

SUBURBAN HEIGHTS SUBDIVISION, UNIT 2,
RESUBDIVISION OF LOTS 17 AND 18

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 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

MAWSS Comments: MAWSS has no water and sewer services available.

The plat illustrates the proposed 2 lot, 0.8 ± acre subdivision which is located on the West side of Barden Avenue, 130' ± South of Binghamton Drive and is located within the Planning Jurisdiction. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create two legal lots of record from two existing legal lots of record. The applicant is proposing to resubdivide Lot 17 and 18 of the Suburban Heights, Unit Two Subdivision to relocate an interior lot line. The Suburban Heights Subdivision was originally approved by the Planning Commission at its June 28, 1961 meeting.

It should be noted, staff can not confirm the presence of public water and sanitary sewer for the proposed lots. The applicant must provide documentation to illustrate compliance for lot size requirements as they relate to Section V.D.2 of the Subdivision Regulations. Proof of public water and sanitary sewer will be required prior to the signing of the Final Plat.

The site fronts Barden Avenue, a minor street without curb and gutter. Barden Avenue is depicted with an adequate 60' right-of-way, thus no dedication is required.

Both Lot A and B are currently developed with a residence, and with one existing curb-cut to Barden Avenue. If approved, a note should be placed on the Final Plat stating each lot is limited to 1 curb-cut with the size, design, and location to be approved by Mobile County Engineering, and conform to AASHTO standards.

The lot sizes are labeled in square feet and acres. If approved, the lot sizes in square feet and acres should be retained on the Final Plat, or the furnishing of a table providing the same information will be required.

The 25' minimum building setback line is depicted on the plat, and should be retained on the Final Plat, if approved.

Both proposed lots have drainage easements on the property. A note should be placed on the Final Plat stating no structures shall be constructed or placed in any easements.

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. A note regarding this requirement should appear on the Final Plat, if approved.

The site will have to comply with the City of Mobile storm water and flood control ordinances. 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.

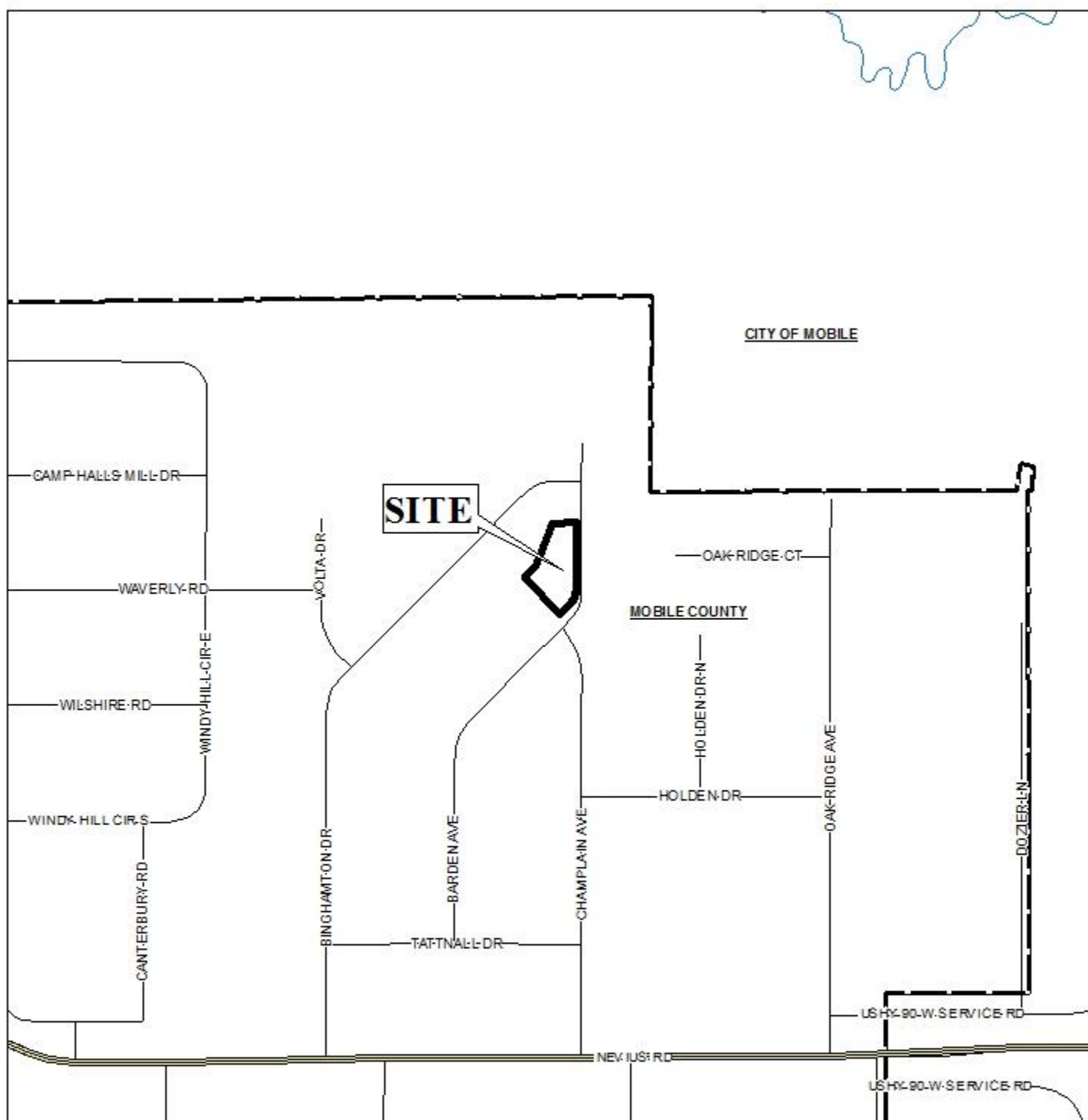
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations 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, subject to the following conditions:

- 1) provision of documentation of public water and sanitary sewer services for the proposed lots prior to the signing of the Final Plat;
- 2) retention of the 25' minimum building setback line on the Final Plat;
- 3) retention of the lot sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 4) placement of a note on the Final Plat stating each lot is limited to 1 curb-cut with the size, design, and location to be approved by Mobile County Engineering, and conform to AASHTO standards;
- 5) placement of a note on the Final Plat stating no structures shall be constructed or placed in any easements;
- 6) 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;

- 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; and
- 8) 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.); and*
- 9) 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.”*

LOCATOR MAP



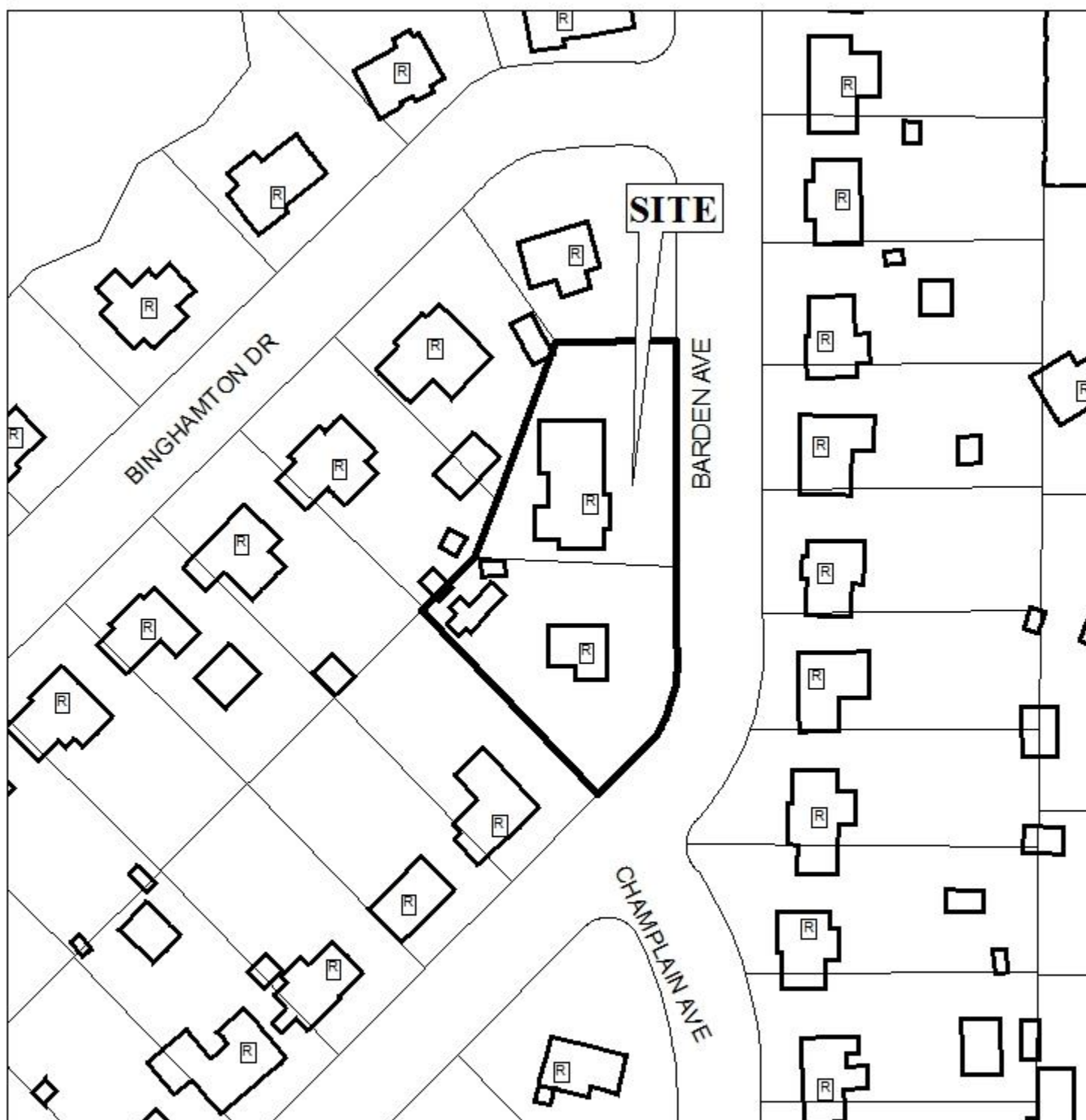
APPLICATION NUMBER 16 DATE January 15, 2015

APPLICANT Suburban Heights Subdivision, Unit 2, Resubdivision of Lots 17 and 18

REQUEST _____ Subdivision _____



SUBURBAN HEIGHTS SUBDIVISION, UNIT 2, RESUBDIVISION OF LOTS 17 AND 18



APPLICATION NUMBER 16 DATE January 15, 2015

 R-A	 R-3	 T-B	 B-2	 B-5	 MUN	 SD-WH	 T5.1
 R-1	 R-B	 B-1	 B-3	 I-1	 OPEN	 T3	 T5.2
 R-2	 H-B	 LB-2	 B-4	 I-2	 SD	 T4	 T6



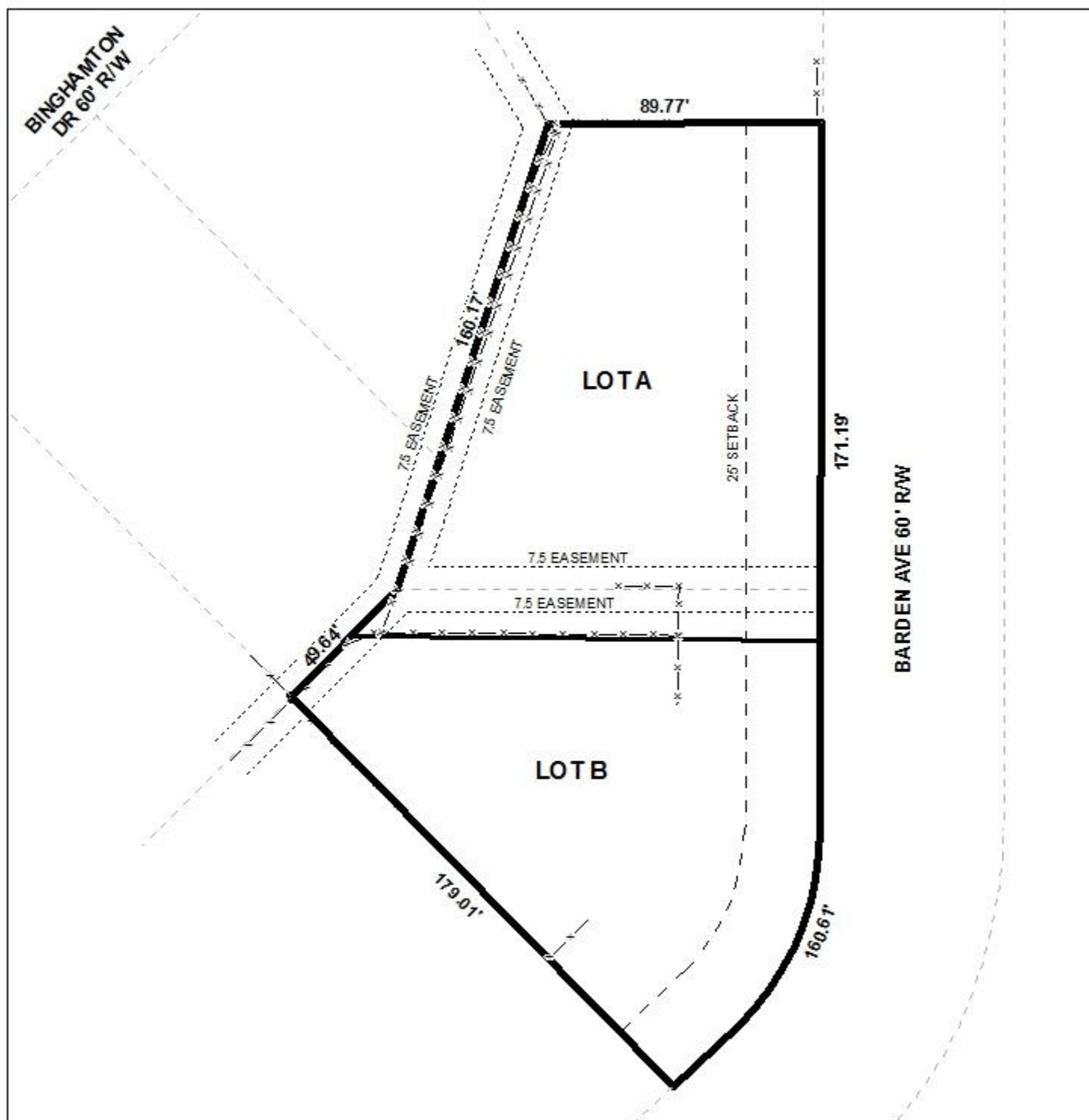
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RESUBDIVISION OF LOTS 17 AND 18**



APPLICATION NUMBER 16 DATE January 15, 2015



DETAIL SITE PLAN



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APPLICANT Suburban Heights Subdivision, Unit 2, Resubdivision of Lots 17 and 18
REQUEST Subdivision

