

## **GULF CREEK SUBDIVISION, RESUBDIVISION OF** **LOT 15**

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: MAWSS has water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering.

The plat illustrates the proposed 2-lot, 1.16± acre subdivision which is located at 5636 Gulf Creek Circle (West terminus of Gulf Creek Circle), and is located in the County. The applicant states that the subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide two existing parcels into 2 legal lots of record. The subdivision as proposed, will create a flag lot which will provide frontage onto a public street for an existing land-locked developed parcel.

The site is located on Gulf Creek Circle which is a minor street without curb and gutter. As a minor street, there should be a 60' right-of-way. The plat depicts the right-of-way for Gulf Creek Circle as 50' this should be revised to illustrate dedications to provide 30' from the centerline of Gulf Creek Circle.

As a mean of access management, a note should be placed on the Final Plat limiting each lot to one existing curb cut to Gulf Creek Circle, with the size, design, and location of the curb cut to be approved by Mobile County Engineering and conform to AASHTO 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 lot sizes are labeled in square feet and acres on the preliminary plat. This information should be retained on the Final Plat, if approved.

The proposed Lot B does not meet the standards for width-to-depth ratio. Section V.D.3. of the Subdivision Regulations states that lot depth should not exceed 3.5 times the width of the lot at the building setback. It appears that there are several parcels in the area that are similar in shape and size that are legal lots of record, therefore waiver of Section V.D.3. of the Subdivision Regulations would be appropriate.

A 25' minimum building setback line is indicated on the preliminary plat and should also be illustrated on the Final Plat.

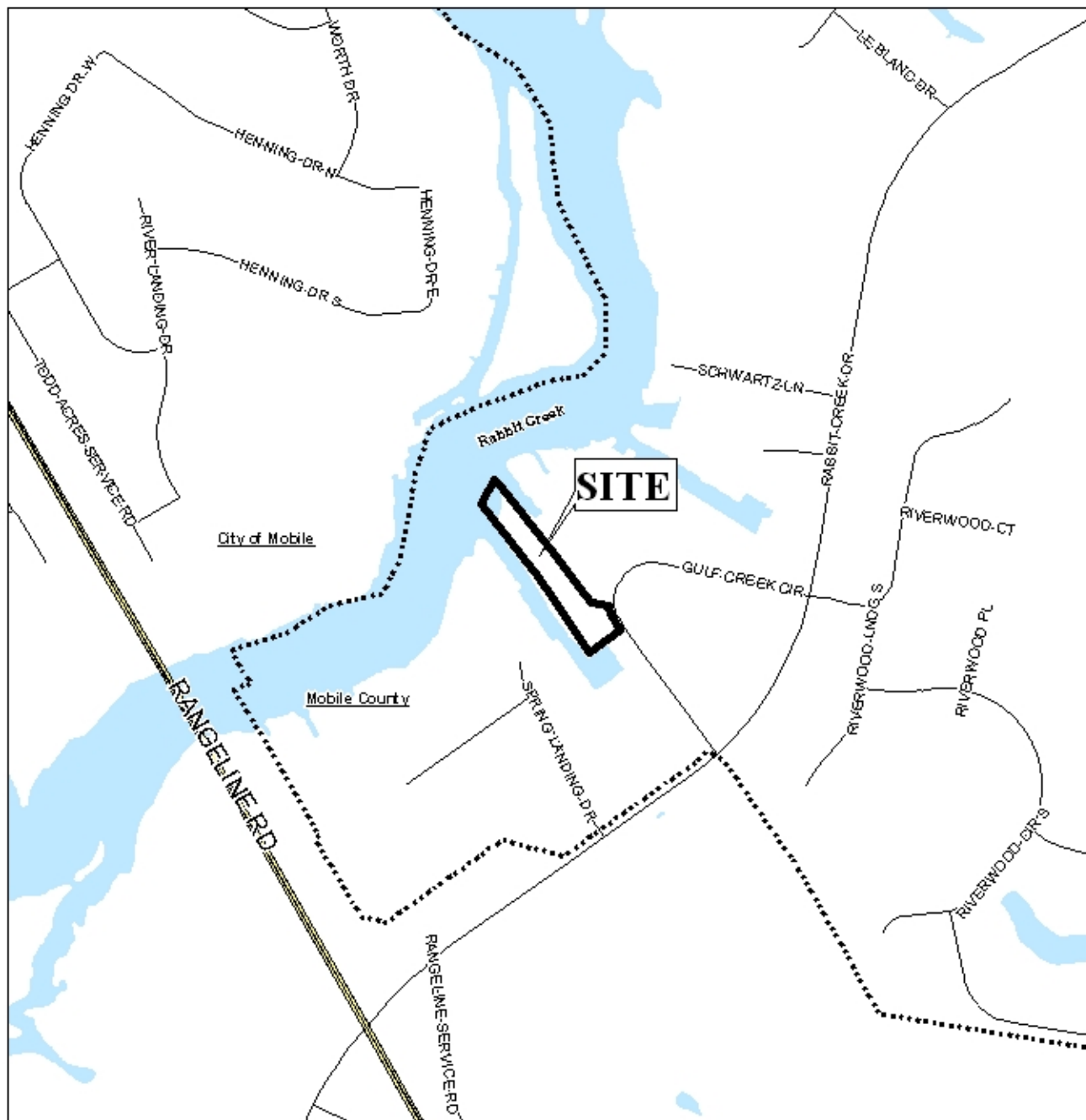
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations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

Based upon the preceding, the application is recommended for tentative approval, with a waiver of Section V.D.3. of the Subdivision Regulations, subject to the following conditions:

- 1) retention of lot area size in square feet, on the Final Plat;
- 2) placement of a note on the Final Plat stating that each lot is limited to the existing curb- cuts to Gulf Creek Circle with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) compliance with Engineering comments: "any proposed development on this site must comply with all storm water and flood control ordinances of The City of Mobile. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area, AE (el 12). You will need to show and label the all flood hazard area(s) and show a minimum FFE for all proposed structures on your plat. complete set of construction plans for any proposed site work (including any grading, drainage, paving, utility lines, or stormwater detention systems) will need to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work;"

- 4) 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;
- 5) Retention of a 25' minimum set back line after dedication and;
- 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.

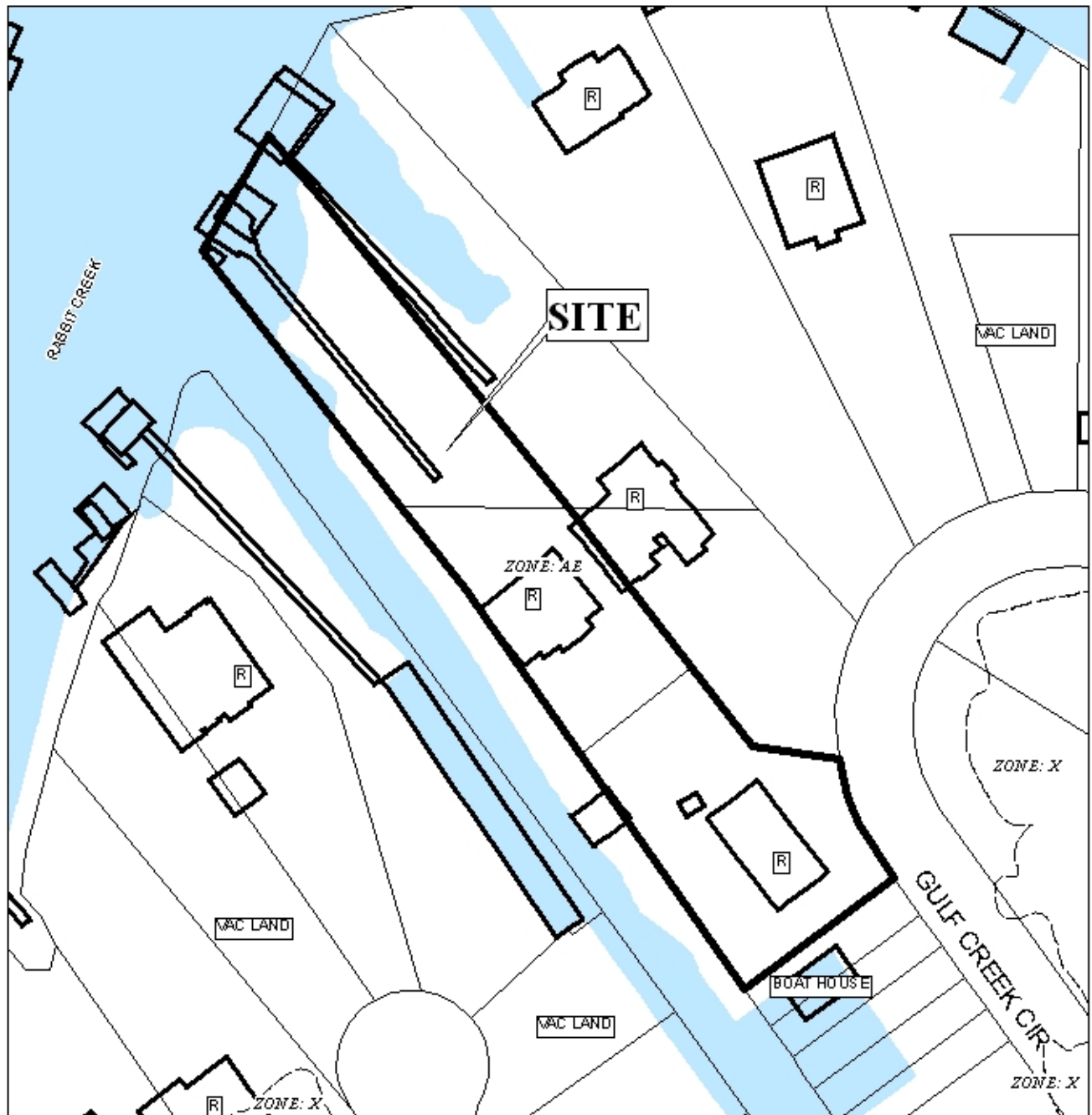
## LOCATOR MAP



APPLICATION NUMBER 21 DATE February 7, 2013  
APPLICANT Gulf Creek Subdivision, Resubdivision of Lot 15  
REQUEST Subdivision



# GULF CREEK SUBDIVISION, RESUBDIVISION OF LOT 15



APPLICATION NUMBER 21 DATE February 7, 2013

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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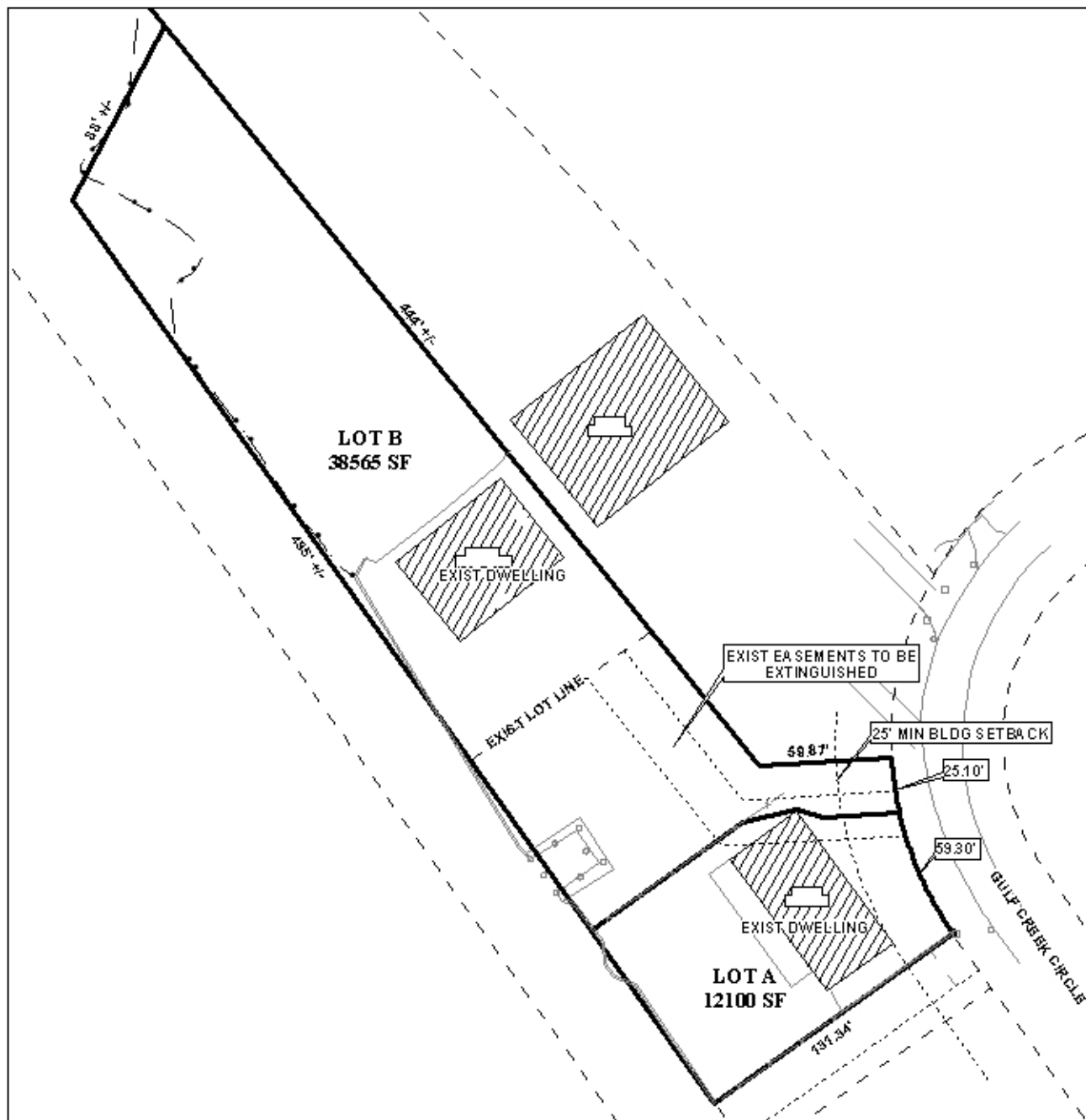
**GULF CREEK SUBDIVISION, RESUBDIVISION OF LOT 15**



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## DETAIL SITE PLAN



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