

JAMES D. HARRIS 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 preliminary plat illustrates the proposed 2-lot, 3.4 ± acre subdivision which is located on the North side of Helton Road, 515' ± East of Theodore Dawes Road within the County. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by public water and individual septic systems.

The purpose of this application is to create two legal lots from two tax parcels.

The applicant desires to move the interior lot line between two parcels to coincide with the location of an existing fence. The applicant is proposing to relocate the interior lot line 175'± North of its current location. The interior lot line relocation will enlarge the area of the commercially-developed Lot 1 and reduce the area of Lot 2.

Lot 2 is irregularly shaped to accommodate an existing dwelling and will require a waiver of Section V.D.1 of the Subdivision Regulations. As there are other irregularly shaped flag lots in the vicinity that have been approved by the Planning Commission, a waiver of Section V.D.1 may be appropriate.

The proposed lots front Helton Road, a minor street without curb and gutter. As a minor street without curb and gutter, it requires a 60' right-of-way width in compliance with Section V.B.14. of the Subdivision Regulations. If approved, the Final Plat should retain the required 60' right-of-way width along Helton Road.

The 25' minimum building setback line for each lot is depicted on the preliminary plat and should be retained on the Final Plat, if approved.

In accordance with the Subdivision Regulations, the proposed lots exceed the minimum lot size requirements. The lot size is shown in both square feet and in acres, and should be retained on the Final Plat, if approved.

The proposed Lot 1 has two existing curb-cuts, while Lot 2 has one existing curb-cut. As a means of access management, a note should be placed on the Final Plat stating that the proposed lots should each be limited to the existing curb-cuts to Helton Road, and that any changes to the size, design and location of the existing curb-cuts are to be approved by Mobile County Engineering and conform to AASHTO standards.

This site is located in the County, therefore 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 should be placed on the Final Plat, if approved.

Finally, due to the irregular shape of Lot 2, a note should be placed on the Final Plat stating that there shall be no additional subdivision until additional frontage on a paved public or private street is provided.

Based upon the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) Retention of the 60' right-of-way width along Helton Road;
- 2) Retention of the 25' minimum building setback line;
- 3) Retention of the lot size information in square feet and in acres on the Final Plat;
- 4) Placement of a note on the Final Plat stating that both lots are limited to the existing curb-cuts to Helton Road, with any changes in the size, design or location of the curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 5) Placement of a note on the Final Plat stating: *(This site is located in the County, and therefore 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 stating that there shall be no additional subdivision of Lot 2 until frontage on a compliant public or private road is provided;
- 7) Compliance with Fire Comments and placement as a note on the Final Plat: *(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).);* and
- 8) 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 7 DATE November 5, 2015

APPLICANT James D Harris Subdivision

REQUEST Subdivision



JAMES D HARRIS SUBDIVISION



APPLICATION NUMBER 7 DATE November 5, 2015

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



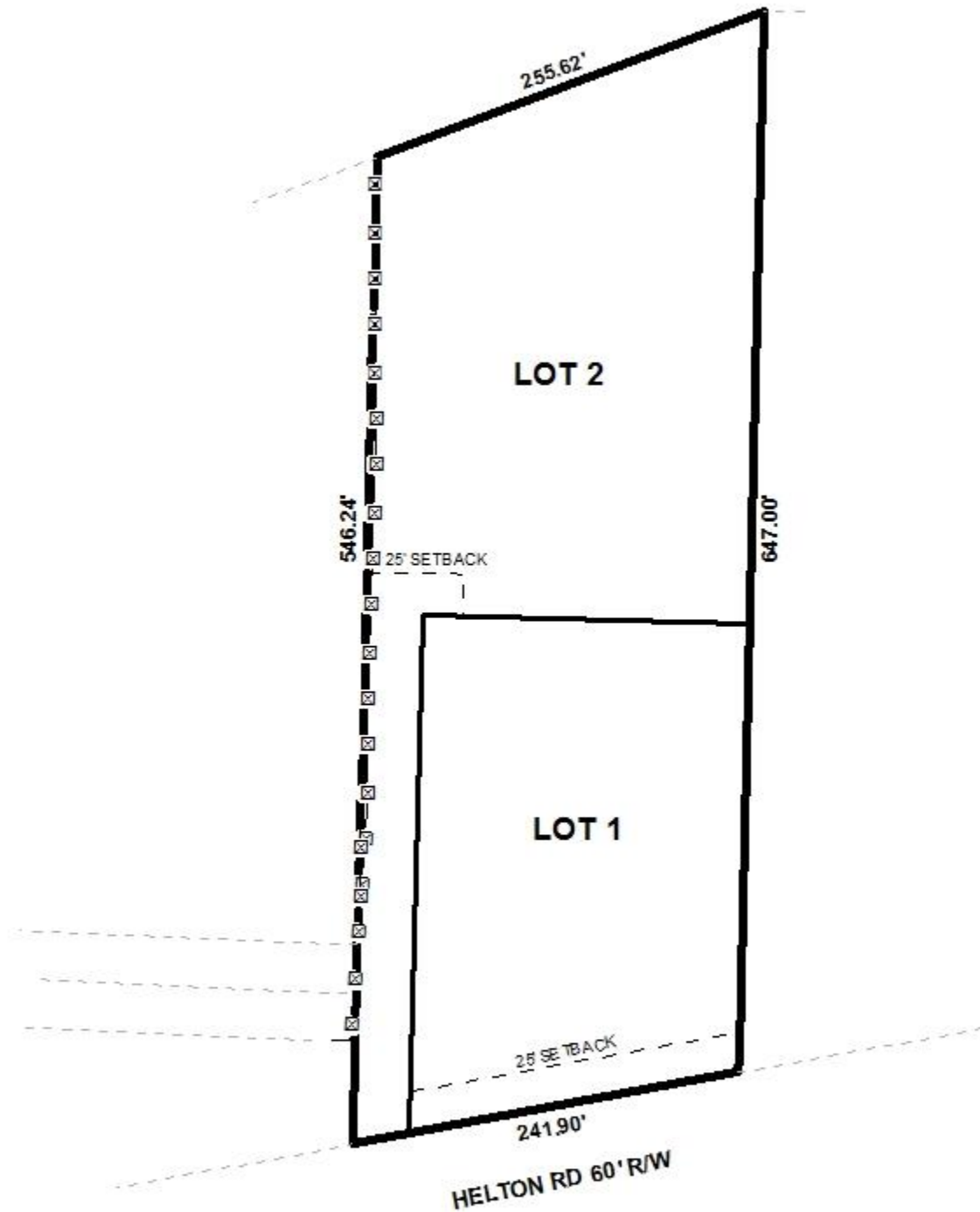
JAMES D HARRIS SUBDIVISION



APPLICATION NUMBER 7 DATE November 5, 2015



DETAIL SITE PLAN



APPLICATION NUMBER 7 DATE November 5, 2015

APPLICANT James D Harris Subdivision

REQUEST Subdivision

