

CALHOUN ESTATES 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 Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

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

The plat illustrates the proposed 10 lot, 10.0 ± acre subdivision which is located on the east side of McCovery Road, 650' + south of McLeod Road and is located within the planning jurisdiction. The applicant states that the subdivision is served by well water and septic tanks, thus lots must be a minimum of 40,000 square feet in size.

The purpose of this application is to create 10 legal lots of record from one metes-and-bounds parcel.

The proposed lots appear to meet the minimum size and frontage requirements (all proposed lots are 43,560 square feet) as regulated by Section V.D.2. of the Subdivision Regulations. However, the lots do not comply with Section V.D.3. of the Subdivision Regulations regarding the maximum width to depth ratio: a ratio of depth that is 3.5 times the lot width maximum, is recommended, however a depth that is 10 times the width is proposed. Thus, a waiver of Section V.D.3 will be required in order to approve the subdivision as proposed.

Due to the width and depth of the proposed lots, a note should be placed on the Final Plat stating that there shall be no future subdivision of any lot.

The proposed lots have road frontage onto McCovey Road, a minor street that is partially paved with existing gutters and very little curbing in some areas and unpaved along the rest. The site is located on the portion of McCovey road this is paved. The plat depicts McCovey Road as having an existing 40 foot right-of-way. A 60 foot right-of-way is required; therefore dedication to provide 30' from centerline will be required.

The 25-foot minimum building setbacks are shown and labeled on the preliminary plat; however the setback lines will need to be adjusted to reflect dedication. If approved, the corrected minimum building setback line should be illustrated on the Final Plat.

As a means of access management, a note should be placed on the Final Plat limiting each lot to one curb-cut to McCovery Road with the size, design, and location of all curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards.

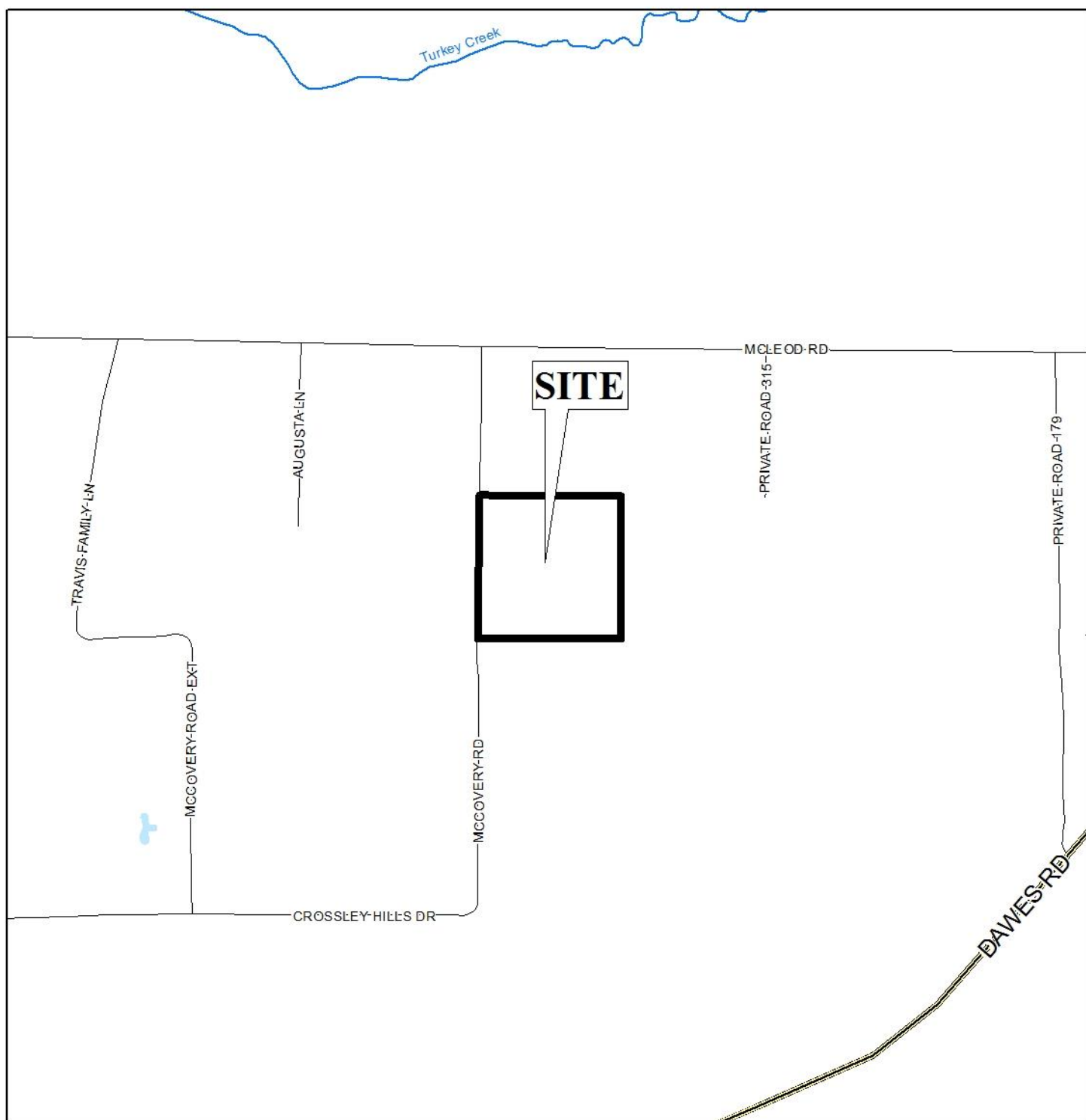
The lot sizes are labeled in square feet and acres. If approved, the lot sizes in square feet and acres should be retained on the Final Plat, (revised for any required dedication) or the furnishing of a table providing the same information will be required.

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 also appear on the Final Plat, if approved.

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

- 1) no future subdivision of any lot due to the width/ depth ratio,
- 2) depiction of sufficient right-of-way to provide 30 feet from centerline from McCovery Road on the Final Plat;
- 3) retention of the labeling of the lots in square feet and acres, (revised for any dedication) or the furnishing of a table on the Final Plat providing the same information;
- 4) depiction of the 25' minimum building setback lines (to reflect dedication);
- 5) placement of a note on the Final Plat stating each lot is limited to one curb-cut to McCovery Road with the size, design, and location of all curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 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;
- 7) 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.”; and*
- 8) compliance with Fire comments: *“Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC)”.*

LOCATOR MAP



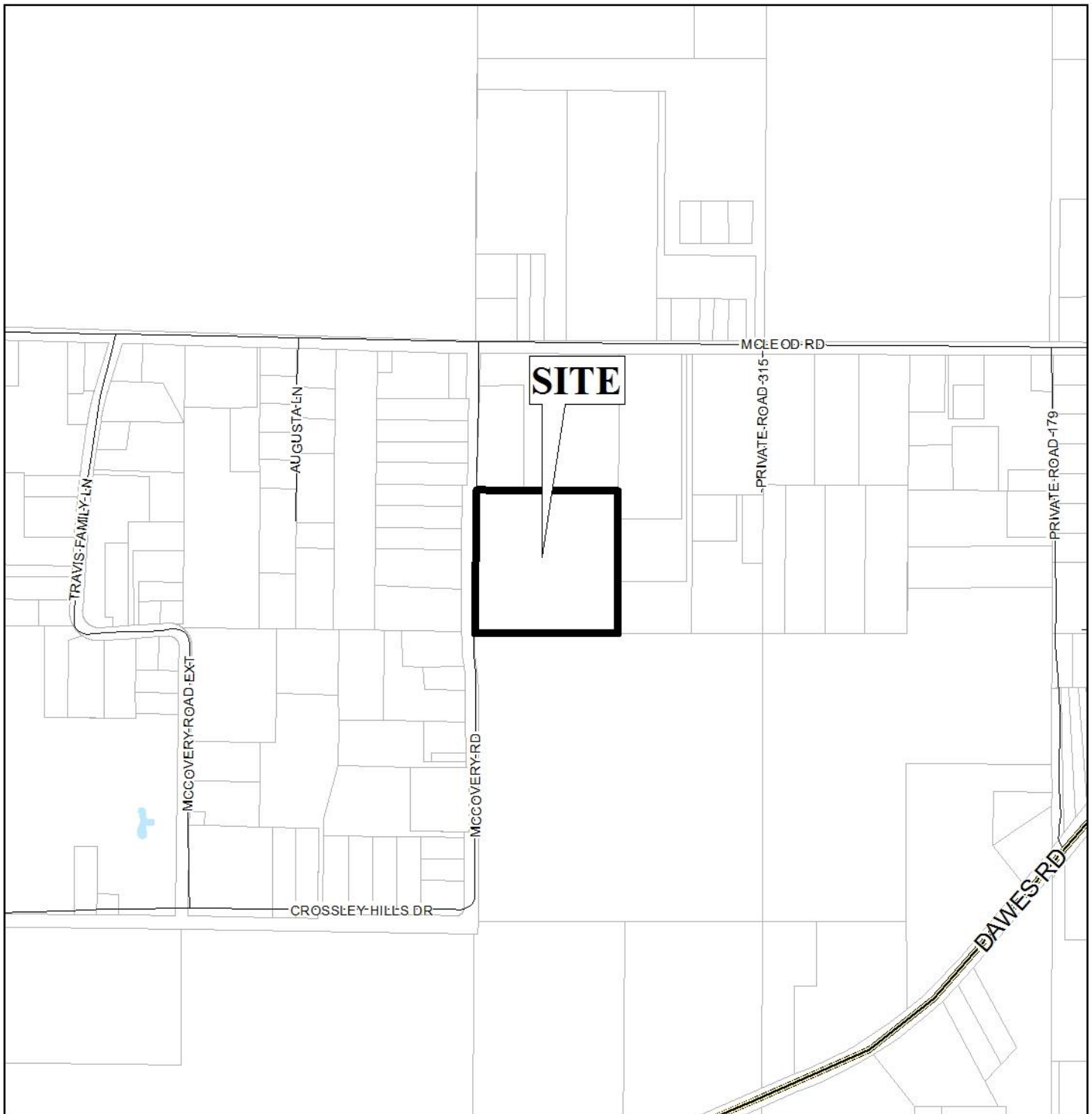
APPLICATION NUMBER 7 DATE November 16, 2017

APPLICANT Calhoun Estates Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



APPLICATION NUMBER 7 DATE November 16, 2017

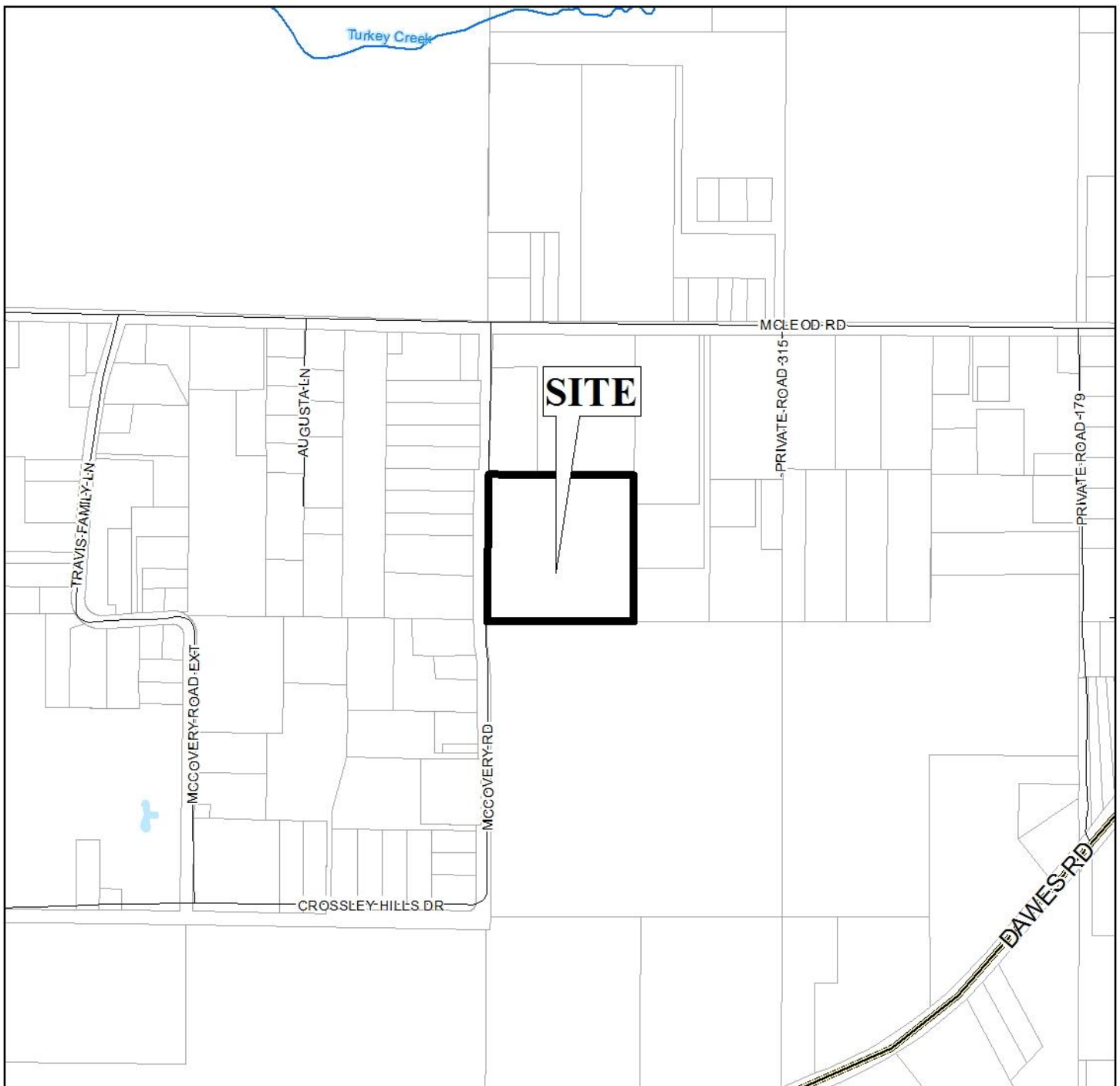
APPLICANT Calhoun Estates Subdivision

REQUEST Subdivision



NTS

FLUM LOCATOR MAP



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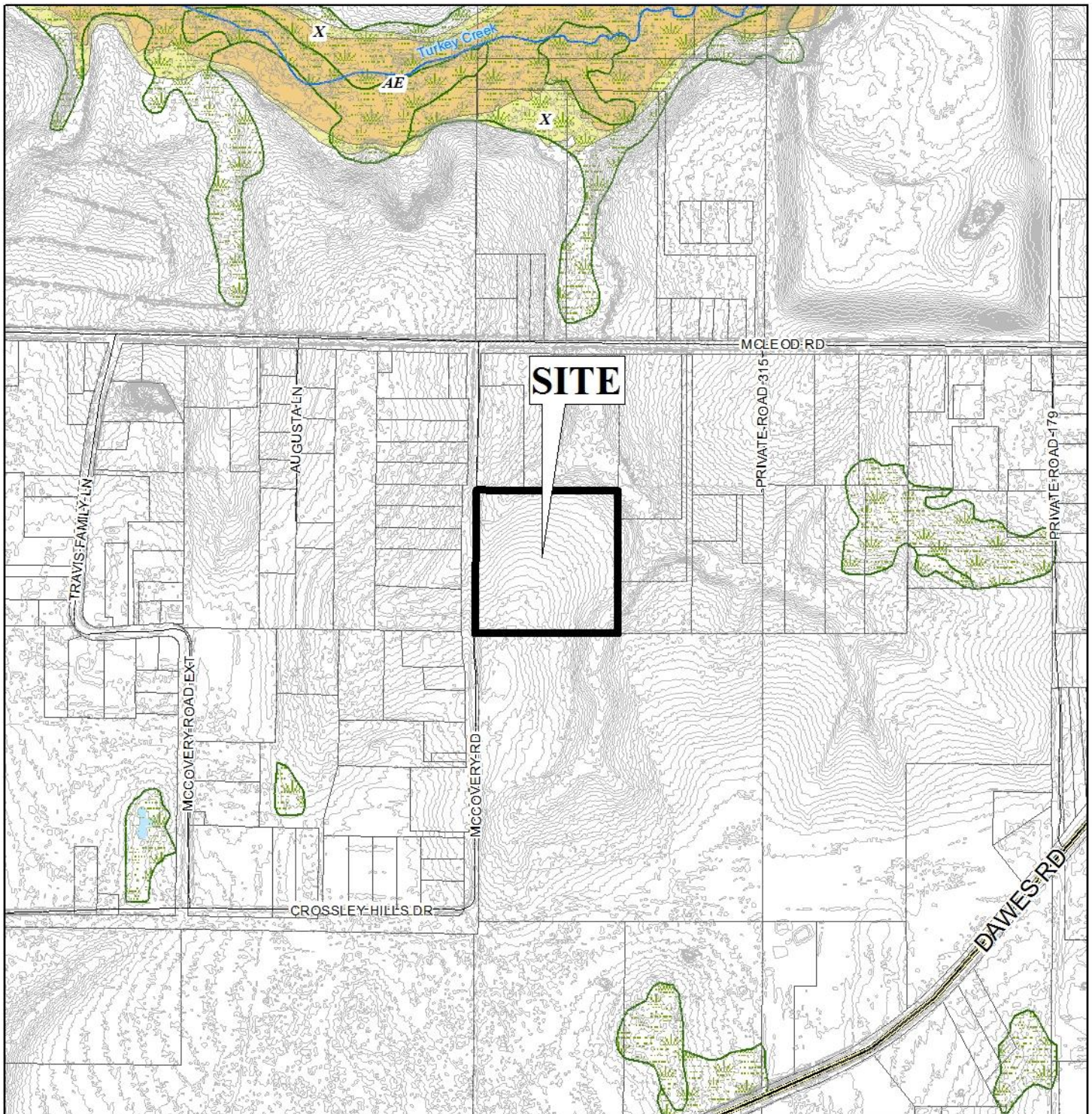
APPLICANT Calhoun Estates Subdivision

REQUEST Subdivision

Low Density Residential	Neighborhood Center- Traditional	Downtown Waterfront	Water Dependent
Mixed Density Residential	Traditional Corridor	Light Industry	Parks & Open Space
Downtown	Neighborhood Center- Suburban	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



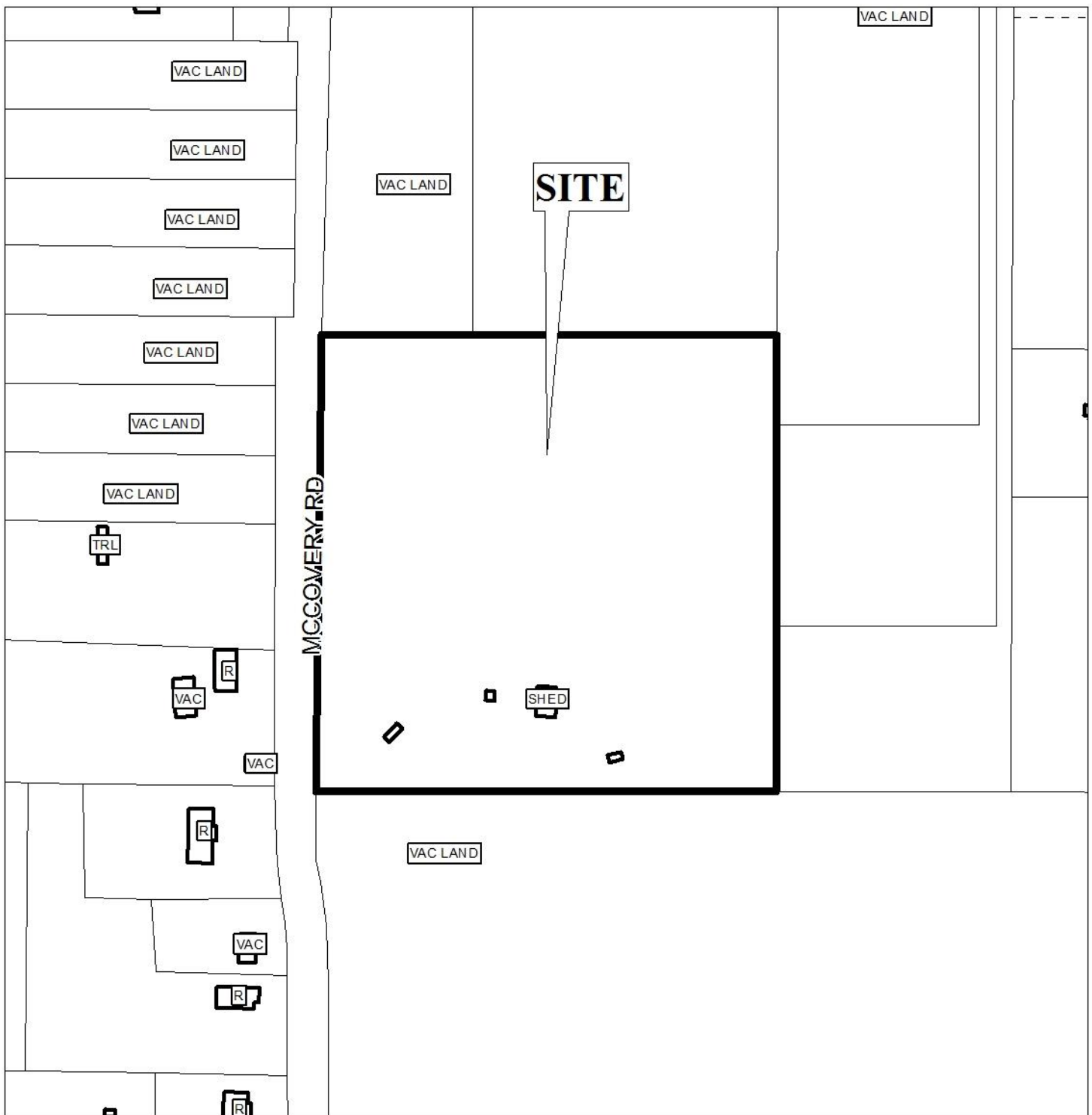
ENVIRONMENTAL LOCATOR MAP



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APPLICANT Calhoun Estates Subdivision
REQUEST Subdivision



CALHOUN ESTATES SUBDIVISION



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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



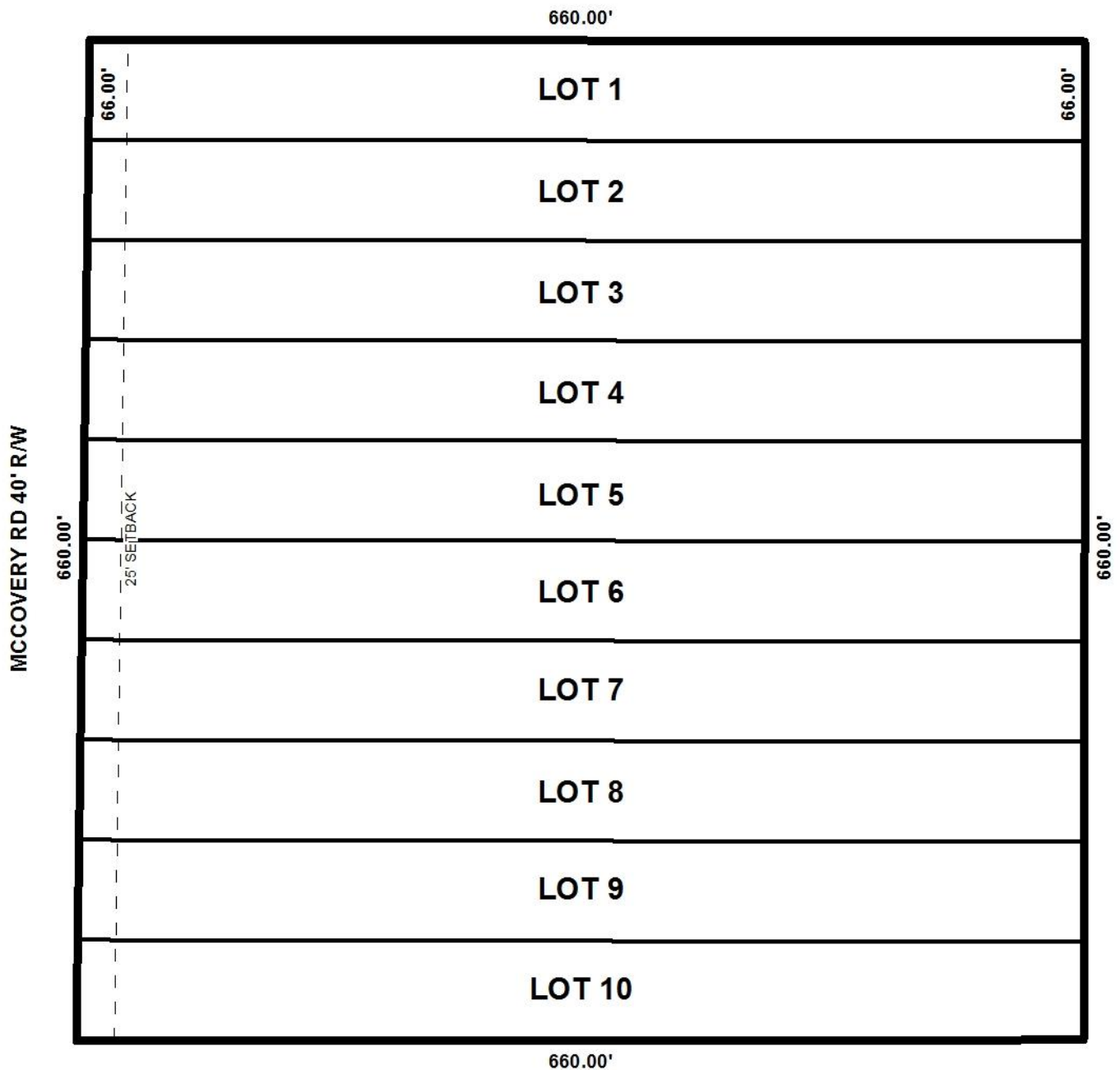
CALHOUN ESTATES SUBDIVISION



APPLICATION NUMBER 7 DATE November 16, 2017



DETAIL SITE PLAN



APPLICATION NUMBER 7 DATE November 16, 2017
APPLICANT Calhoun Estates Subdivision
REQUEST Subdivision



