

## **GRAHAM HAVEN 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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

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, 2.9± acre subdivision, which is located on the South side of Howells Ferry Road, 1800'± West of Schillinger Road, within the Planning Jurisdiction. The applicant states that the subdivision is served by public water service and individual septic tanks.

The purpose of this application is to subdivide two metes-and-bounds parcels into three legal lots of record.

The lots appear to meet the minimum required lot sizes; however the lot sizes in square feet are not labeled on the preliminary plat. The lots should be labeled with their sizes in acres and square feet on the Final Plat, if approved, or a table should be furnished providing the same information.

It should be noted that the 25' building setback is not depicted on the preliminary plat, and if approved, should be shown on the Final Plat. The setback line for Lot 3 should be placed to be exclusive of the "pole".

As proposed, Lot 3 would be a "flag" lot with a 25'± wide, 322'± long "pole". Section V.D.1. of the Subdivision Regulations does not allow flag lots unless such are common within the area or in the case of a family division of property. The applicant submitted a letter with the application stating that the subdivision is requested in order to divide the lots among family members to settle an estate. It should be noted that approximately 1200'± to the West of the site on Howells Ferry Road that there are several "flag" lots that have been approved by the Planning Commission at its May 6, 2004 and November 5, 2009 meetings respectively. Therefore, a waiver of Section V.D.1. would be justified in this instance.

Section V.D.3. of the Subdivision Regulations states that the maximum depth of any lots, exclusive of unusable land shall not be more than 3.5 times the width at the building setback line. Using this calculation, both Lots 1 and 2 are deeper than allowed. If approved, Lots 1 and 2 will require a waiver of Section V.D.3. of the Subdivision Regulations. There are some irregularly-

shaped lots within the area, and some which exceed the depth-to-width ratio, but none of which have been approved by the Commission.

The site fronts onto Howells Ferry Road, a major street with a non-compliant 80' right-of-way; therefore, a 10' dedication would be required. As a means of access management, a note should be required on the Final Plat, if approved, stating that the development is limited to one shared curb cut to Howells Ferry Road at Lot 3, with the size, location and design to be approved by County Engineering and conform to AASHTO standards.

It should be noted that no future subdivision of Lots 1, 2, or 3 will be allowed until adequate frontage is available.

This site is located in the 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.8. of the Subdivision Regulations.

The site will have to comply with the City of Mobile storm water and flood control ordinances. A note stating *"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."* should be placed on the Final Plat.

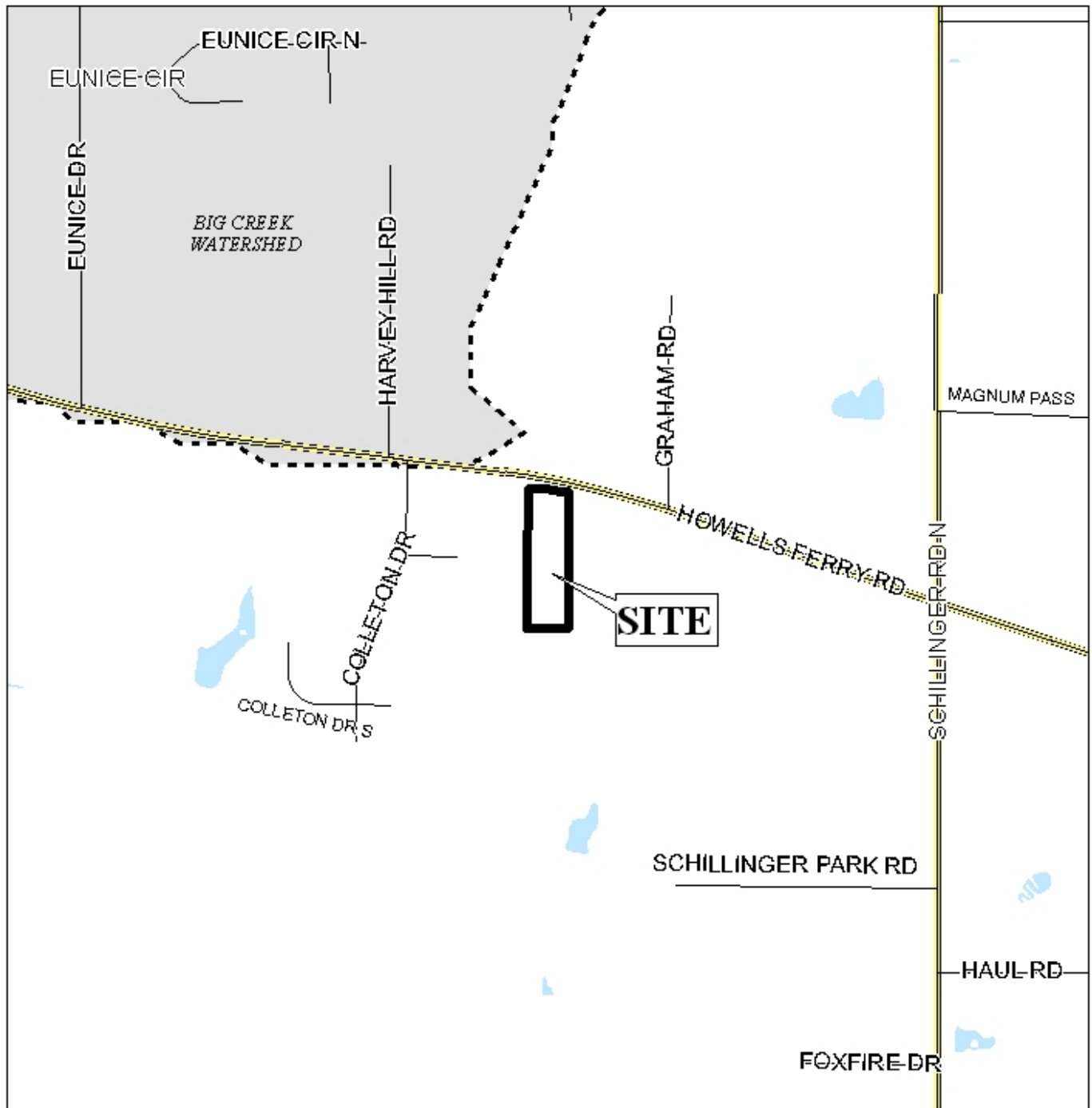
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations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

Based upon the preceding, this application is recommended for tentative approval, with a waiver of Section V.D.1. and Section V.D.3. of the Subdivision Regulations, subject to the following conditions:

- 1) depiction of the 25-foot minimum building setback line from Howell Ferry Road for Lots 1 & 2, as required by Section V.D.9. of the Subdivision Regulations;
- 2) depiction of the 25-foot minimum building setback line from the pole for Lot 3, as required by Section V.D.9. of the Subdivision Regulations;
- 3) the labeling of each lot with its size in square feet and acres, or placement of a table on the plat with the same information;
- 4) placement of a note on the Final Plat stating that no future subdivision of Lots 1, 2, or 3 will be allowed until adequate frontage is available;
- 5) 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;

- 6) placement of a note on the Final Plat limiting the lots to one shared curb cut to Howells Ferry Road at Lot 3, with the size, design, and location of the curb cut to be approved by Mobile County Engineering and conform to AASHTO standards;
- 7) placement of a note on the Final Plat to comply with the City of Mobile storm water and flood control ordinances (*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.*)
- 8) approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities;
- 9) 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, if any, prior to the issuance of any permits or land disturbance activities.

# LOCATOR MAP



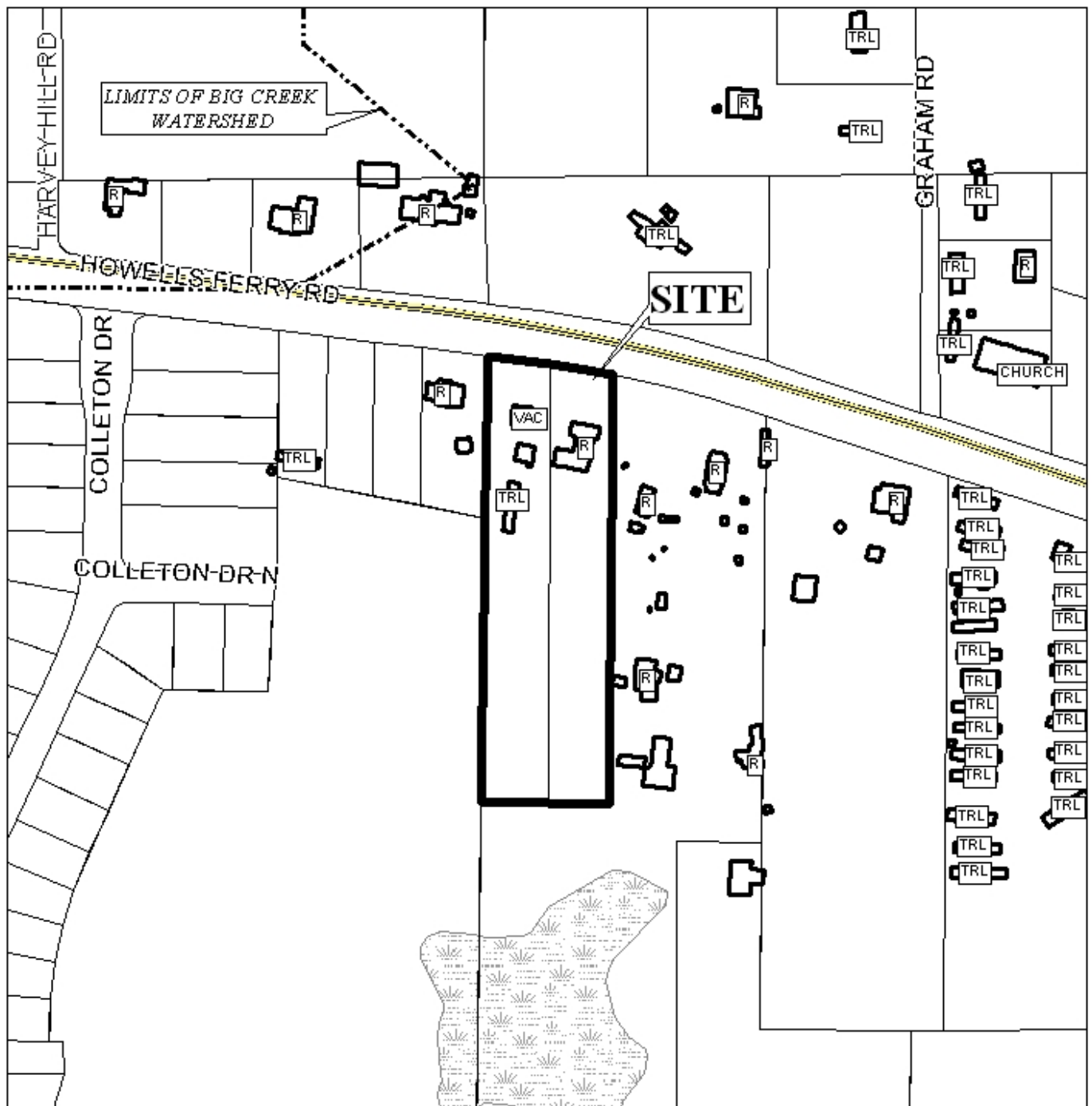
APPLICATION NUMBER 7 DATE July 21, 2011

APPLICANT Graham Haven Subdivision

REQUEST Subdivision



# GRAHAM HAVEN SUBDIVISION



APPLICATION NUMBER 7 DATE July 21, 2011

LEGEND

R-1	R-2	R-3	R-4	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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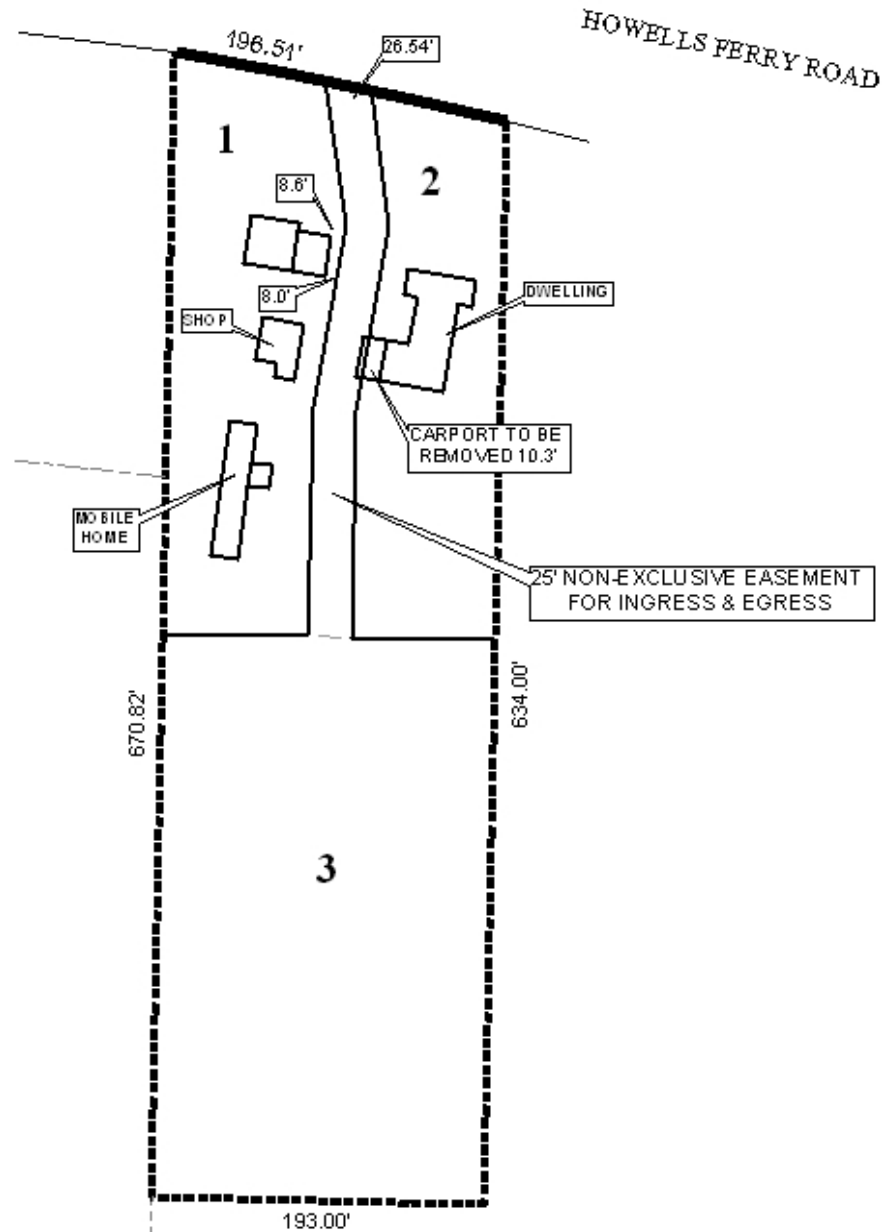
# GRAHAM HAVEN SUBDIVISION



APPLICATION NUMBER 7 DATE July 21, 2011



# DETAIL SITE PLAN



APPLICATION NUMBER 7 DATE July 21, 2011  
APPLICANT Graham Haven Subdivision  
REQUEST Subdivision

