

## **THOMPSON 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. 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: 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.

MAWSS Comments: No comments

The plat illustrates the proposed 2-lot, 3.2± acre subdivision which is located on the South terminus of Carrie Lane [private street] 950'± South of Half Mile Road, and is located within the Planning Jurisdiction. The applicant states that the subdivision is served by public water and individual septic tanks.

The purpose of this application is to create two legal lots of record from a single metes and bounds parcel. The lot sizes are labeled in square feet and acres and would exceed the minimum size requirements of Section V.D.2. of the Subdivision Regulations. The lot sizes should be retained on the Final Plat, if approved.

The site fronts onto Carrie Lane, an unpaved private road. The preliminary plat illustrates Carrie Lane as a 25' wide road and utility easement. It should be noted that to the South of the proposed Subdivision is a land-locked parcel (R023808280000009). Carrie Lane should be revised to extend to this land-locked parcel in order to address future access issues.

It should be noted that Lot 2, as proposed is a flag-shaped lot with a 25' wide, 40' deep pole; however, according to Section V.D.1. of the Subdivision Regulations, these are acceptable in cases of family subdivisions, which is applicable in this instance.

As a mean of access management, a note should be placed on the Final Plat each lot to one curb cut to Carrie Lane, with the size, design, and location of the curb cut to be approved by Mobile County Engineering and conform to AASHTO standards. Because Carrie Lane is an unpaved, private road, there should be no further resubdivisions of the site, until such a time that Carrie Lane is paved to Mobile County standards.

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.8. of the Subdivision Regulations. The note regarding this requirement should also appear on the Final Plat, if approved.

The site must comply with the City of Mobile storm water and flood control ordinances. Therefore, a note stating “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.” should be placed on the Final Plat.

The 25’ minimum building setback is not illustrated on the preliminary plat, and should be illustrated on the Final Plat where each lot is a minimum of 60’ wide, if approved.

The proposed Lot 1 contains wetlands, and the proposed Lot 2 appears to be partially located in the “100-year” and “500-year” frequency flood zones as depicted on FEMA maps, and thus may be subject to flooding. The 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 prior to the issuance of any permits or land disturbance activities.

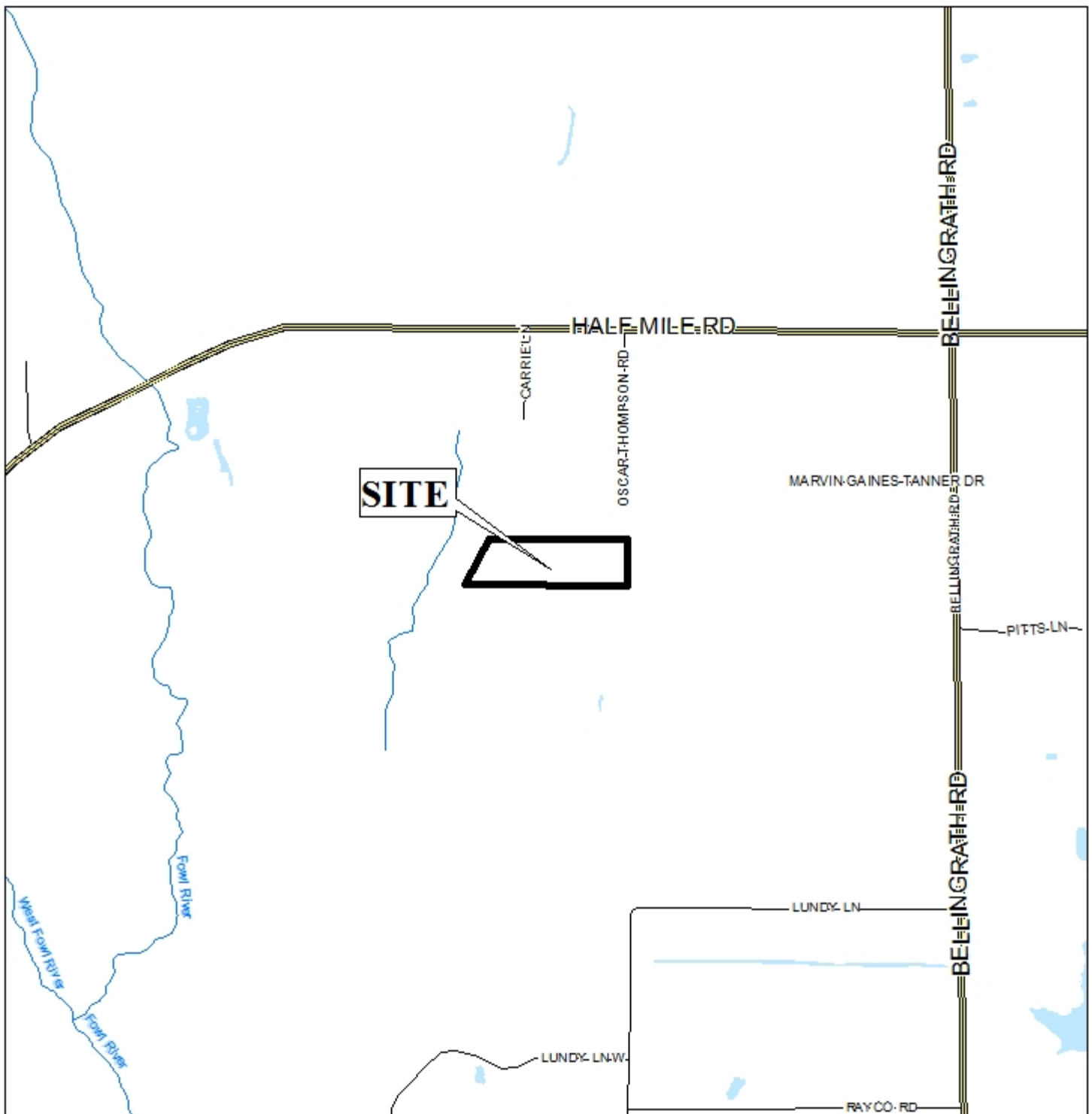
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations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

Based upon the preceding, this application is recommended for tentative approval with a waiver of Section V.D.1. of the Subdivision Regulations, subject to the following conditions:

- 1) illustration of the 25’ minimum building setback line where lots are 60’ wide minimum;
- 2) retention of the lot size, in square feet and acres, or provision of a table on the Final Plat with the same information;
- 3) 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.8. of the Subdivision Regulations;
- 4) placement of a note on the Final Plat stating the site must comply with the City of Mobile storm water and flood control ordinances: *(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.);*
- 5) compliance with 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.);*
- 6) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;

- 7) placement of a note on the Final Plat limiting each lot to one curb cut to Carrie Lane, with the size, design, and location of the curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 8) placement of a note on the Final Plat stating that no future subdivisions of the property are allowed until Carrie lane is paved to Mobile County standards; and
- 9) placement of a note on the Final 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



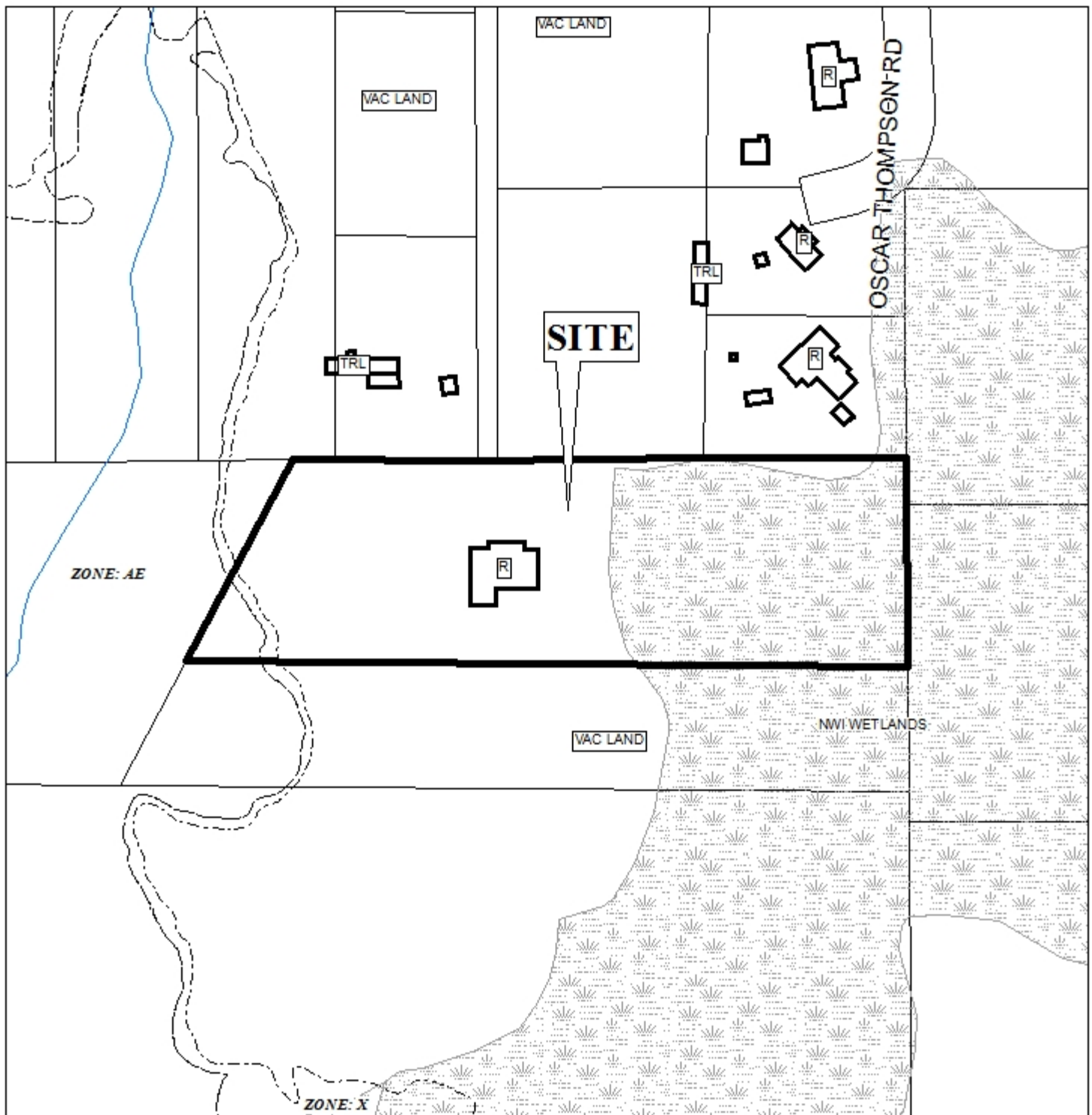
APPLICATION NUMBER 5 DATE March 6, 2014

APPLICANT Thompson Family Division Subdivision

REQUEST Subdivision



# THOMPSON FAMILY DIVISION SUBDIVISION



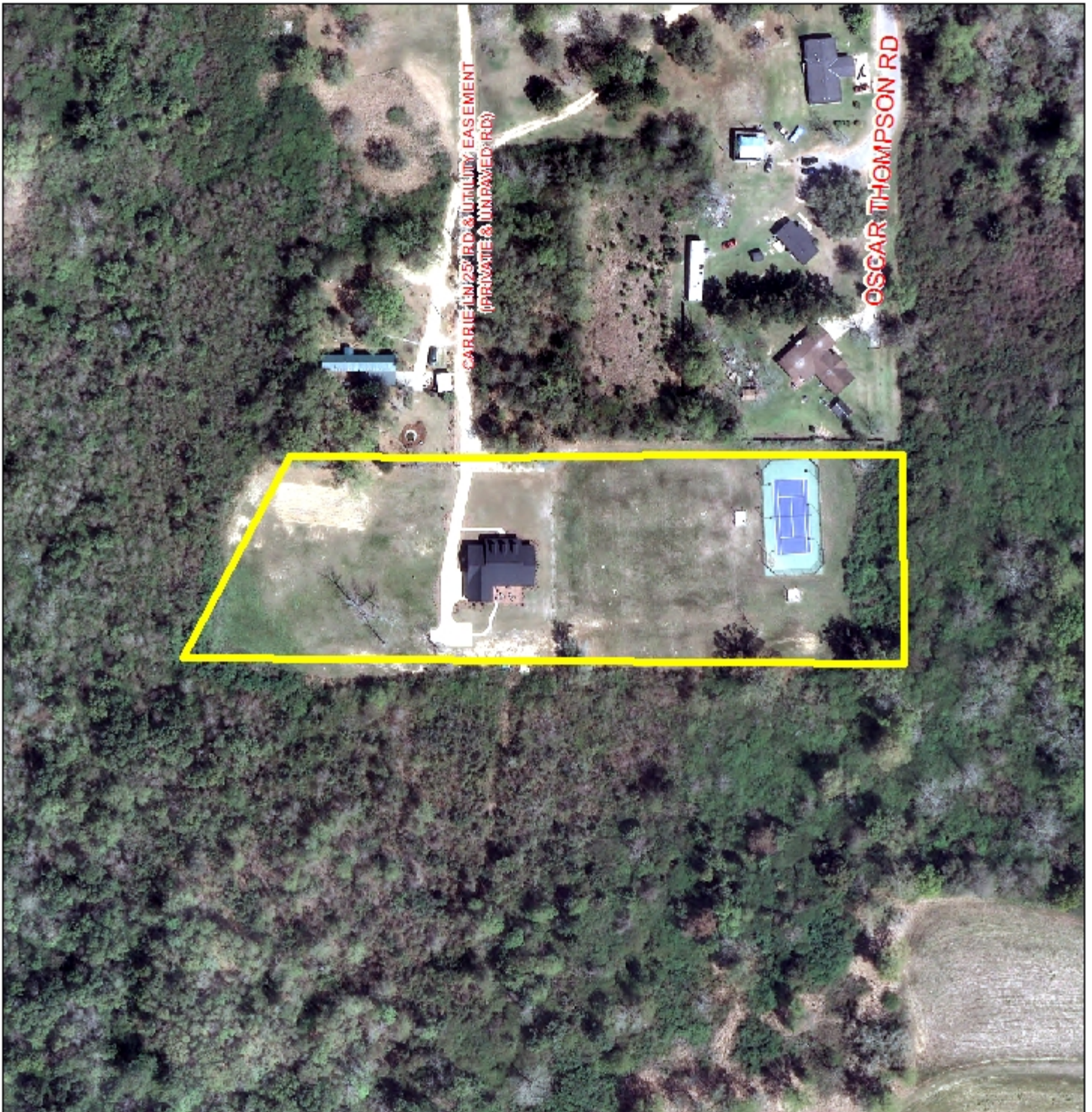
APPLICATION NUMBER 5 DATE March 6, 2014

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





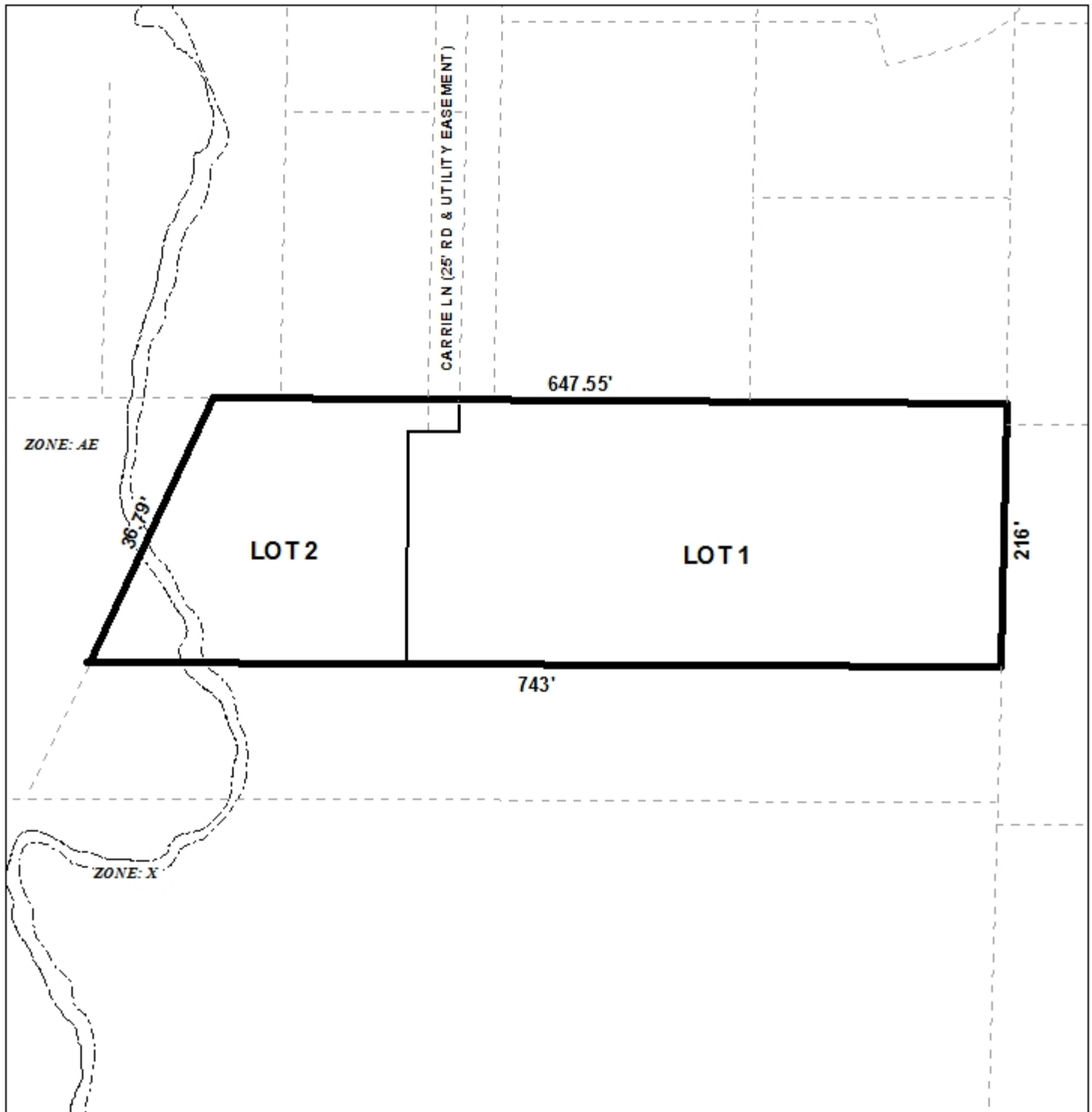
# THOMPSON FAMILY DIVISION SUBDIVISION



APPLICATION NUMBER 5 DATE March 6, 2014



## DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE March 6, 2014

APPLICANT Thompson Family Division Subdivision

REQUEST Subdivision



NTS