

## **AIRWEST 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: No comments submitted.

MAWWS Comments: No comments submitted.

The plat illustrates the proposed 2 lot, 5.7± acres subdivision which is located at the Southwest corner of Airport Boulevard and Snow Road South, within the Planning Jurisdiction. The site is served by public water and a sanitary sewer services.

The purpose of this application is to create two lots of record from an existing lot of record and a metes-and-bounds parcel.

Lot 2 would be a panhandle or flag lot. Lot 1 would be the Northern portion of the metes-and-bounds parcel not going to Lot 2. Inasmuch as the Subdivision Regulations were amended in April 2008 to generally prohibit panhandle or flag lots, proposed Lot 2 would be a much more acceptable flag lot by the current standards than the current configuration of the existing "pole" lot comprising its Western portion. Also, allowances are made for the permitting of panhandle or flag lots 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. In this instance, the Commission approved another panhandle or flag lot subdivision (Airport Snow Shopping Center Subdivision) across Airport Boulevard from the subject site.

The site fronts Airport Boulevard and Snow Road South, both of which are proposed major streets with planned 100' rights-of-way. The plat indicates current 80' rights-of-way along both streets; therefore, dedication of sufficient right of way should be required to provide 50' from the centerline of both streets. The plat indicates a 25' minimum building setback line along both street frontages and this should also be illustrated on the final plat, but revised to be measured from any required dedication. As a means of access management, a note should be placed on the final plat limiting Lot 1 to one curb cut to Airport Boulevard and one curb cut to Snow Road South, and limiting Lot 2 to one curb cut to Airport Boulevard and two curb cuts to Snow Road South, with the size, location, and design of all curb cuts to be approved by County Engineering and conform to AASHTO standards.

The lots are labeled with their sizes in acres and this should also be done on the final plat, or a table should be provided furnishing the same information.

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.

Based on the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide 50' from the centerline of Airport Boulevard;
- 2) dedication of sufficient right-of-way to provide 50' from the centerline of Snow Road South;
- 3) illustration of the 25' minimum building setback line along all street frontages as measured from any required dedication;
- 4) placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Airport Boulevard and one curb cut to Snow Road South, with the size, location, and design of all curb cuts to be approved by County Engineering and conform to AASHTO standards;
- 5) placement of a note on the final plat stating that Lot 2 is limited to one curb cut to Airport Boulevard and two curb cuts to Snow Road South, with the size, location, and design of all curb cuts to be approved by County Engineering and conform to AASHTO standards;
- 6) labeling of the lots with their size in acres, or the furnishing of a table on the final plat providing the same information;
- 7) placement of a note on the final plat stating that 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;
- 8) 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
- 9) 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



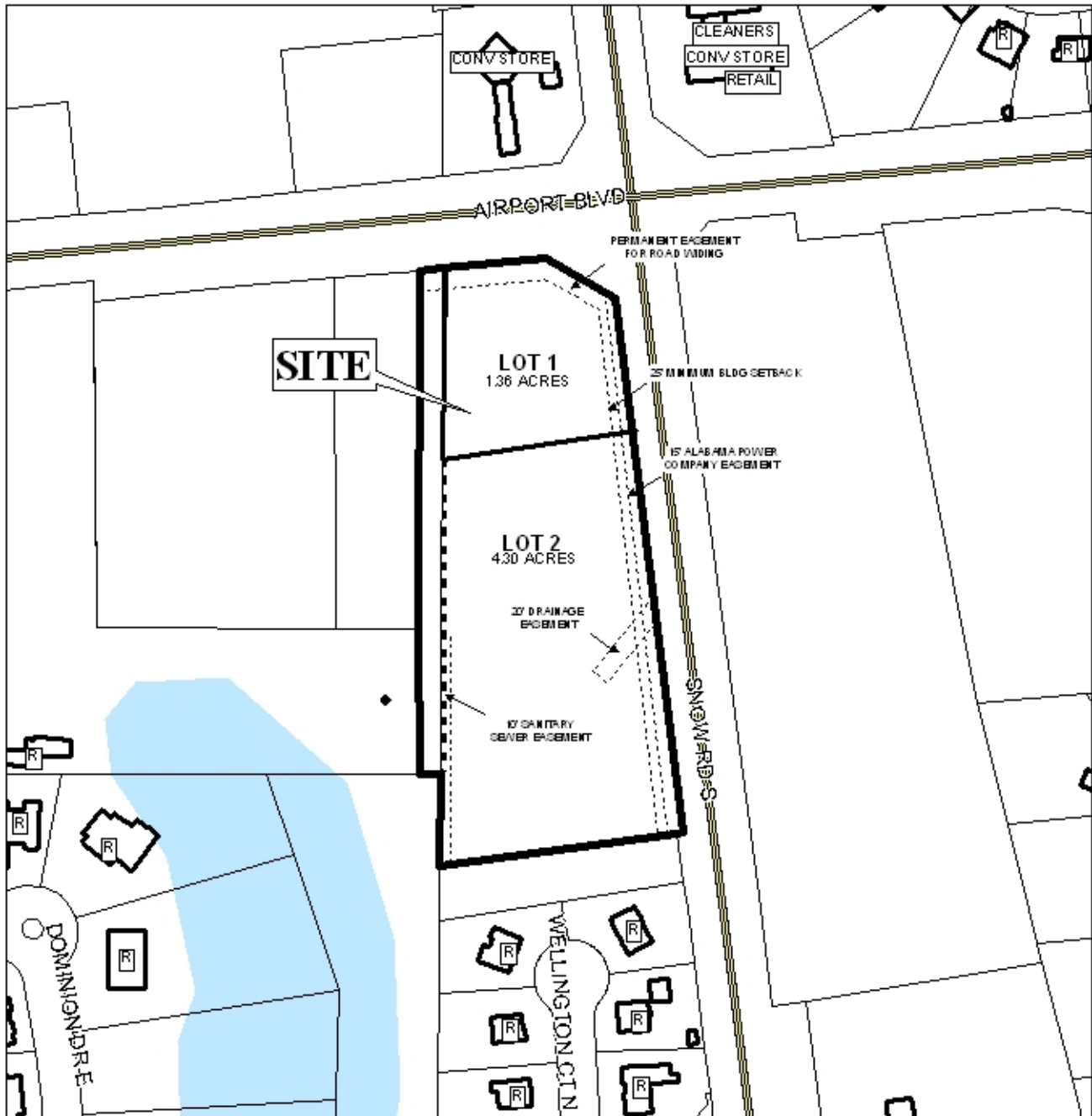
APPLICATION NUMBER 13 DATE September 4, 2008

APPLICANT Airwest Subdivision

REQUEST Subdivision

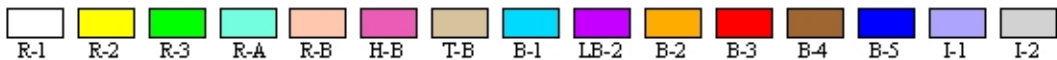


# AIRWEST SUBDIVISION



APPLICATION NUMBER 13 DATE September 4, 2008

LEGEND





# AIRWEST SUBDIVISION



APPLICATION NUMBER 13 DATE September 4, 2008

