

## **HOWELL 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.

Mobile Area Water and Sewer Systems Comments: No Comments

The plat illustrates the proposed 34.0± acre, 10 lot subdivision, which is located at the Southeast corner of Havens Road and Howells Ferry Road – within the planning jurisdiction. The applicant states that the site is served by public water and individual septic tanks.

The purpose of this application is to subdivide a metes and bounds parcel into 10 lots. Harvison Place, which was approved as a one lot subdivision in 2001, also illustrated a large area denoted as Reserved for Future Development. The site in question is the majority of that Future Development area. However, the Southwestern corner, approximately 1.25± acres, is not included (Parcel #R022409320000006.001). It should be noted that the remaining parcel should also be included in the subdivision process.

To the north, the site fronts Howells Ferry Road, a major street with 80' of right-of-way. The major street plan requires that all major streets have 100' of right-of-way; therefore, the applicant should revise the plat to provide a 75' setback as measured from the centerline of Howells Ferry Road. To the West, the site fronts Havens Road, an unimproved prescriptive right-of-way. Section V.D.4 of the Subdivision Regulations states that, except for lots on private streets, every lot shall abut a dedicated and maintained public street. Therefore, it is recommended that the applicant improve Havens Road to County Engineering standards, including the dedication of a minimum 30' from the centerline, prior to signing the final plat.

All lots have substantial frontage on Havens Road, with Lot 1 also fronting Howells Ferry. As a means of access management, a note should be placed on the final plat stating that each lot is limited to one curb to Havens Road, with the size, location, and design to be approved by County Engineering and in conformance to AASHTO standards. Furthermore, Lot 1 should be denied direct access to Howells Ferry Road.

Lot 10 is a flag lot. Two legal parcels/lots exist in the area that may provide some justification in approving the lot as proposed.

The applicant should revise the plat to provide sufficient radius at the intersection of Howells Ferry Road and Havens Road, as required by County Engineering.

The existing dwelling and accessory structures on Lot 1 appear to meet the required setback from both rights-of-way.

Easements exist on the site; thus, a note should be placed on the final plat stating that no construction is allowed within any easement.

The lots meet the minimum size requirement for developments with access to public water and individual septic tanks. However, it is requested that the applicant revise the preliminary plat to label the lots with their sizes in square feet (in addition to acreage), or provide a table on the plat with the same information.

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.

The site is located in the county. Therefore, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

Based on the preceding, it is recommended that this application be held over until February 5<sup>th</sup> to allow the applicant to include Parcel # R022409320000006.001 in the subdivision.

***Revised for the February 5<sup>th</sup> meeting:***

*This application was held over at the January 22<sup>nd</sup> meeting to allow the applicant to include Parcel # R022409320000006.001 in the subdivision.*

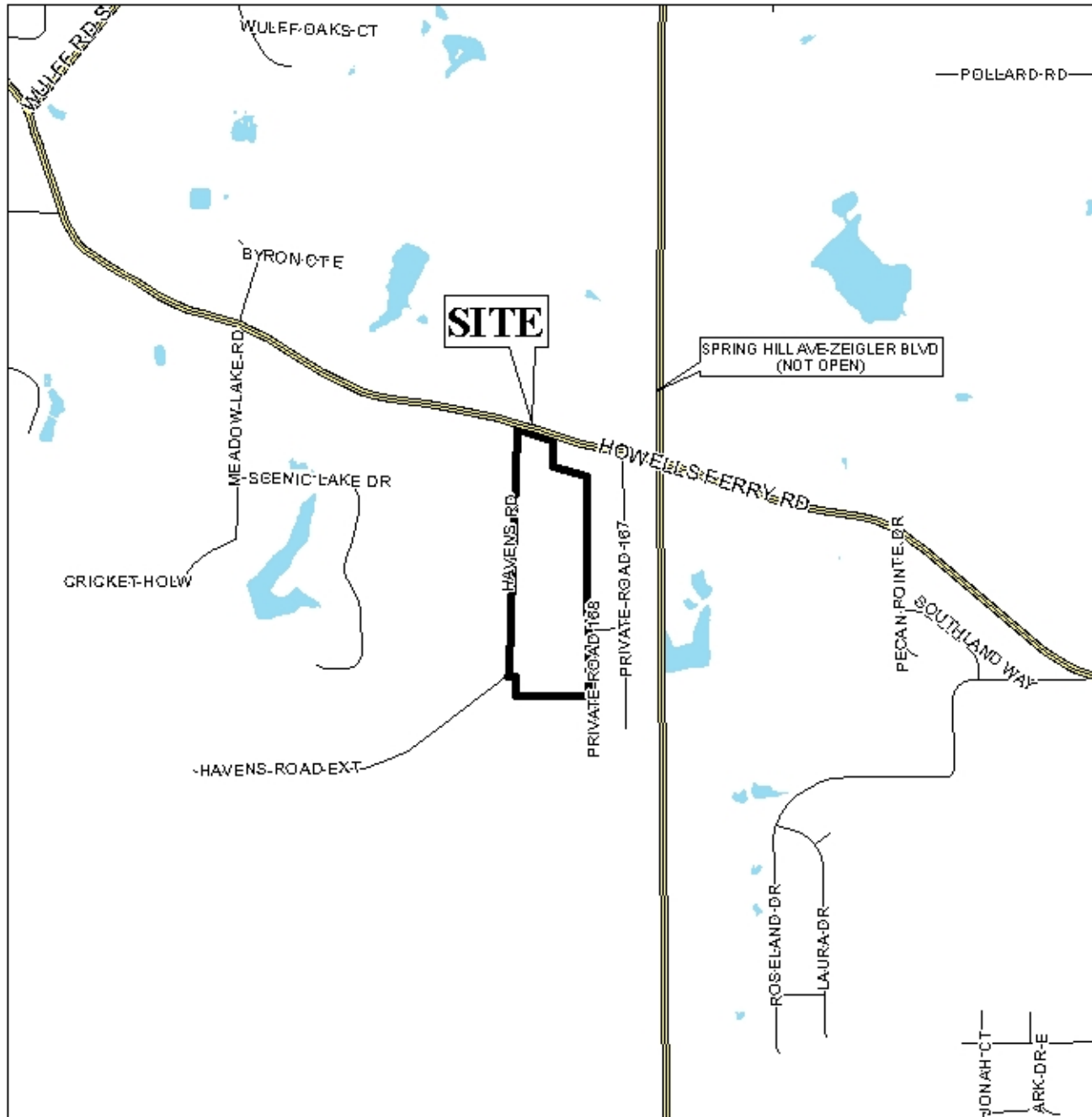
*The applicant submitted a revised plat including Parcel # R022409320000006.001 as Lot 11, which is flag shaped and has 25' of frontage onto Havens Road. If approved, the applicant should revise the plat to label the minimum building setback line from Havens Road; for Lot 11, the setback line should be from where the "pole" meets the "flag" portion of the lot. Additionally, a note should be placed on the final plat stating that no future subdivision of Lots 10 and 11 will be allowed until additional adequate frontage on a public street is provided. The applicant also addressed the issues regarding the rights-of-way and radius.*

*Based on the preceding, this application is recommended for Tentative Approval, subject to the following conditions:*

- 1) Dedication and construction of Havens Road to County Engineering standards, and accepted by County Engineering prior to signing the final plat;*

- 2) *Placement of a note on the final plat stating that each lot is limited to one curb to Havens Road, with the size, location, and design to be approved by County Engineering and in conformance to AASHTO standards;*
- 3) *Placement of a note on the final plat stating that Lot 1 is denied direct access to Howells Ferry Road;*
- 4) *Placement of a note on the final plat stating that no construction is allowed within any easement;*
- 5) *Provision of a 25' minimum building setback line from Havens Road;*
- 6) *Provision of a 25' minimum building setback line on Lot 11 from where the "pole" meets the "flag" portion of the lot;*
- 7) *Placement of a note on the final plat stating that no future subdivision of Lots 10 and 11 will be allowed until additional adequate frontage on a public street is provided;*
- 8) *Placement of a note on the plat / site plan 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;*
- 9) *Placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and*
- 10) *Submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.*

## LOCATOR MAP



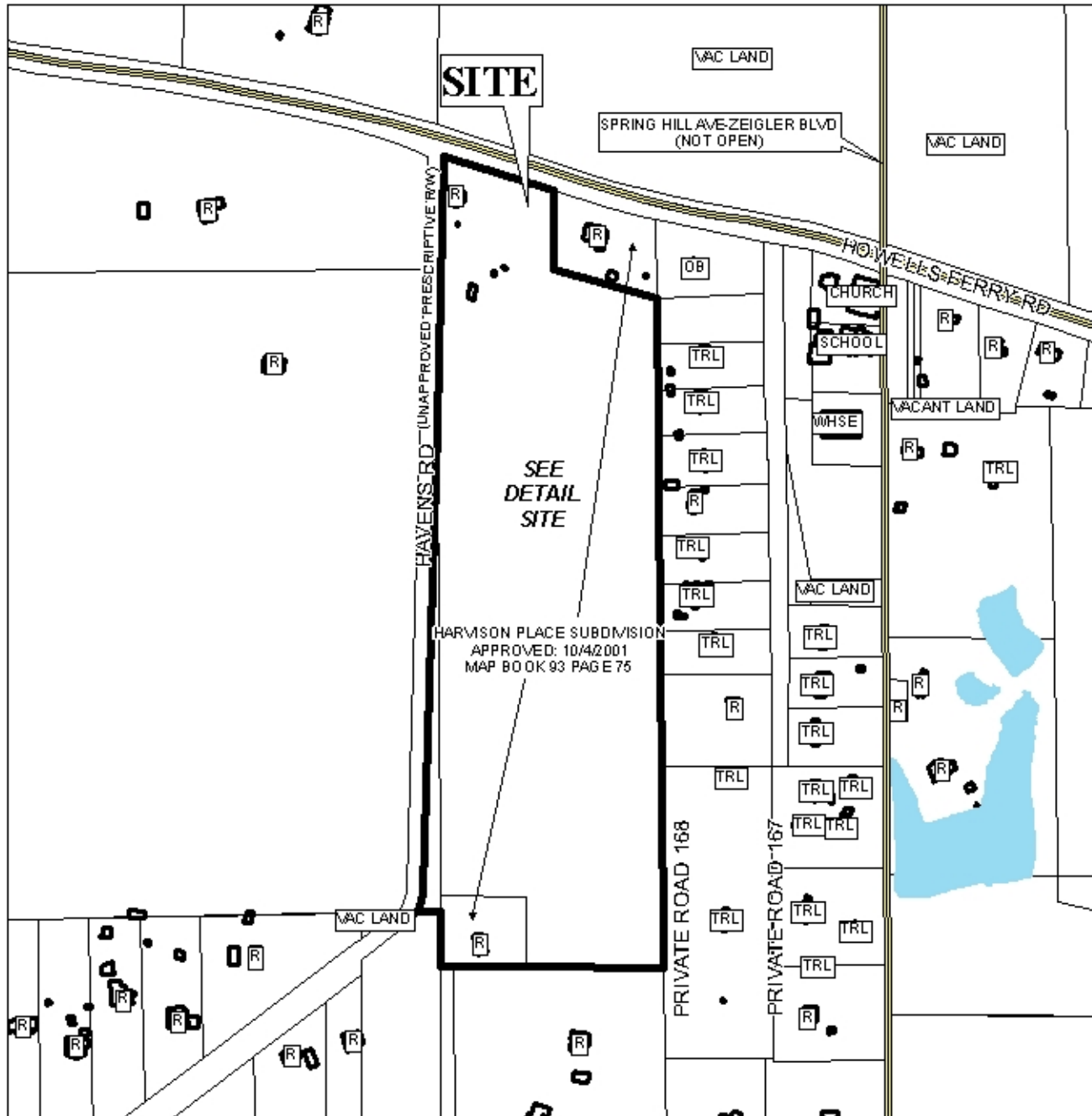
APPLICATION NUMBER 8 DATE February 5, 2009

APPLICANT Howell Estates Subdivision

REQUEST Subdivision

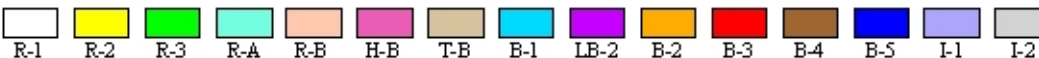


# HOWELL ESTATES SUBDIVISION



APPLICATION NUMBER 8 DATE February 5, 2009

LEGEND



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NTS



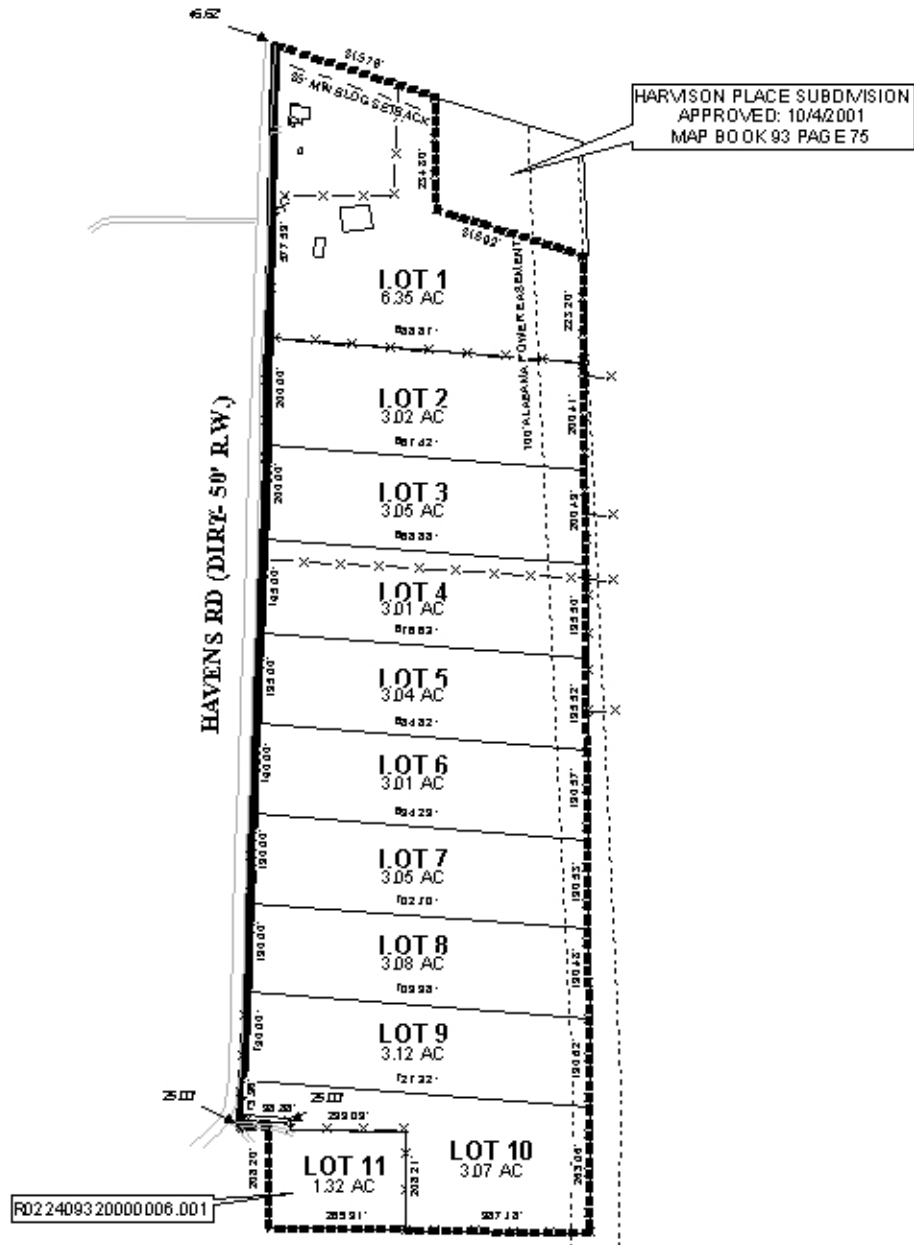
## HOWELL ESTATES SUBDIVISION



APPLICATION NUMBER 8 DATE February 5, 2009



# DETAIL SITE PLAN



APPLICATION NUMBER 8 DATE February 5, 2009

APPLICANT Howell Estates Subdivision

REQUEST Subdivision

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NTS