MILLS FAMILY DIVISION 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 2009 International Fire Code, as adopted by the City of Mobile.

MAWSS Comments: MAWSS has no water or sewer services available.

The plat illustrates the proposed 3 lot, 3.2 ± acre subdivision which is located on the East side of Farver Lane at the West terminus of Jackson Drive. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by city water and sanitary sewer.

The purpose of this application is to create two legal lots of record from three existing legal lots and a portion of an existing lot. It appears that the portion of the existing lot was parceled off slightly after coming within the Planning Jurisdiction; therefore, the inclusion of the remainder of Lot 19 will not be required.

The proposed lots have frontage along Farver Lane, a minor street without curb and gutter. The preliminary plat submitted indicates that Farver Lane has a current 50' right-of-way. A 60' right-of-way would normally be required for a street without curb and gutter; however, Lots 1 and 2 are apart of the previously recorded Sherbrook Subdivision with an approved 50' right-of-way. Thus no dedication should be required.

The 25' minimum building setback is shown on the plat, and should be placed on the Final Plat, if approved.

As proposed, Lot 3 will be a "flag" lot which is generally discouraged by Section V.D.1. of the Subdivision Regulations. However, they are permitted in those locations where varied and irregularly-shaped lot designs are common, a family division of property, or if the informality of design is consistent with other lots in the vicinity. The applicant has submitted a letter stating the proposed 3 lots will be a family subdivision, which is an additional criteria regarding flag lot requests. There have been several other flag lots allowed by the Planning Commission on Hollingers Island, and this particular subdivision would be similar to others in the vicinity. A waiver of Sections V.D.1. of the Subdivision Regulations will be required. A note should also be placed on the Final Plat stating that no further resubdivision of Lot 3 will be allowed until additional public street frontage is provided.

As a means of access management, a note should be placed on the Final Plat stating that each lot is limited to one curb cut to Farver Lane, with the size, location and design to be approved by County Engineering and conform to AASHTO standards.

The proposed lots meet the minimum size and frontage requirements as regulated by Section V.D.2. of the Subdivision Regulations.

As on the preliminary plat, the lots should be labeled with the sizes in square feet and acres on the Final Plat, or a table should be furnished providing the same information, if approved.

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. A note regarding this requirement should appear 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 regarding this requirement should appear on the Final Plat.

The site is in Mobile County, however, 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, if approved, 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 any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

It should be noted that the applicant has stated that public water and sanitary sewer is provided; however, comments received from the Mobile Area Water and Sewer System indicate that there is **no** water and sanitary sewer service available at this location. Any proposed lot(s) where there is no public water and sanitary sewer services provided must be a minimum of 40,000 square feet as required by Section V.D.2 of the Subdivision Regulations. Thus Lot 1 and 2 would not meet the minimum size requirements as proposed. This application should be heldover until the October 2nd meeting to allow the discrepancy to be resolved.

RECOMMENDATIONS Based upon the preceding, the application is recommended for Holdover until the October 2, 2014 meeting, with revisions due by September 10, 2014 to address the following:

1. documentation should be provided to indicate if the site is connected to public or private water and sanitary sewer.

Revised for the October 2nd meeting:

This application was heldover from the September 4th meeting to allow the applicant to provide documentation to verify if the proposed site was served by public or private water and sanitary sewer.

The applicant has submitted a letter requesting a one-meeting holdover until October 16th, to allow the submission of a revised plat. The applicant now proposes a 2-lot subdivision in lieu of the original request for 3 lots due to the fact that Section V.D.2. of the Subdivision Regulations requires lots without an approved private water supply nor sanitary sewerage system to be a minimum of 40,000 sf.

The application is recommended for Holdover until the October 16, 2014 meeting, with revisions due by October 6, 2014 to address the following:

1. *documentation should be provided to indicate if the site is connected to public or private water and sanitary sewer; and*
2. *a revised preliminary plat should be submitted reducing the number of lots or increasing the lot sizes to comply with Section V.D.2. of the Subdivision Regulations.*

Revised for the October 16th meeting:

This application was heldover from the October 2nd meeting at the applicants request, to allow for the submittal of a revised preliminary plat. The revised preliminary plat depicts a 2-lot subdivision in lieu of the original request for a 3 lot subdivision.

The revised plat meets the minimum size and frontage requirements as regulated by Section V.D.2. of the Subdivision Regulations.

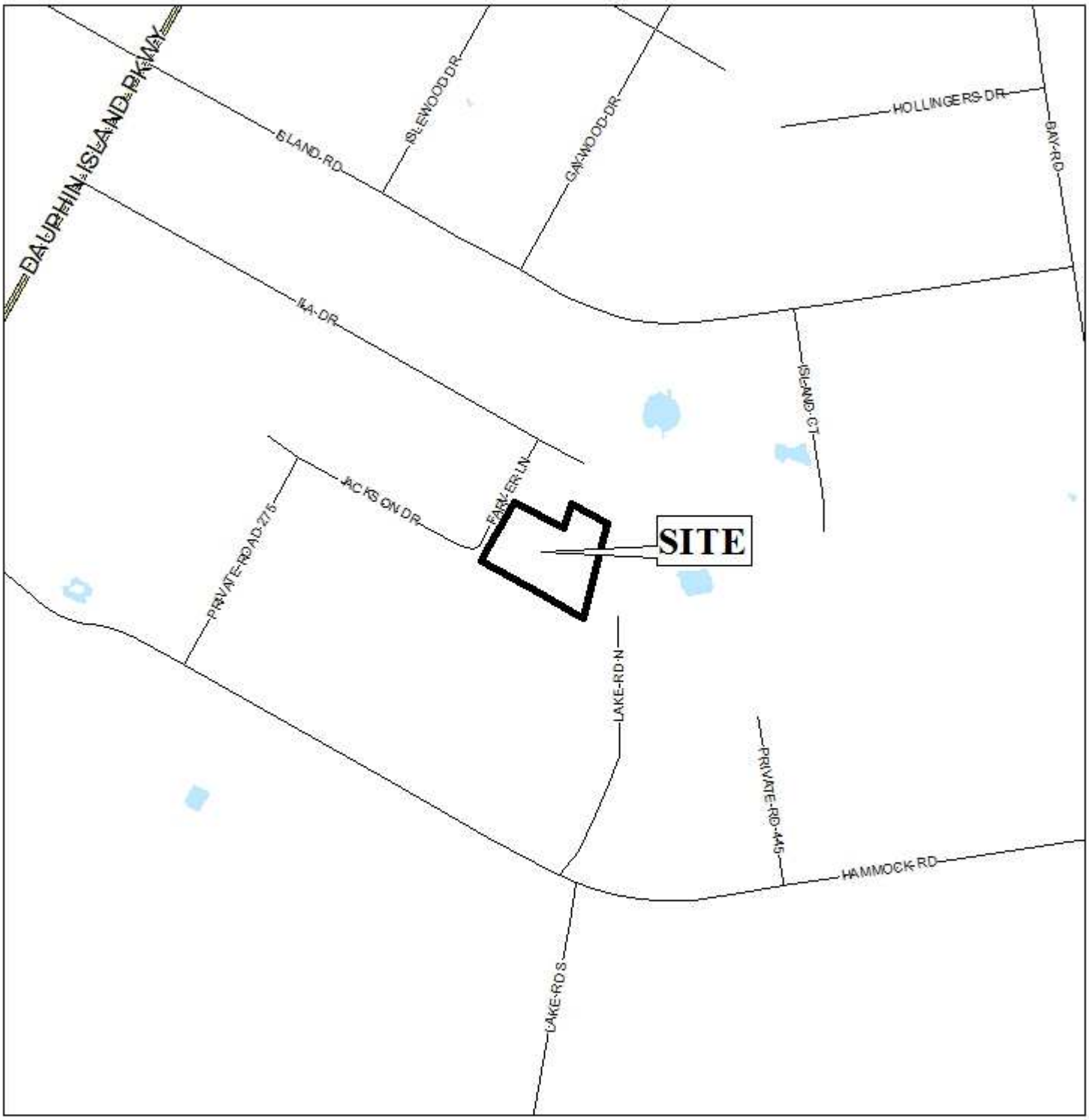
The lot sizes in square feet and acres are labeled on the preliminary plat and should also be indicated on the Final Plat, or a table should be furnished providing the same information, if approved.

With a waiver of Section V.D.1, the proposed plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

1) *retention of the 25' minimum building setback line along Farve Lane on the Final Plat;*
2) *retention of the 25' minimum building setback line where the pole meets the flag on Lot 2 on the Final Plat;*
3) *placement of a note on the Final Plat stating that each lot is limited to one curb-cut to Farver Lane, with the size, design and location to be approved by Mobile County Engineering Department and conform to AASHTO standards;*
4) *retention of the labeling of the lot sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;*

5) *placement of a note on the Final Plat stating that there shall be no future subdivision of Lot 1 or Lot 2 until additional public street frontage is provided;*
6) *placement of a note on the Final Plat stating that there shall be no future subdivision resulting in a lot less than 40,000 square feet unless improvements to water and sewer services are provided to allow a lot size that is compliant with Section V.D.2 of the Subdivision Regulations;*
7) *placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, prior to the issuance of any permits or land disturbance activities;*
8) *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;*
9) *placement of a note on the Final Plat stating that development will be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits. Certification to be submitted to the Planning Section of Urban Development and County Engineering;*
10) *compliance with Fire 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.";* and
11) *compliance with 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."*

LOCATOR MAP



APPLICATION NUMBER 1 DATE October 16, 2014

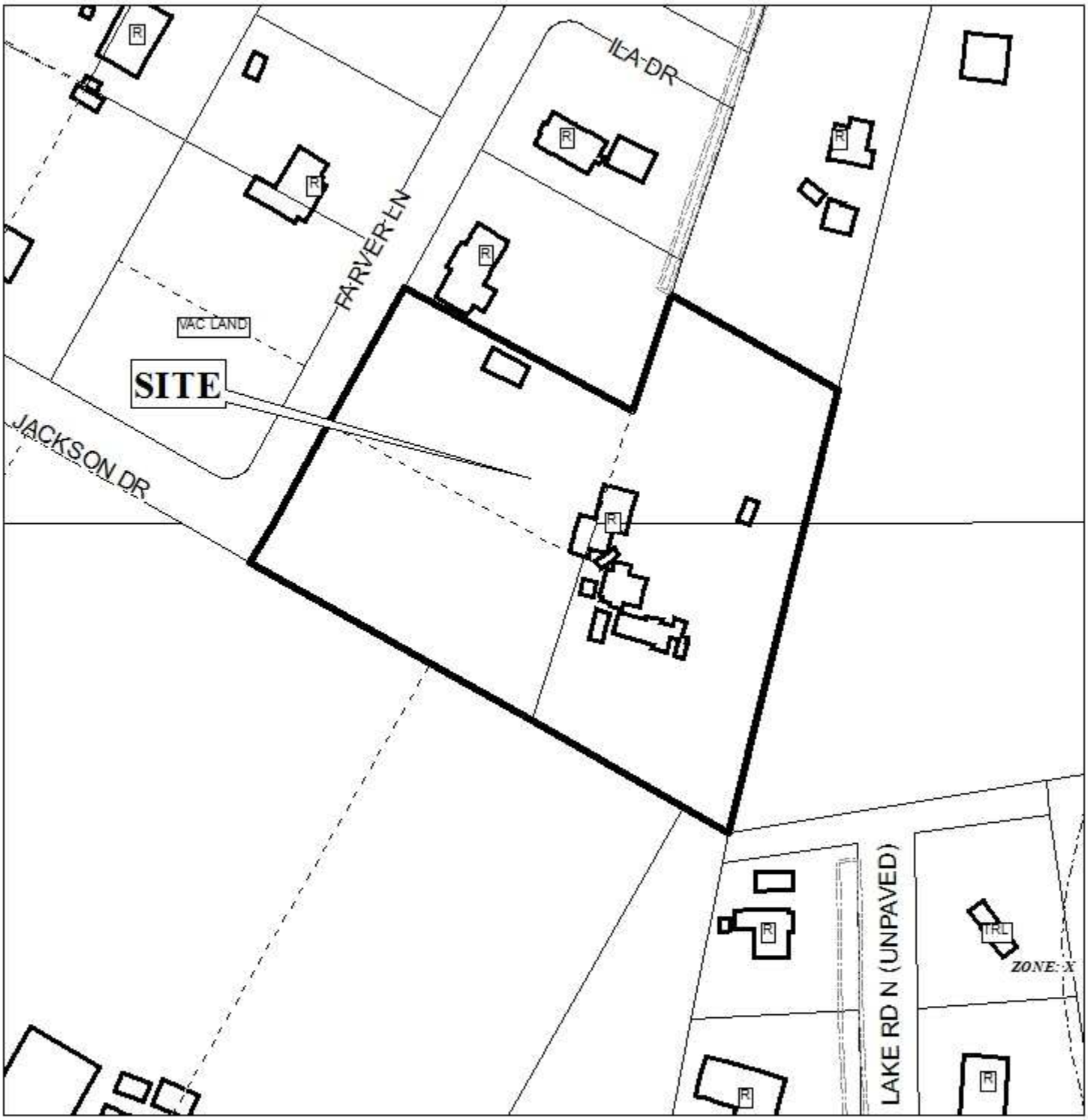
APPLICANT Mills Family Division Subdivision

REQUEST Subdivision

N

NTS

MILLS FAMILY DIVISION SUBDIVISION



APPLICATION NUMBER 1 DATE October 16, 2014

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6

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NTS

MILLS FAMILY DIVISION SUBDIVISION

APPLICATION NUMBER 1 DATE October 16, 2014

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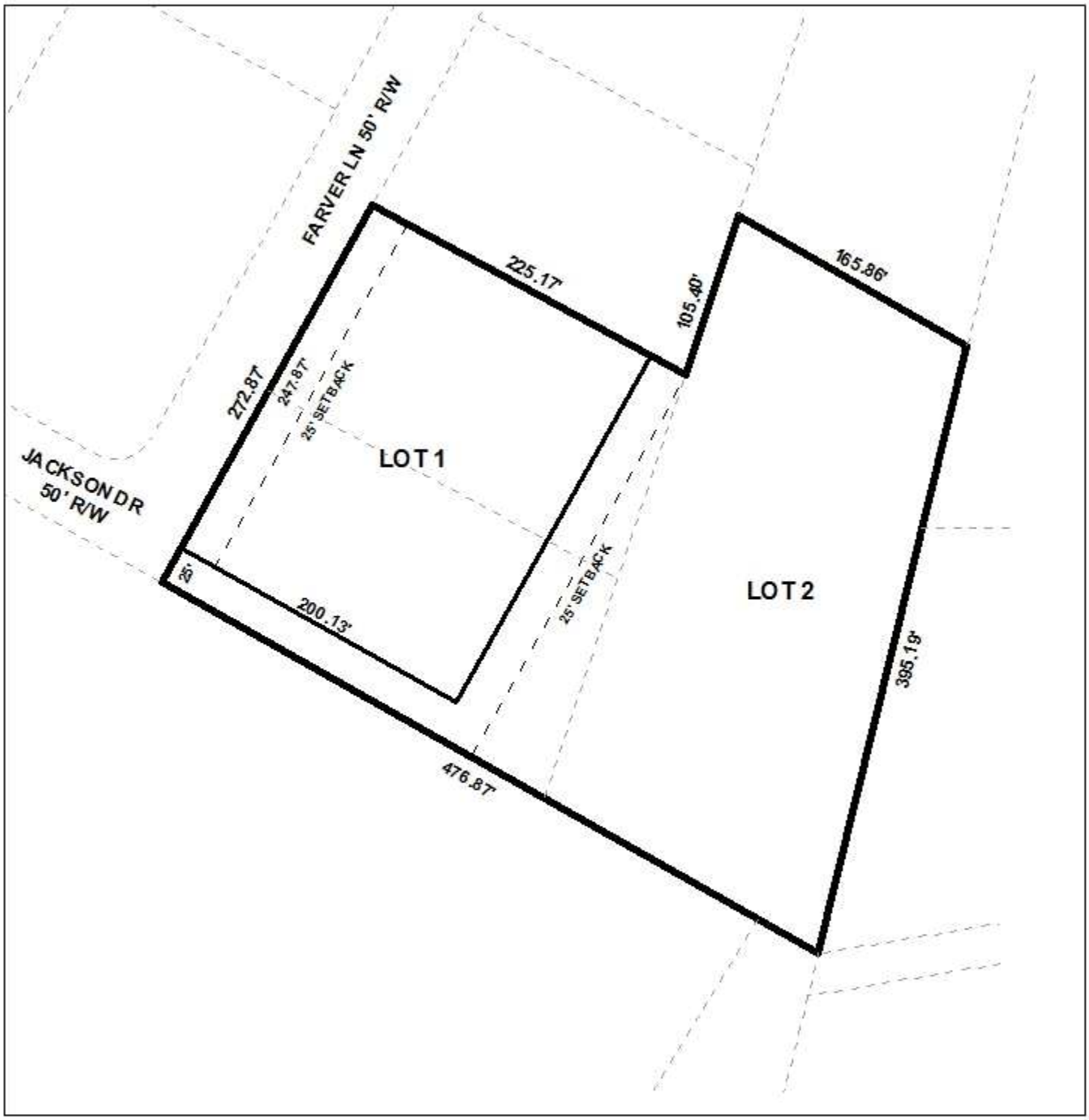
NTS

DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE October 16, 2014

APPLICANT Mills Family Division Subdivision

REQUEST Subdivision

N

NTS