

WILD WOOD BEACH 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 **NO** water or sewer services available.

The plat illustrates the proposed $9.2\pm$ acre, 5 lot subdivision, which is located on the North side of Lawrence Steiner Road at the North terminus of Lawrence Steiner Road East – within the planning jurisdiction. The applicant states that the site is served by individual wells and septic systems.

The purpose of this application is to create five lots of record from three metes and bounds parcels. However, there are several issues with this application. First, it appears that the proposed subdivision is including a portion of Parcel #R023904020006002. If so, this parcel should be included in the subdivision process in its entirety. Second, the proposed subdivision appears to contain more parcels than specified on the application, which will require additional postage and fees. Third, two of the subject parcels (R023904020003021.003 & R023904020006001) appear to have been created in 2004 without being properly subdivided; thus, the entirety of the parent parcels should also be included in the subdivision process. Finally, there appear to be discrepancies, with both the layout of the existing parcels and within the legal description.

The site is bounded to the East by Mobile Bay. To the West, the proposed subdivision fronts Dauphin Island Parkway, with 80' of right-of-way. Dauphin Island Parkway is not a major street at this location; thus, it exceeds the minimum right-of-way requirement. To the South, the proposed subdivision fronts Lawrence Steiner Road, a minor street with 50' of right-of-way. The Subdivision Regulations require minor streets without curb and gutter to have a minimum 60' of right-of-way. The plat should be revised to provide a minimum 30' from the center line of Lawrence Steiner Road.

The applicant is proposing a five-lot family subdivision, with all lots being flag lots with frontage on Lawrence Steiner Road. Lots 1 - 4 will each have approximately 45' of frontage, while Lot 5 will have 25' of frontage. As unusual shapes and depths of lots are typical near Mobile Bay, a waiver of Sections V.D.1. and V.D.3 of the Subdivision Regulations may be appropriate. However if approved, a note should be placed on the final plat stating that no future subdivisions will be allowed until additional adequate frontage on a public street is provided. Furthermore, as a means of access management, a note should be placed on the final plat stating that the entire site is limited to two curb cuts to Lawrence Steiner Road, which will be shared by the five lots, and the existing curb cut to Dauphin Island Parkway, with the sizes, locations, and designs to be approved by County Engineering and conform to AASHTO standards.

A common area, also flag shaped and containing an existing dirt driveway, is illustrated on the plat with 25' of frontage on Dauphin Island Parkway. If approved, a note should be placed on the final plat stating that the maintenance of all common area(s) is the responsibility of the property owners.

Three ingress, egress, and utility easements are illustrated on the plat. If approved, a note should be placed on the final plat stating that no construction will be allowed within these easements.

The lots appear to meet the minimum size requirement for developments with individual wells and septic tanks (40,000 square feet per state code). However, if approved, it is requested that the applicant revise the preliminary plat to label the lots with their sizes in square feet, or provide a table on the plat with the same information.

Furthermore, the minimum building setback lines, along street frontages, are not illustrated on the plat. If approved, the plat should be revised to depict 25' minimum building setback lines from Dauphin Island Parkway and Lawrence Steiner Road. Since the subdivision consists of flag lots, the setback lines should be from where the "poles" meet the "flag" portions of each lot.

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 submit the following:

- 1) revised plat and legal description to accurately illustrate the subject area;
- 2) revised plat to account for all parcels involved in the subdivision process, including the entirety of parcels R023904020003021.003 & R023904020006001; and
- 3) any necessary additional postage and fees.

Revised for the April 17th meeting:

This application was held over at the March 20th meeting to allow the applicant to submit a revised plat and legal description to accurately depict the subject area, including the entirety of Parcel #'s R023904020003021.003 & R023904020006001.

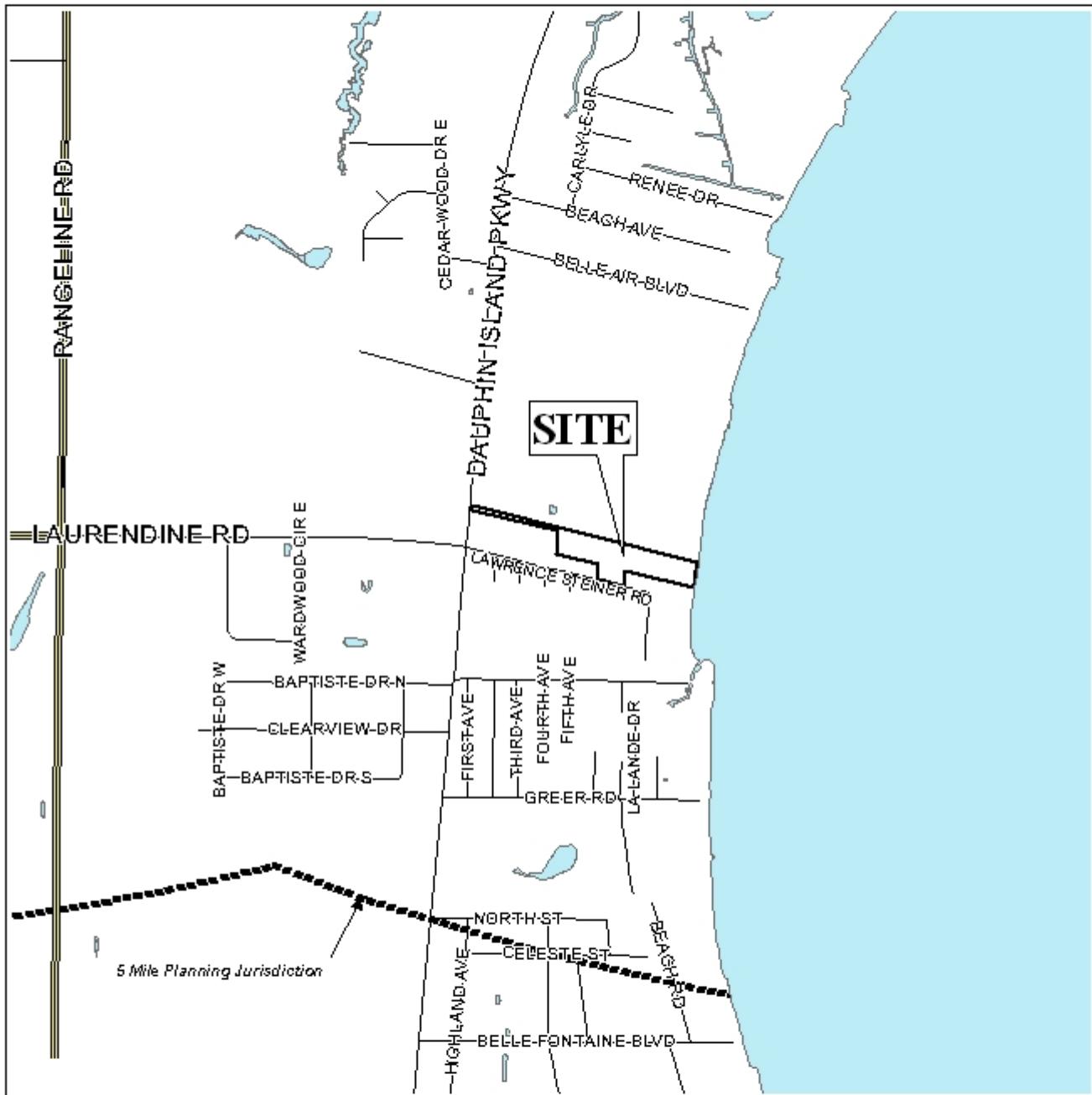
The applicant submitted the required information. With regard to Parcel #'s R023904020003021.003 & R023904020006001, the applicant submitted a letter from the owner of these properties stating that they do not wish to be a part of the subdivision process. The applicant also submitted a revised plat addressing lot square footages and setback lines.

The site is bounded to the East by Mobile Bay, and wetlands and floodplains associated with the waterway may occur on a portion of the site. The presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

With a waiver of Sections V.D.1. and V.D.3 of the Subdivision Regulations, this application is recommended for Tentative Approval subject to the following conditions:

- 1) dedication of a minimum 30' from the centerline of Lawrence Steiner Road;
- 2) placement of a note on the final plat stating that no future subdivisions of the site will be allowed until additional adequate frontage on a public street is provided;
- 3) placement of a note stating that the entire site is limited to two curb cuts to Lawrence Steiner Road, which will be shared by the five lots, and the existing curb cut to Dauphin Island Parkway, with the sizes, locations, and designs to be approved by County Engineering and conform to AASHTO standards;
- 4) placement of a note on the final plat stating that the maintenance of all common area(s) is the responsibility of the property owners;
- 5) placement of a note on the final plat stating that no construction will be allowed within the ingress, egress, and utility easements;
- 6) the applicant receive the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities;
- 7) placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 8) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and
- 9) submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.

LOCATOR MAP



APPLICATION NUMBER 9 DATE March 20, 2008

APPLICANT Wild Wood Beach Subdivision

REQUEST Subdivision

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NTS

WILD WOOD BEACH SUBDIVISION

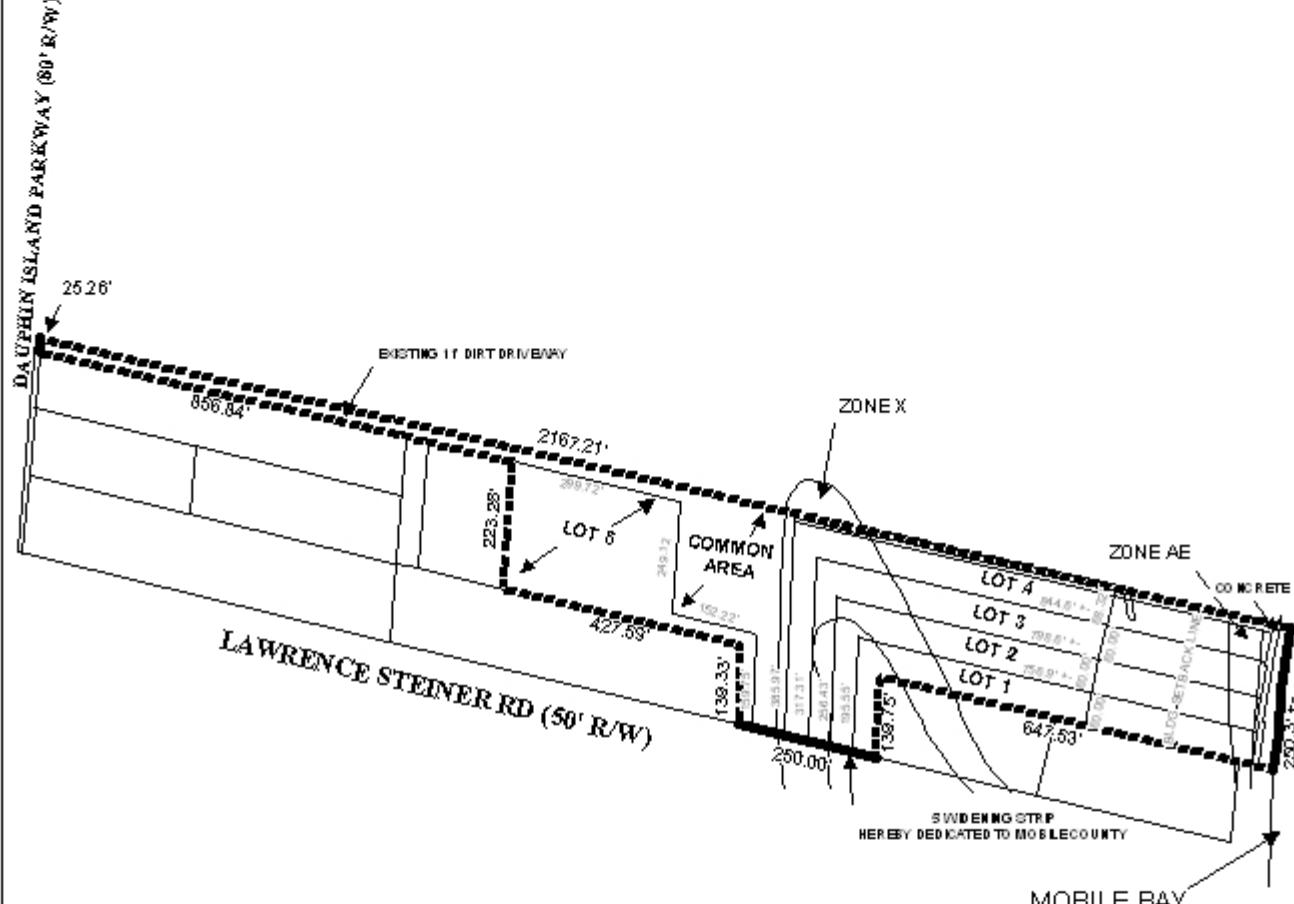


APPLICATION NUMBER 9 DATE March 20, 2008



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 NTS

DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE April 17, 2008

APPLICANT Wild Wood Beach Subdivision

REQUEST Subdivision

