

## MCTAYLOR SUBDIVISION

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 2 lot, 1.9 ± acre subdivision which is located on the West side of Dawes Road, 570' + North of Augusta Drive. The applicant states that the subdivision is served by public water and individual septic systems.

The purpose of this application is to resubdivide two parcels, one of which is land-locked, into two lots. It appears that the land-locked parcel was created after 1984, but without going through the Subdivision process, and it should also be pointed out that there appear to be other “child” parcels created from the same “parent” parcel after 1984, again without the benefit of the Subdivision process.

The plat is recommended for Holdover until the February 1, 2007 meeting, with revisions due by January 8, 2007, so that the following can be addressed: 1) provision of documentation to show that parcel R022707350000010.003. was created prior to 1984, or inclusion of the parent parcel and subsequent divisions that occurred after 1984 as part of the Subdivision application, with additional labels and postage as necessary.

### ***Revised for the January 18<sup>th</sup> meeting:***

*The applicant submitted revised information regarding the application. The information provided does not clarify the parcel creation issues identified by staff. However, further research by staff indicates that the owner of the parent parcel may have sold off other parcels, such as those composing parts of the Augusta and Woodberry Forest subdivisions to the North, without going through the proper subdivision process. It should be noted that the 5 acre ± parcel North of proposed Lot 2, what appears to be the “parent” parcel R022707350000010., is land-locked.*

*Regarding the proposed flag lot, there do not appear to be any Planning Commission approved flag lots in the general vicinity, however, there is one recently approved flag lot approximately 3,800 feet to the Northeast, on Dawes Road. There are several flag-shaped parcels in the vicinity. Approval of the flag lot will require a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations. It is also recommended that if approved, a note should be placed on the plat stating that future subdivision of Lot 2 is denied until additional frontage on a public road is provided.*

*Dawes Road is a proposed major street and thus should have a right-of-way width of 100 feet. The depicted 25-foot minimum building setback line should be adjusted to reflect the future right-of-way width for Dawes Road. Furthermore, as Dawes Road is a major street, access management is a concern. Each lot should be limited to one curb-cut, with the size, design and location to be approved by the Mobile County Engineering Department.*

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

*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.*

*Finally, there is an error in the legal description. Specifically, the depicted bearing and distance of S 89d23'13" W - 293.20 feet is not included in the written legal description. This error should be corrected on the final plat, if approved.*

*With a waiver of Sections V.D.1. and V.D.3., this plat is recommended for Tentative Approval, subject to the following conditions: 1) placement of a note on the final plat stating that future subdivision of Lot 2 not allowed until additional frontage on a public street is provided; 2) adjustment of the 25-foot minimum building setback line to reflect a future right-of-way width of 100 feet for Dawes Road; 3) placement of a note on the final plat stating that each lot is limited to one curb-cut onto Dawes Road, with the size, design and location to be approved by the Mobile County Engineering Department; 4) placement of a note on the plat stating that a letter from a licensed engineer certifying compliance with the City of Mobile's stormwater and flood control ordinances must be provided to the Mobile County Engineering Department and the Planning Section of Urban Development prior to the issuance of permits; 5) labeling of each lot with its size in square feet, or provision of a table on the plat with the same information; 6) correction of the written legal description; and 7) 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 Holdover DATE January 18, 2007

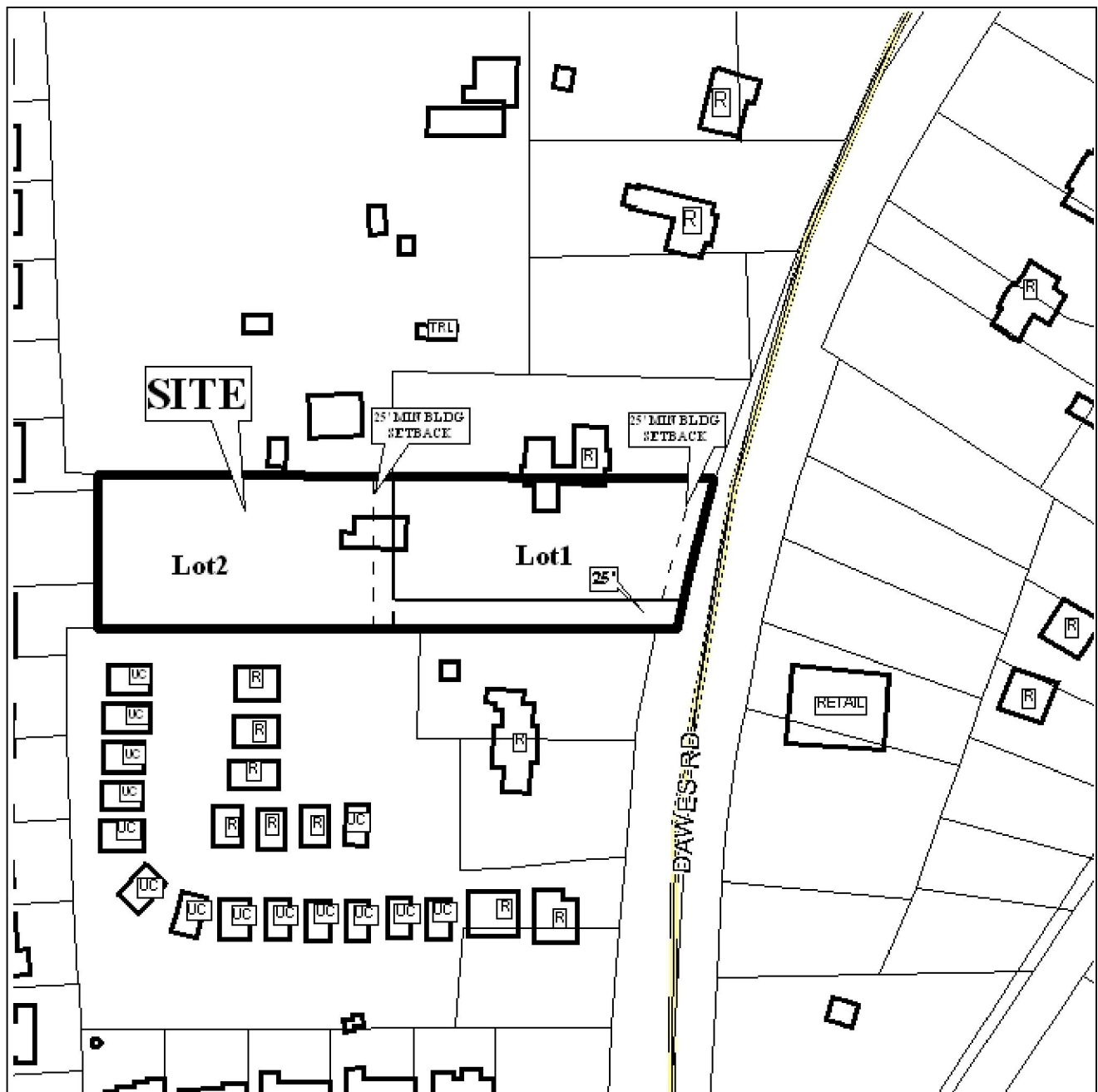
APPLICANT McTaylor Subdivision

REQUEST Subdivision



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# MCTAYLOR SUBDIVISION



APPLICATION NUMBER Holdover DATE January 18, 2007

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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