chien Road, a minor street lacking curb and gutter. The plat depicts a 60-foot wide right-of-way, however, information available to staff indicates that the right-of-way may be less than 60-feet. If the right-of-way is less than 60-feet, dedication sufficient to provide 30 feet from centerline should be required.

The applicant has requested two curb-cuts. The property has approximately 140 feet of frontage along Riviere Du Chien Road, which is slightly less than the normally desired 200 foot width for

two curb-cuts. That being said, division of the property into three 60-foot wide lots would typically result in three allowed curb-cuts. Therefore, the site should be limited to a total of two curb-cuts, as requested, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform with AASHTO standards.

Each lot will meet the minimum area requirements for sites with public water and sanitary sewer, however the lot size in acres needs to be supplemented with the lot size in square feet.

The existing site exceeds the width to depth ratio of Section V.D.3. of the Subdivision Regulations, and all four proposed lots will also exceed this ratio. Additionally, three flag lots are proposed, which will require a waiver of Section V.D.1. Flag lots are, in fact, somewhat common along this stretch of Riviere Du Chien Road, primarily due to the proximity of Halls Mill Creek. Therefore a waiver of Sections V.D.1. and V.D.3. may be appropriate due to the fronting onto Halls Mill Creek, and the family subdivision nature of the request.

The 25-foot minimum building setback line, required in Section V.D.9., is depicted on the preliminary plat, but needs to be adjusted for Lot 4 so that it is located where the lot is a minimum of 60-feet wide.

It appears that the entire site is located within floodplains associated with Halls Mill Creek, and may also contain wetlands. The potential presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required for floodplain and wetland issues 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.

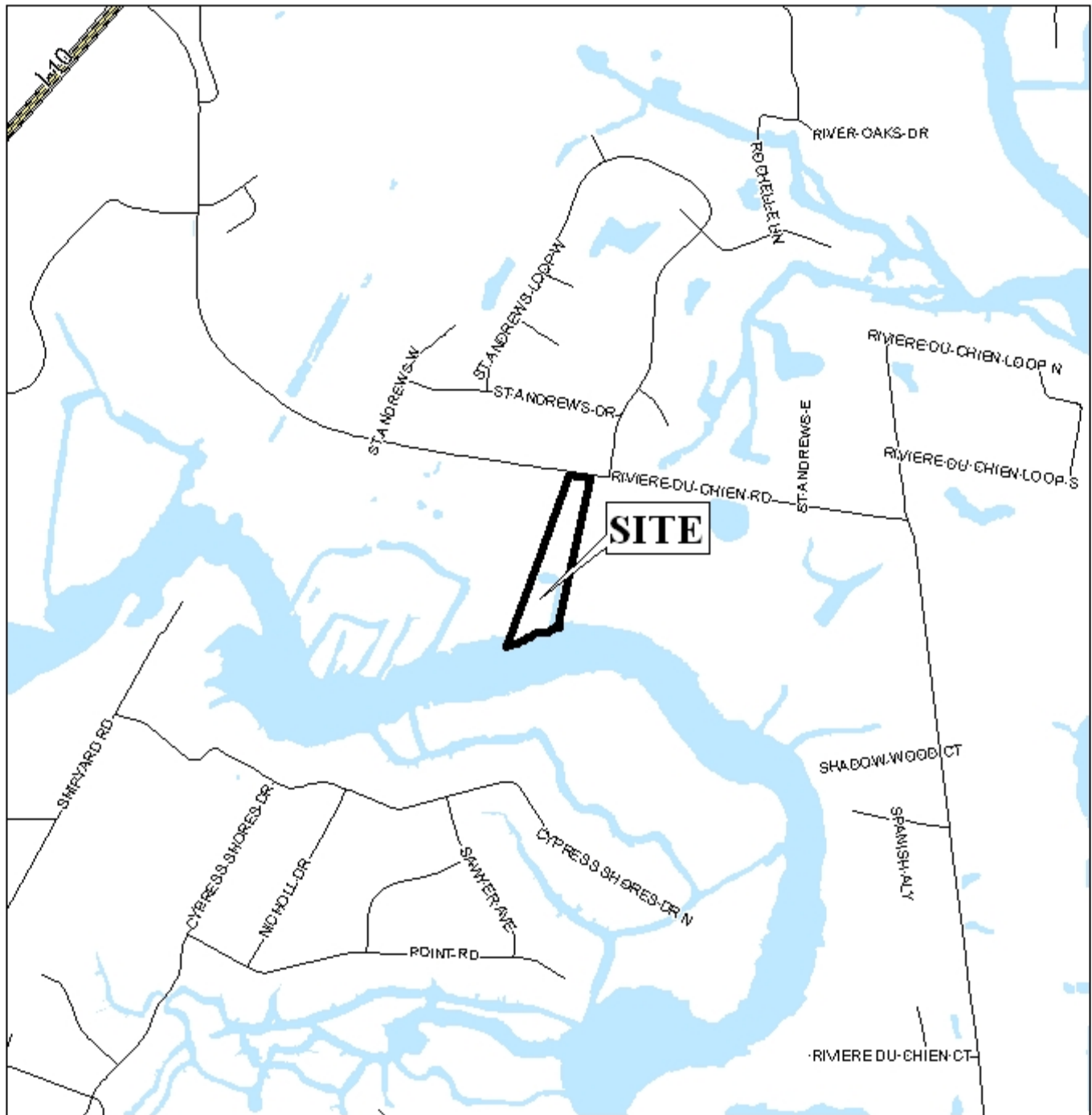
Based upon the preceding, and with a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) Placement of a note on the final plat stating that the site is limited to a total of two (2) curb-cuts, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards.
- 2) Revision of the 25-foot minimum building setback line to be located where each lot is a minimum of 60-feet in width (specifically Lot 4), as required by Section V.D.9. of the Subdivision Regulations;
- 3) The labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;
- 4) Compliance with Engineering comments (*The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Label/show the existing common property line for lots 39 and 40A. 2. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 3. A signature for the Traffic Engineering*

*Department shall be placed on the Final Plat. 4. Add a note to the Plat stating that storm water detention will be required for any unapproved development (since 1984) and any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).);*

- 5) Compliance with Fire comments (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile*);
- 6) Approval of all applicable federal, state and local agencies for floodplain and wetland issues prior to the issuance of any permits or land disturbance activities; and
- 7) Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

## LOCATOR MAP



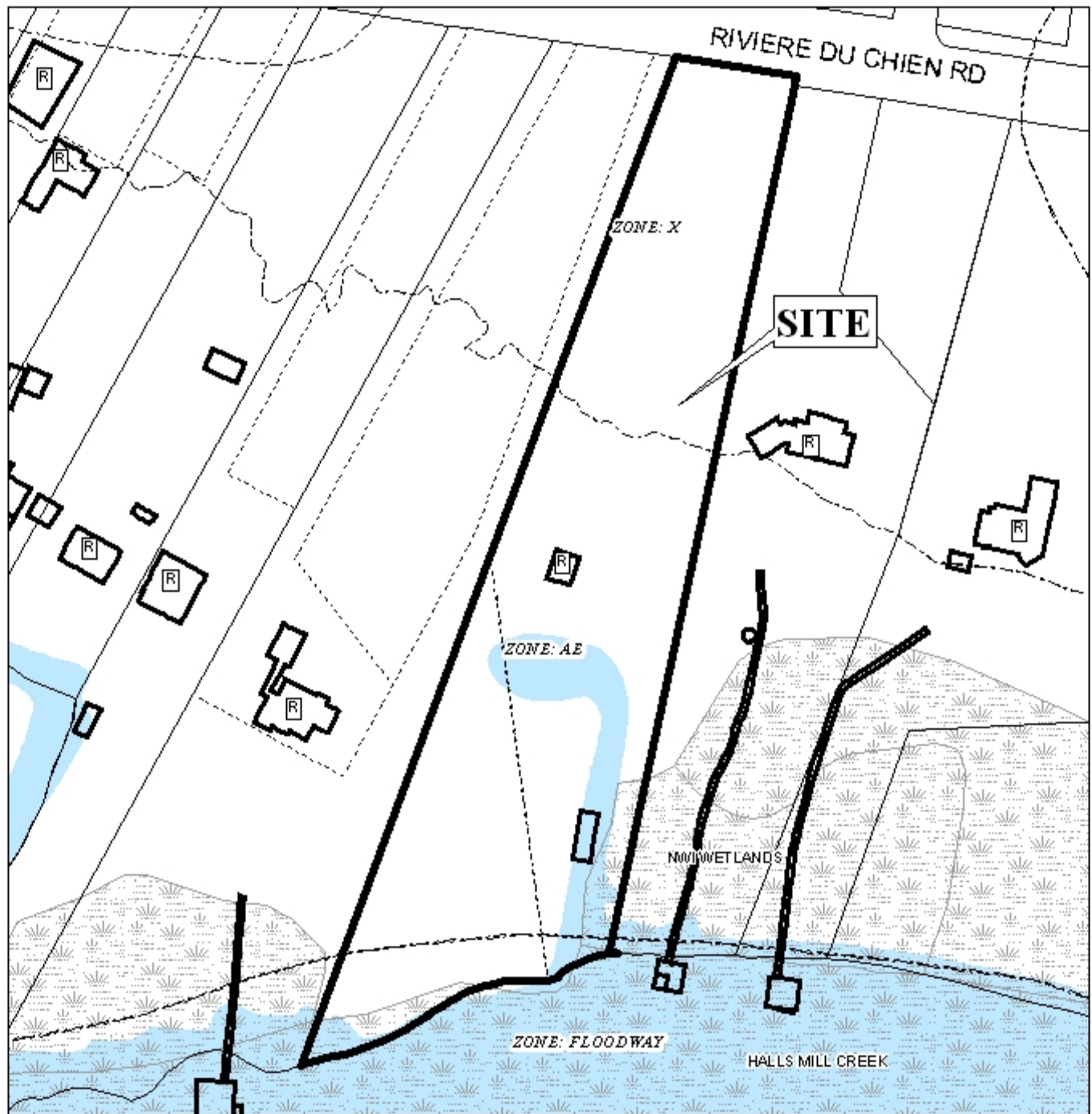
APPLICATION NUMBER 19 DATE December 6, 2012

APPLICANT Cochran Family Riverside Estate Subdivision

REQUEST Subdivision

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NTS

# COCHRAN FAMILY RIVERSIDE ESTATE SUBDIVISION



APPLICATION NUMBER 19 DATE December 6, 2012

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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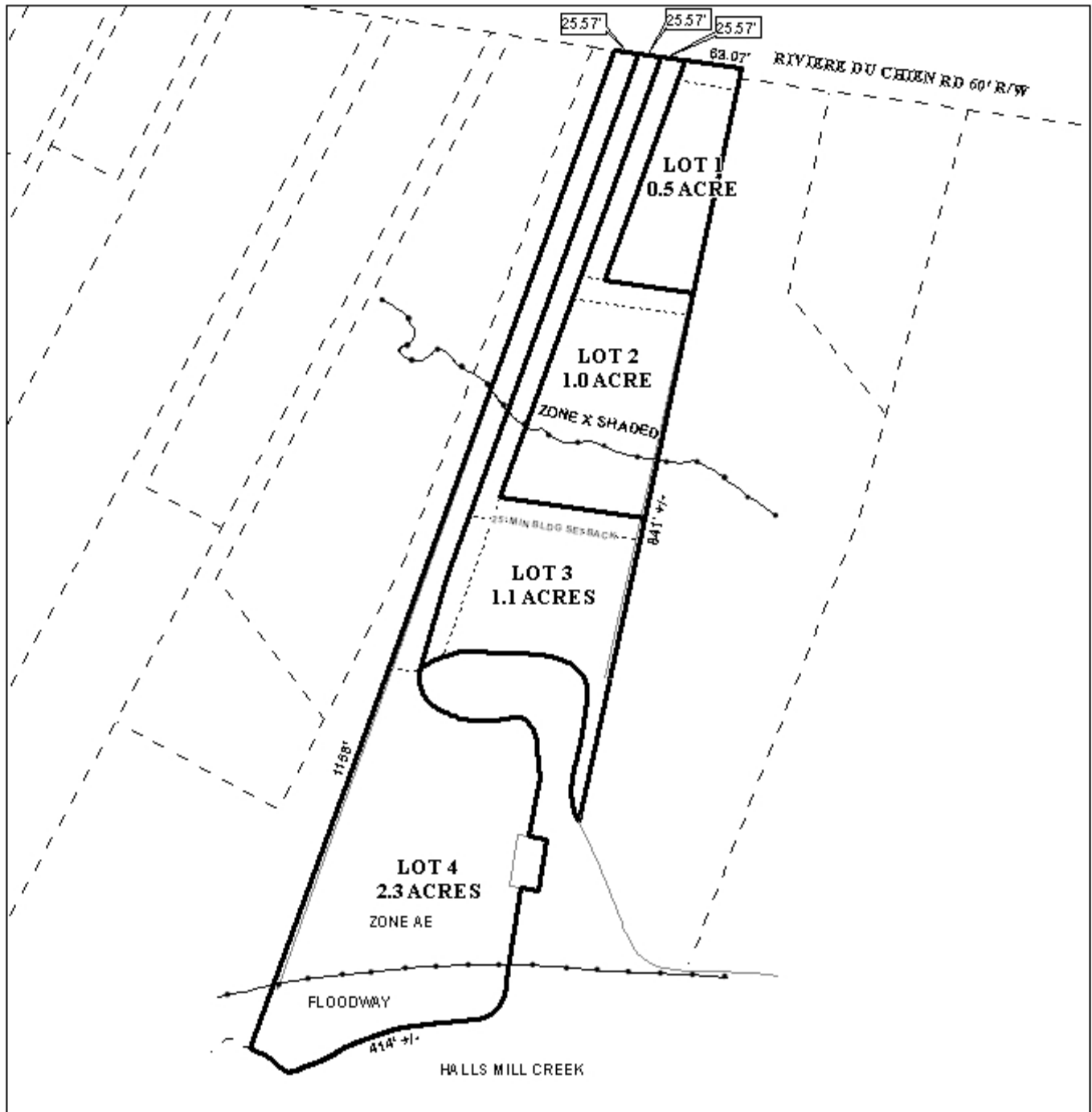
# COCHRAN FAMILY RIVERSIDE ESTATE SUBDIVISION



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# DETAIL SITE PLAN



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