

GREEN BRIAR 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.

Mobile Area Water and Sewer Systems Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for **additional** sewer service has not been applied for. MAWSS cannot guarantee **additional** sewer service until a Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 9.0± acre, 2 lot subdivision, which is located on the East side of Bay Road, 450'+ South of Bay Road North – within the planning jurisdiction. The applicant states that the site is served by public water and sewer.

The purpose of this application is to create two legal lots of record from two metes and bounds parcels.

The site fronts Bay Road, a minor street with sufficient right-of-way; no dedication is required.

Proposed Lot A has approximately 380' of frontage on Bay Road and, if approved, should be limited to two curb cuts. Proposed Lot B will be a flag lot with only 25-feet of frontage on Bay Road. Adjacent to the South is a legal flag shaped parcel; thus, a waiver of Section V.D.1. of Subdivision Regulations would be appropriate. However, the gravel drive contained in the “pole” of Lot B appears to also provide access to Parcel #R023901010001015, and if approved as proposed, this parcel will become landlocked. While it may be considered a legal parcel, since it appears to have been created prior to 1984 when the county began enforcement of the City of Mobile’s Subdivision Regulations, it should still be included in the subdivision process; or the applicant must record a joint access agreement with probate court guaranteeing the parcel access to the private drive prior to signing the final plat.

The site is bounded to the East by Mobile Bay, and as illustrated on the plat, wetlands exist on a portion of the site. The presence of wetlands indicates that the area may be environmentally sensitive; therefore, if approved, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

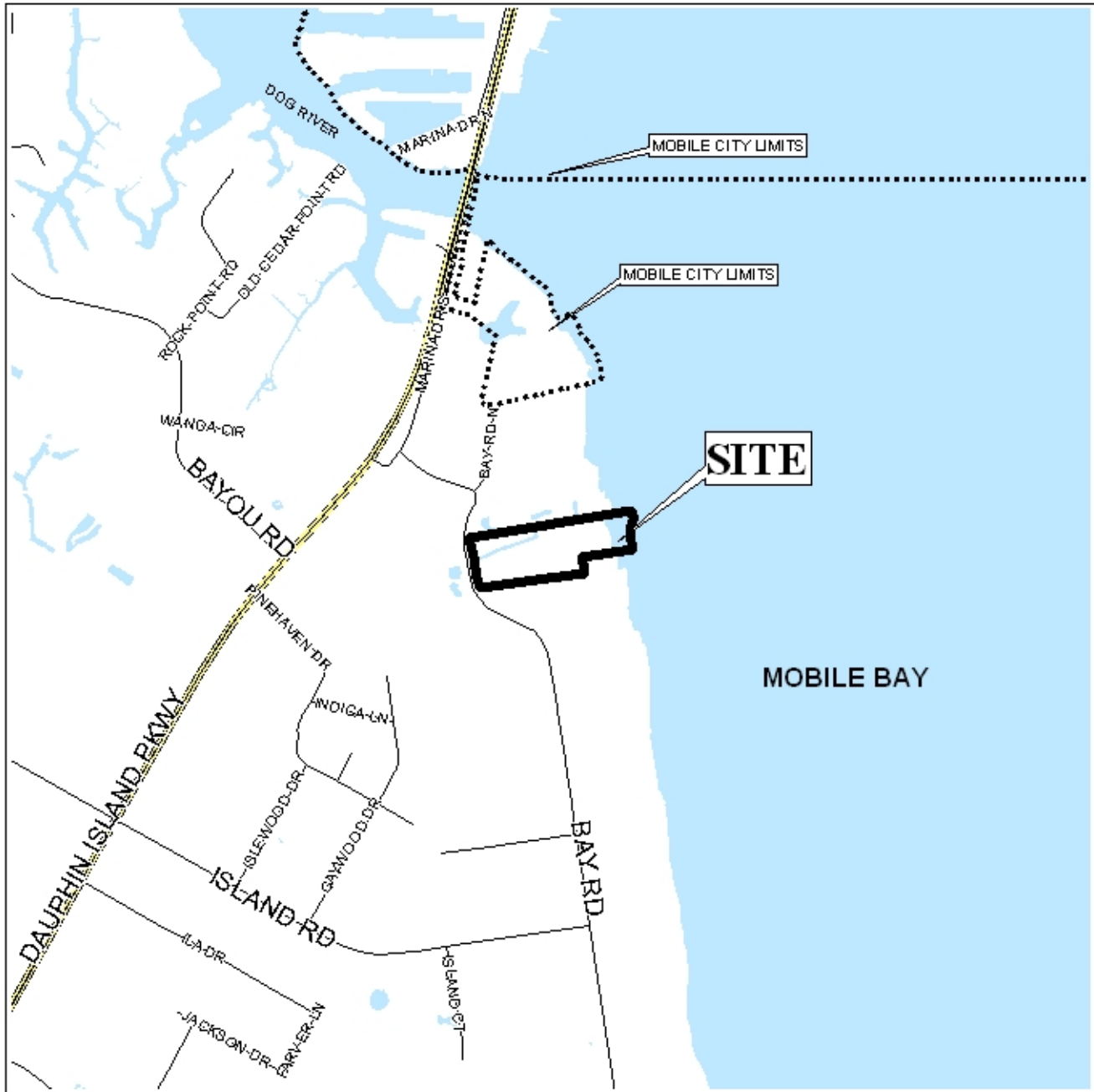
The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations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

The site is located in the county. Therefore, if approved, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. If approved, a letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

Based on the preceding, it is recommended that this application be held over to allow the applicant to either include Parcel #R023901010001015 in the subdivision process or provide documentation of a joint access agreement guaranteeing the parcel access to the private drive.

LOCATOR MAP



APPLICATION NUMBER 26 DATE March 6, 2008

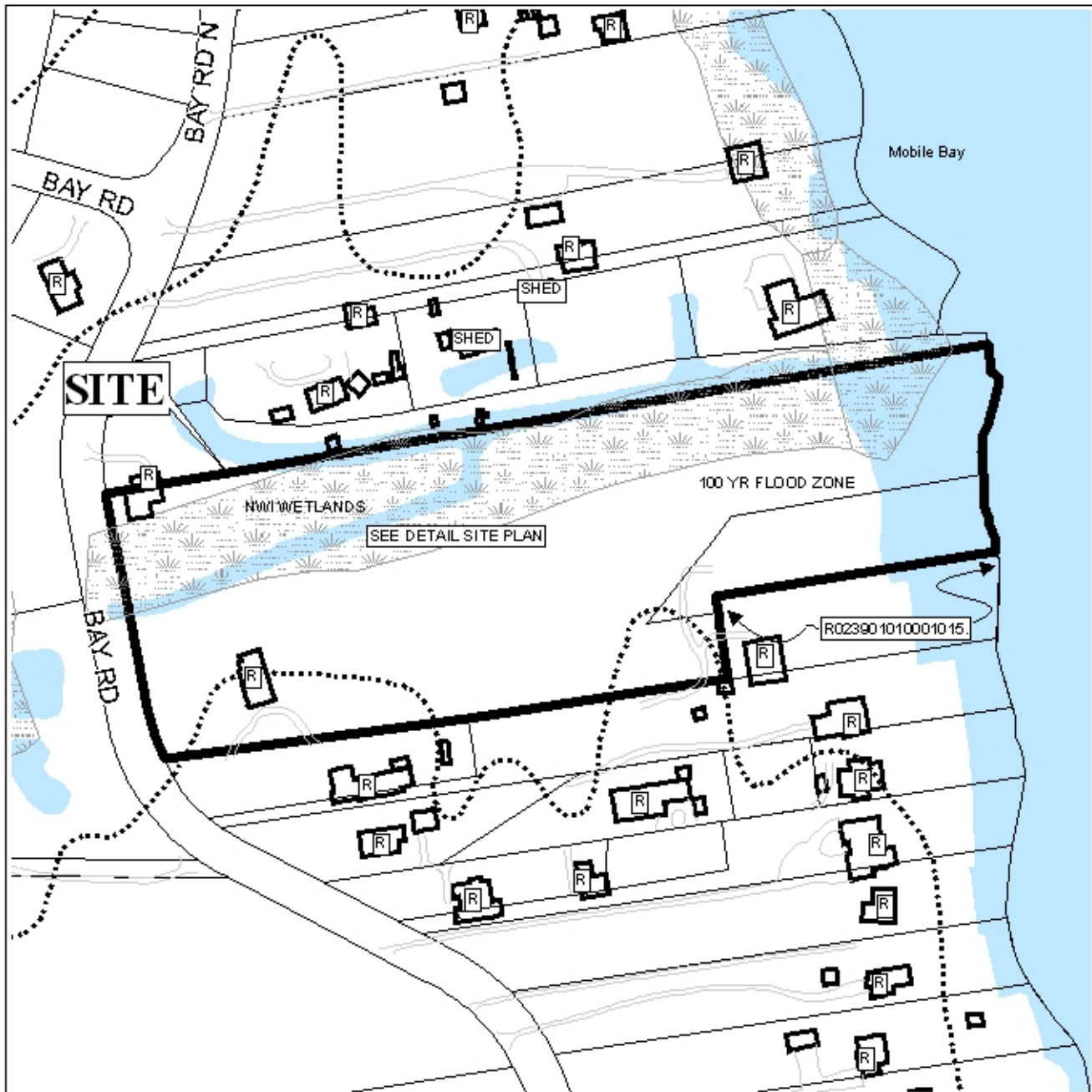
APPLICANT Green Briar Subdivision

REQUEST Subdivision

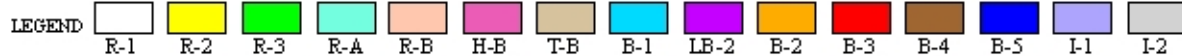


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GREEN BRIAR SUBDIVISION

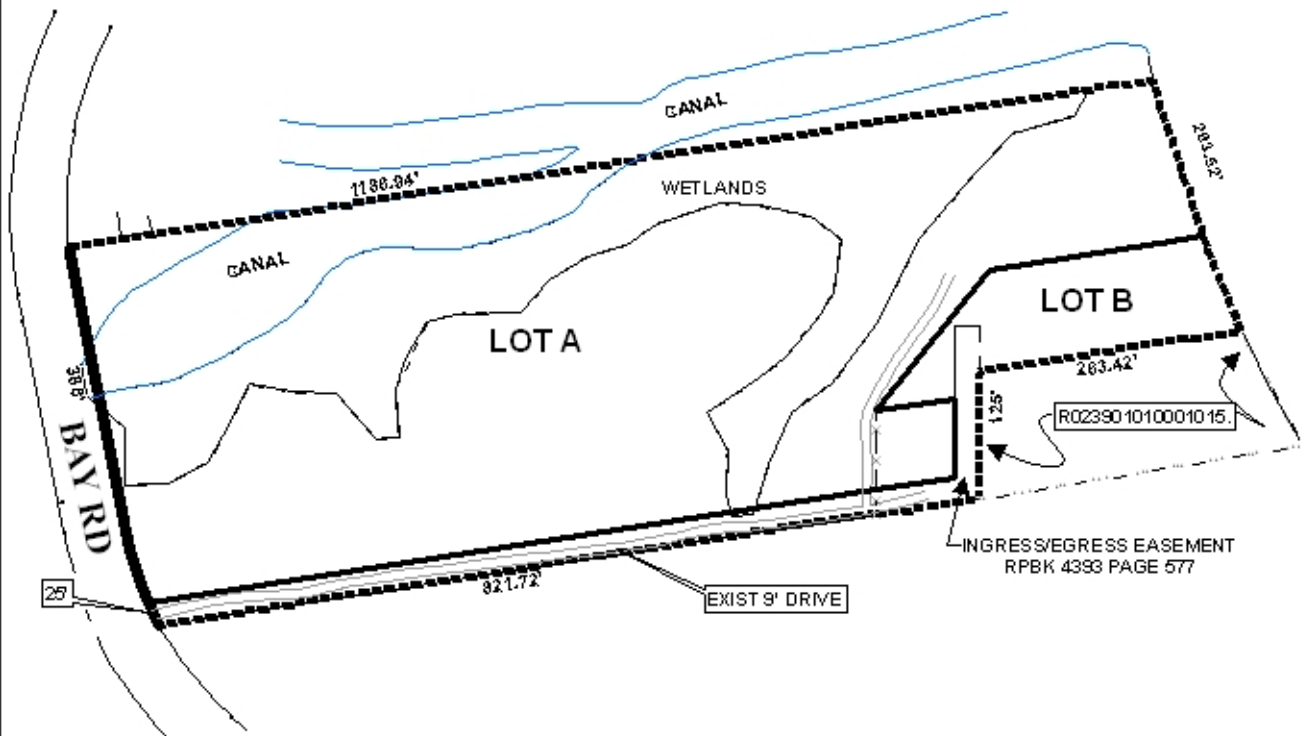


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DETAIL SITE PLAN



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APPLICANT Green Briar Subdivision
REQUEST Subdivision



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