

## **MICHAEL AND DIANE HALL FAMILY 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 Department Comments: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile. Commercial buildings and sites within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

Mobile Area Water & Sewer System Comments: MAWSS has NO water and sewer service available.

The plat illustrates the proposed 9.8± acre, 2 lot subdivision, which is located on the South side of Calvert Road North, 740' ± East of its West terminus. The applicant states the site is served by a private well and an individual septic system.

The purpose of this application is to subdivide a metes and bounds parcel into two legal lots. The site is located in an area that was recently brought into the City of Mobile's Planning Jurisdiction.

The site fronts Calvert Road, a minor street, with adequate right-of-way. It appears that the road is unpaved.

Proposed lots 1 and 2 have approximately 232' and 25' of frontage, respectively, along Calvert Road. As a means of access management, a note should be place on the final plat, if approved, stating that Lots 1 and 2 are limited to one curb each to Calvert Road, with the size, location, and design to be approved by County Engineering.

Proposed Lot 2 will be a flag lot with only 25' of frontage which will require a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations. There is a flag lot (established prior to the expansion of the Planning Jurisdiction) across the street from proposed Lots 1 and 2 making it common to the area. Proposed Lot 1 will also require a waiver of Section V.D.1. This again, falls in line with the characteristic of the neighborhood. If approved, however, there should be no resubdivision of proposed Lot 2 until additional street frontage can be provided, and until Calvert Road is paved to Mobile County standards. Lot 1 should also be restricted from additional subdividing until Calvert Road is paved to Mobile County Engineering standards.

If approved, the minimum building setback line as depicted on Lot 2 should be moved back to be at least 25' from where the "pole" intersects the "flag" portion of the lot.

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.7. of the Subdivision Regulations.

The lot sizes in square feet and acreage are indicated on the plat. The lot sizes in square feet, at a minimum, should also be depicted on the final plat, or a table provided furnishing the same information, if approved.

While the site is in Mobile County, 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 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.

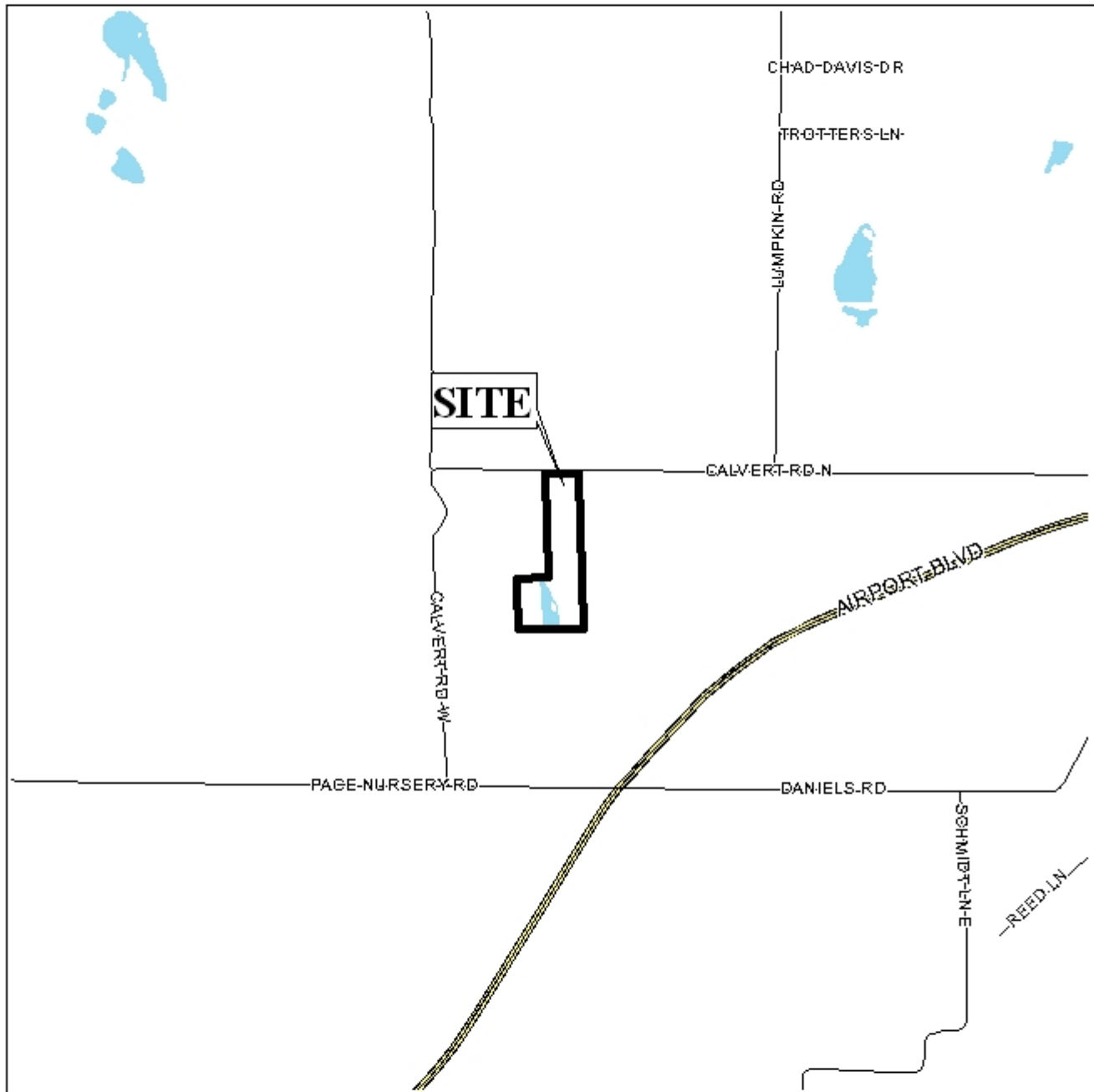
Finally, the geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal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

With a waiver of Section V.D.1. for proposed Lot 1 and Sections V.D.1. and V.D.3. for proposed Lot 2 the plat is recommended for Tentative Approval subject to the following conditions:

- 1) placement of a note on the final plat stating that Lots 1 and 2 are limited to 1 curb cut each, with the size, location and design to be approved by County Engineering;
- 2) revision of the plat to depict the minimum building setback line on lot 2 to be at least 25' back from where the "pole" meets the "flag" part of the lot;
- 3) 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.7 of the Subdivision Regulations;
- 4) labeling of each lot with its size in square feet;
- 5) while the site is in Mobile County, 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 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;

- 6) 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
- 7) placement of a note on the plat stating that there will be no additional subdivision of Lot 2 until additional frontage is provided and Calvert Road is paved to Mobile County Engineering standards; and
- 8) placement of a note on the plat restricting additional subdivision of Lot 1 until Calvert Road is paved to Mobile County Engineering standards.

## LOCATOR MAP



APPLICATION NUMBER 7 DATE March 20, 2008

APPLICANT Michael & Diane Hall Family Division Subdivision

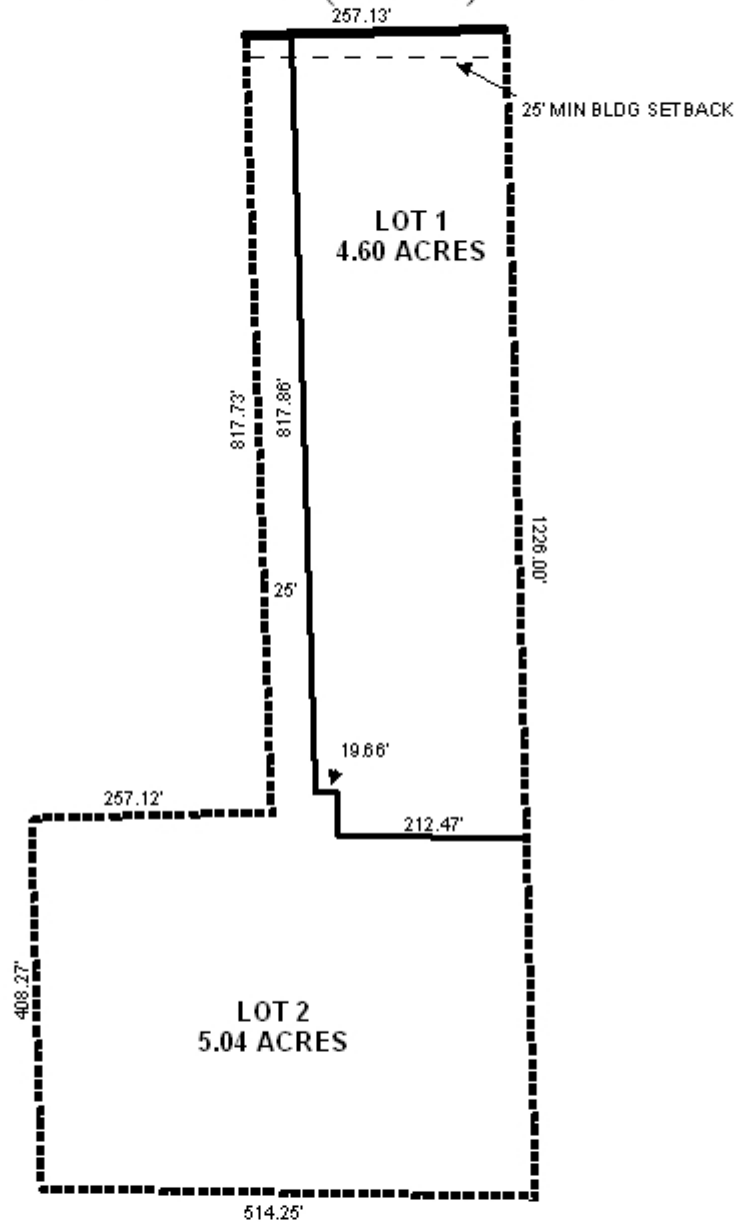
REQUEST Subdivision



NTS

# DETAIL SITE PLAN

CALVERT RD (60' R/W) UNPAVED

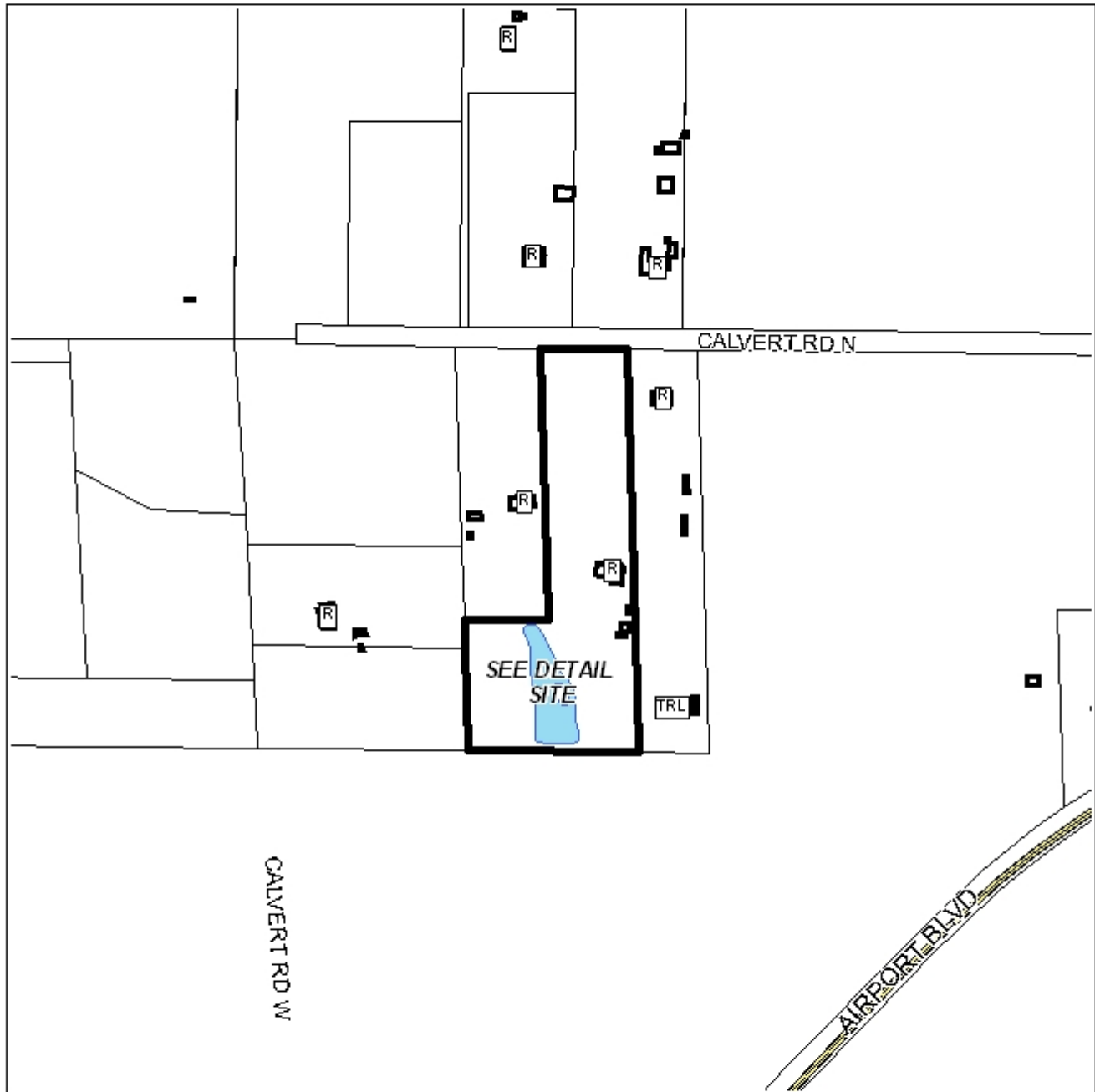


APPLICATION NUMBER 7 DATE March 20, 2008  
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REQUEST Subdivision



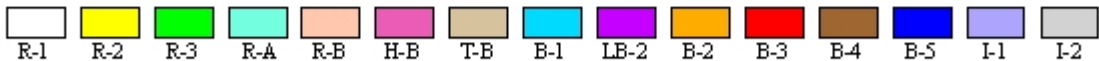
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# MICHAEL & DIANE HALL FAMILY DIVISION SUBDIVISION



APPLICATION NUMBER 7 DATE March 20, 2008

LEGEND



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