

## **BATES PLACE 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: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code, as appropriate. All projects within the Mobile County Fire Jurisdiction must comply with the 2006 International Fire Code, as adopted.

The plat illustrates the proposed 6 lot, 30.2  $\pm$  acre subdivision which is located on the West side of Tanner Williams Road, 6/10 mile  $\pm$  South of Tanner Williams Road West, extending to the East side of Dykes Road North, 1/2 mile  $\pm$  South of Tanner Williams Road. The applicant states that the subdivision is served by public water and individual septic systems. The site currently contains a single-family residence, and appears to also be used for agricultural crops.

The site has frontage onto two roads: Tanner Williams Road and Dykes Road North. Dykes Road North is a minor street with a right-of-way (according to the submitted plat) of 80-feet. GIS data and 2006 aerial photos indicate a right-of-way of 50 feet, and that the road is unpaved. Roads lacking curb-and-gutter should have a minimum right-of-way width of 60-feet, thus sufficient right-of-way to provide 30-feet from centerline of Dykes Road North should be provided, where the total right-of-way is less than 60-feet in width. Tanner Williams Road is a proposed major street, according to the Major Street Plan component of the Comprehensive Plan, and as such should have a right-of-way of 100 feet: no width is indicated on the plat, however the GIS data shows the right-of-way to be 80 feet. Sufficient right-of-way to provide 50-feet from centerline should be provided along Tanner Williams Road.

Five of the proposed six lots will be flag-lots. The site, which recently came into the City's Planning Jurisdiction due to recent annexations, is near other sites which include recorded flag-lots as well as flag-shaped tax parcels. While the construction of a street into the site would be desirable, a precedent exists in the vicinity to support flag-lots. Furthermore, a 100-foot wide powerline easement crosses the property, constraining how the property can be developed.

It should be pointed out that the Subdivision of land to provide lots fronting an unimproved road is not allowed. Should the Planning Commission approve the application, it should be with the condition that no future subdivision of proposed lots 1, 2, 5 and 6 be allowed until Dykes Road North is paved to Mobile County standards. Furthermore, no further subdivision of proposed flag-lots 2-6 should be allowed until additional frontage on a public street is provided.

The frontage of the site onto Tanner Williams Road was provided by a recent deeding of land that occurred after the Planning Jurisdiction expansion, and that did not go through the Subdivision process. The small parcel of land has historically been the point of access to Tanner Williams Road for the existing house on the site, with the access based upon an unwritten agreement between the two property owners. The applicant has attempted to contact the seller of the parcel regarding participation in the Subdivision application, however, no reply had been received by the time of application to the Planning Commission.

Due to the limited width of several of the proposed lots and the presence of a proposed major street, access management is a concern. Proposed lots 1 through 4 should be limited to one (1) curb-cut each, while proposed lots 5 and 6 should be limited to one (1) shared curb-cut, with the size, design and location of all curb-cuts to be approved by Mobile County Engineering and comply with AASHTO standards.

This site is located in Mobile County, thus 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.

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.

Finally, 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 permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

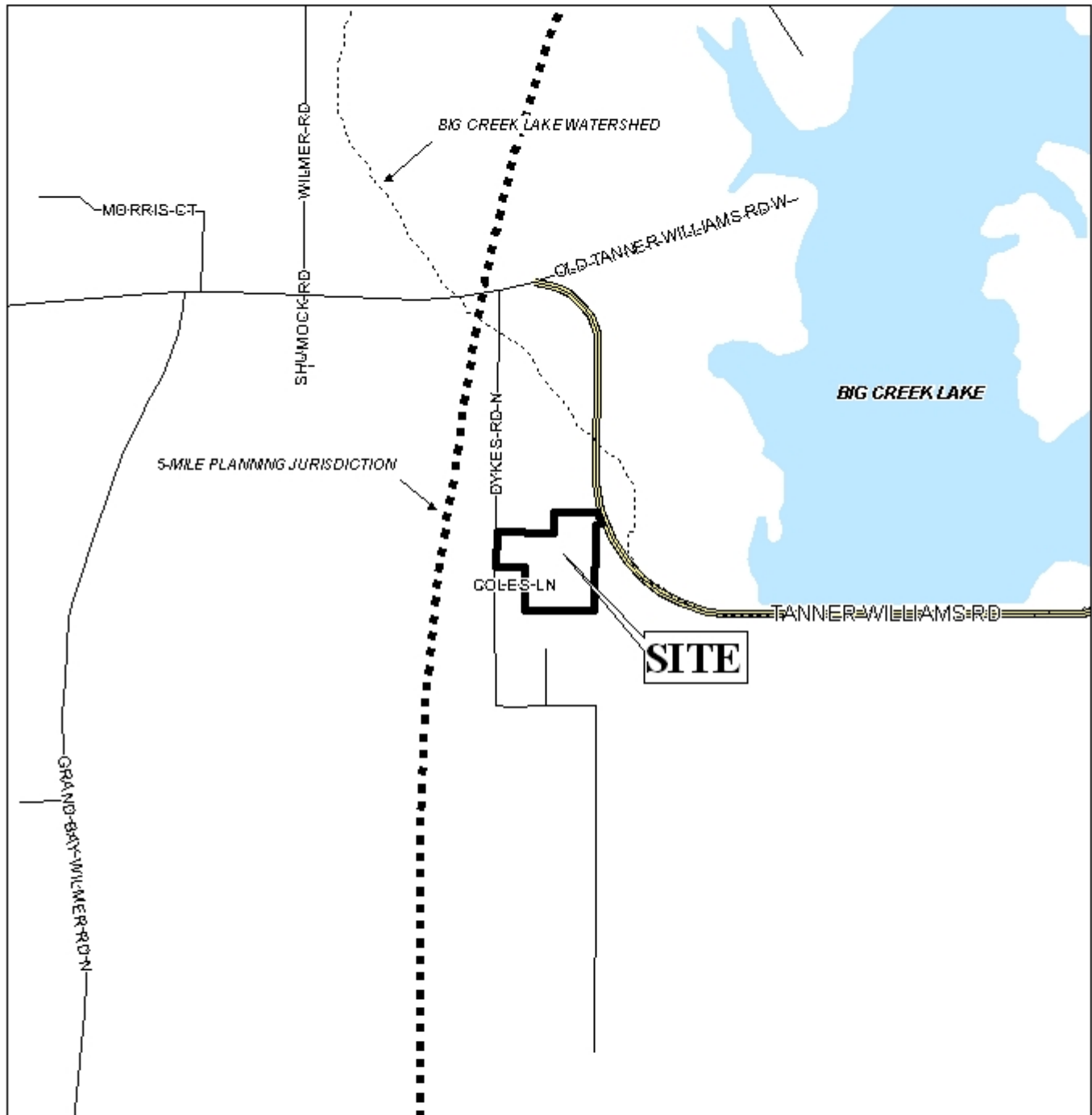
Based upon the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Dedication of right-of-way along Tanner Williams Road to provide 50-feet, as measured from the centerline;
- 2) Dedication of right-of-way along Dykes Road North to provide 30-feet, as measured from the centerline;
- 3) Placement of a note on the final plat stating that no additional subdivision of lots 1,2,5 and 6 is allowed until Dykes Road North is paved to Mobile County standards;
- 4) Placement of a note on the final plat stating that no additional subdivision of lots 2-6 is allowed until additional frontage on a paved public street (via road construction onto the site) is provided;
- 5) Placement of a note on the final plat stating that lots 1-4 are limited to one (1) curb-cut each, and that lots 5 and 6 are limited to one (1) shared curb-cut, with the size, design and

location to be approved by Mobile County Engineering Department and comply with AASHTO standards;

- 6) Placement of a note 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 permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 7) 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; and
- 8) Placement of a note on the final plat, as depicted on the preliminary 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



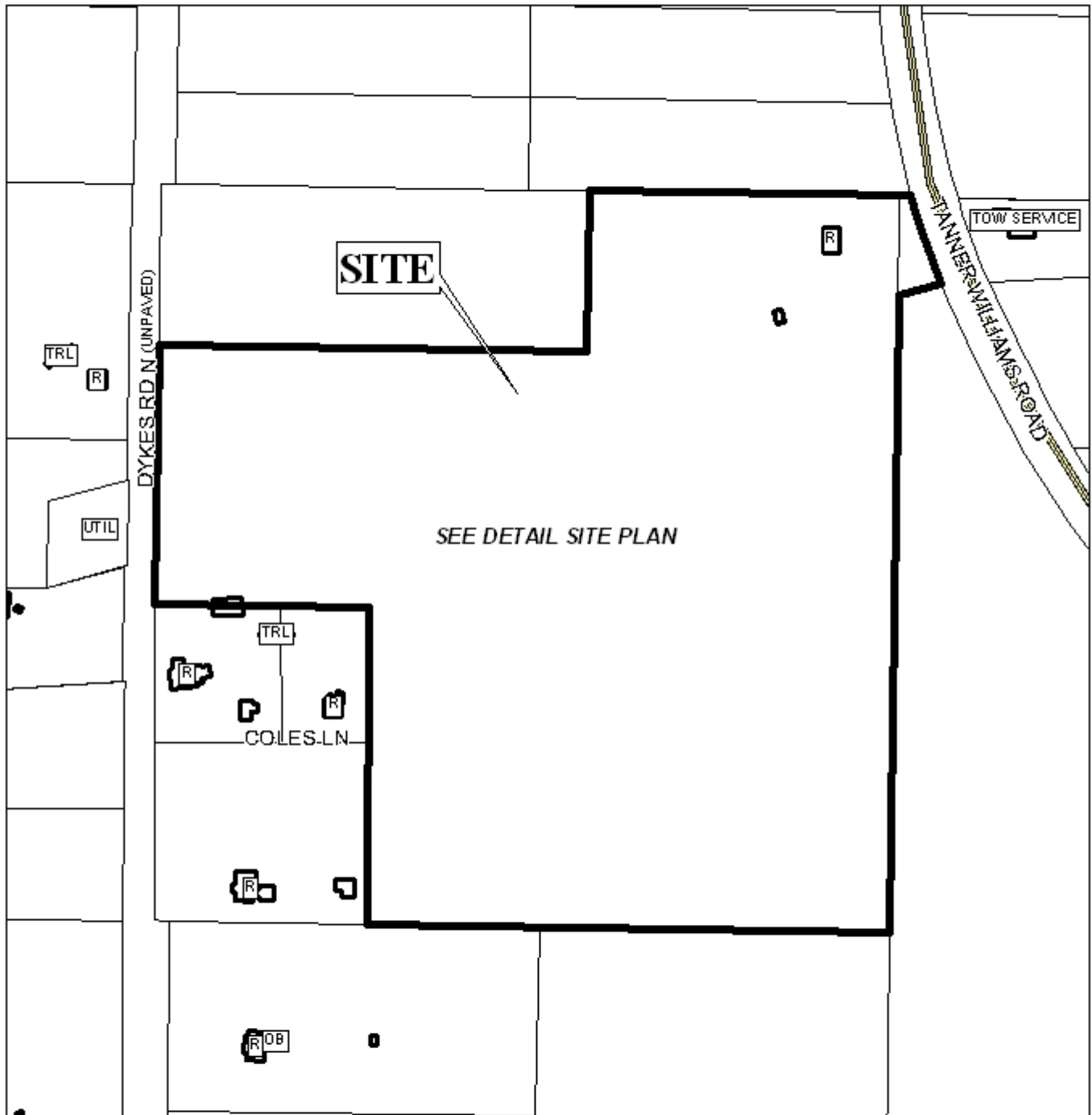
APPLICATION NUMBER 18 DATE September 4, 2008

APPLICANT Bates Place Subdivision

REQUEST Subdivision



# BATES PLACE SUBDIVISION



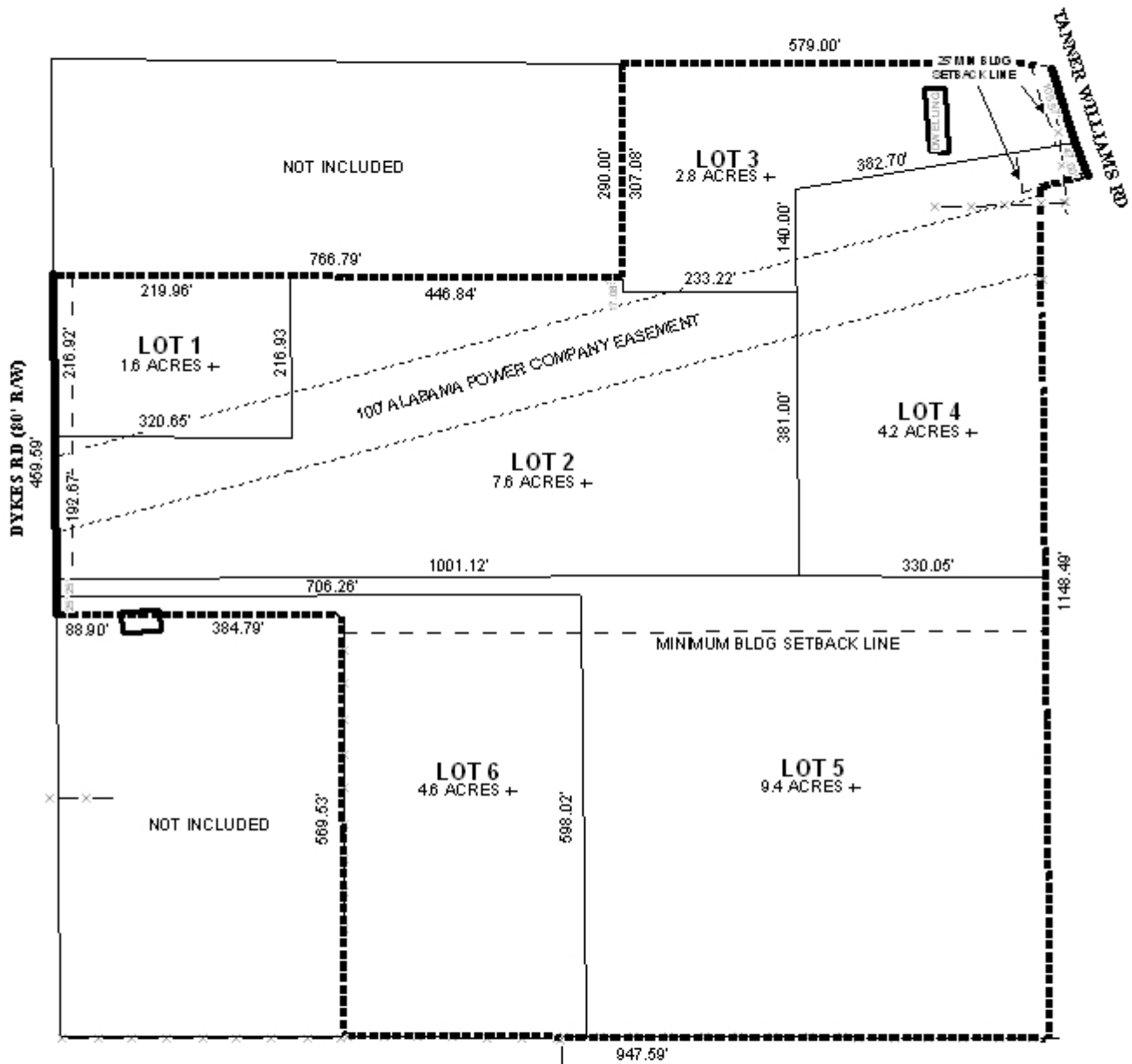
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LEGEND

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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# DETAIL SITE PLAN

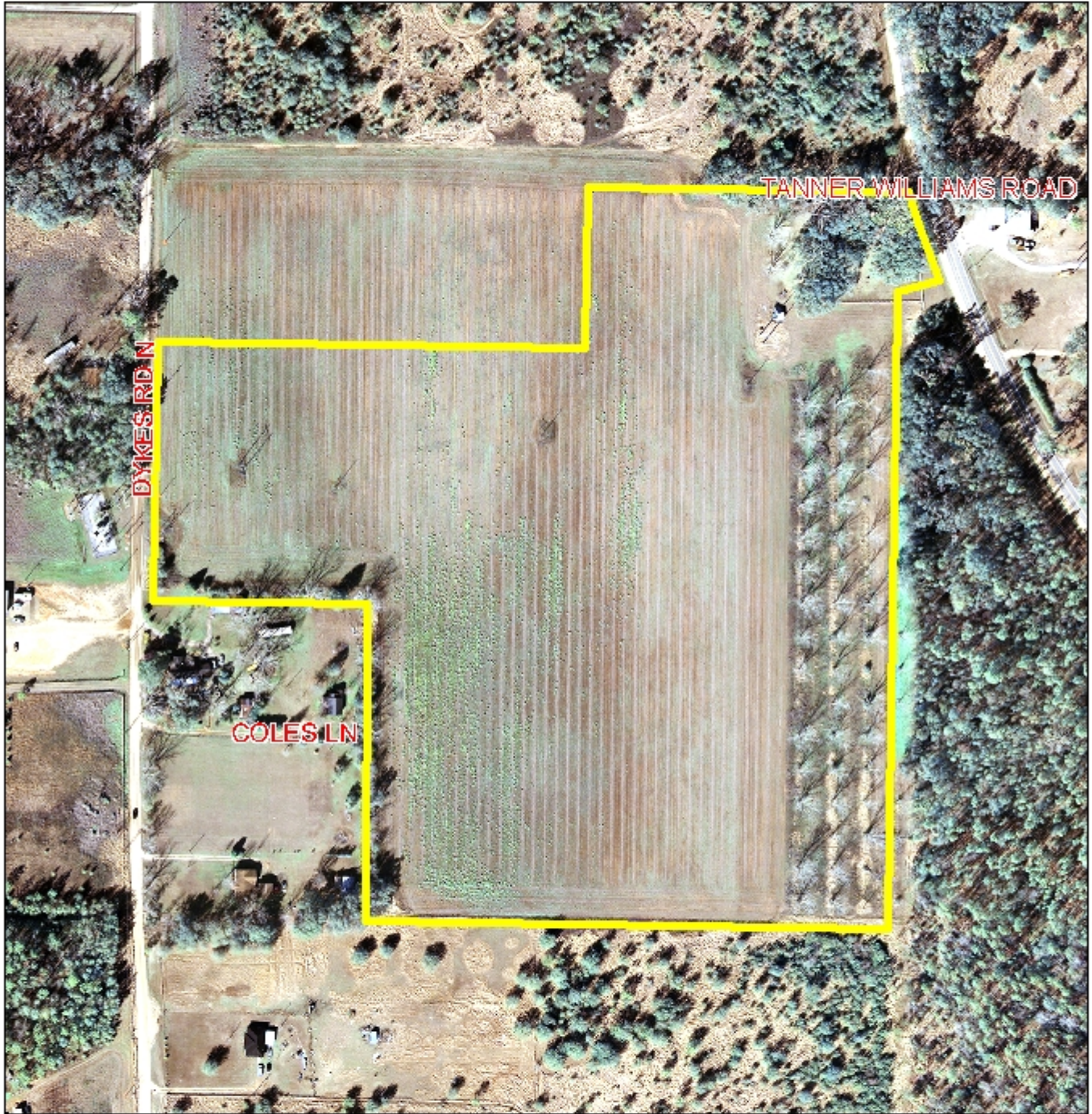


APPLICATION NUMBER 18 DATE September 4, 2008  
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