

KIRKLAND ESTATES

RESUBDIVISION OF LOT 2

Engineering Comments: No Comments.

Mobile Area Water and Sewer Systems Comments: MAWSS has **NO** water or sewer services available.

The plat illustrates the proposed 2.1± acre, 2 lot subdivision, which is located on the West side of Lundy Road, 260'± South of Aloyis Drive – within the planning jurisdiction. The applicant states that the site is served by public water and individual septic systems.

The purpose of this application is to subdivide a legal lot of record into two lots.

The site fronts Lundy Road, a minor street with 50' of right-of-way. Section V.B.14. of the Subdivision Regulations requires that minor streets without curb gutter have a minimum 60' right-of-way. Therefore, the plat should be revised to dedicate sufficient right-of-way to provide a minimum 30' as measured from the centerline of Lundy Road.

As proposed, Lot A has approximately 100' of frontage along Lundy Road and should be limited to one curb cut. Lot B is a flag lot with approximately 30' of frontage. The subject site (Lot 2 Kirkland Estates) currently has a flag lot orientation approved in 2005, at which time the Planning Commission waived Section V.D.1. of the Subdivision Regulations. The regulations have since been amended to allow flag lots under certain conditions, one being for the family subdivision of property, which is the purpose of this application as stated in a letter submitted by the applicant. If approved, Lot B should be limited to one curb cut, and a note should be placed on the final plat stating that no future subdivision is allowed unless additional adequate frontage on a public street is provided.

Section V.D.1. also requires lots to be 60' wide at the building setback line. It is recommended that the minimum building setback line should be revised on Lot B to provide 25' from where the “pole” meets the “flag” portion of the lot.

It appears that wetlands exist within 720' of the Northern boundary of the site. The presence of wetlands indicates that the site may be environmentally sensitive; therefore, the approval of all applicable federal, state, and local environmental agencies will be required prior to the issuance of any permits.

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.

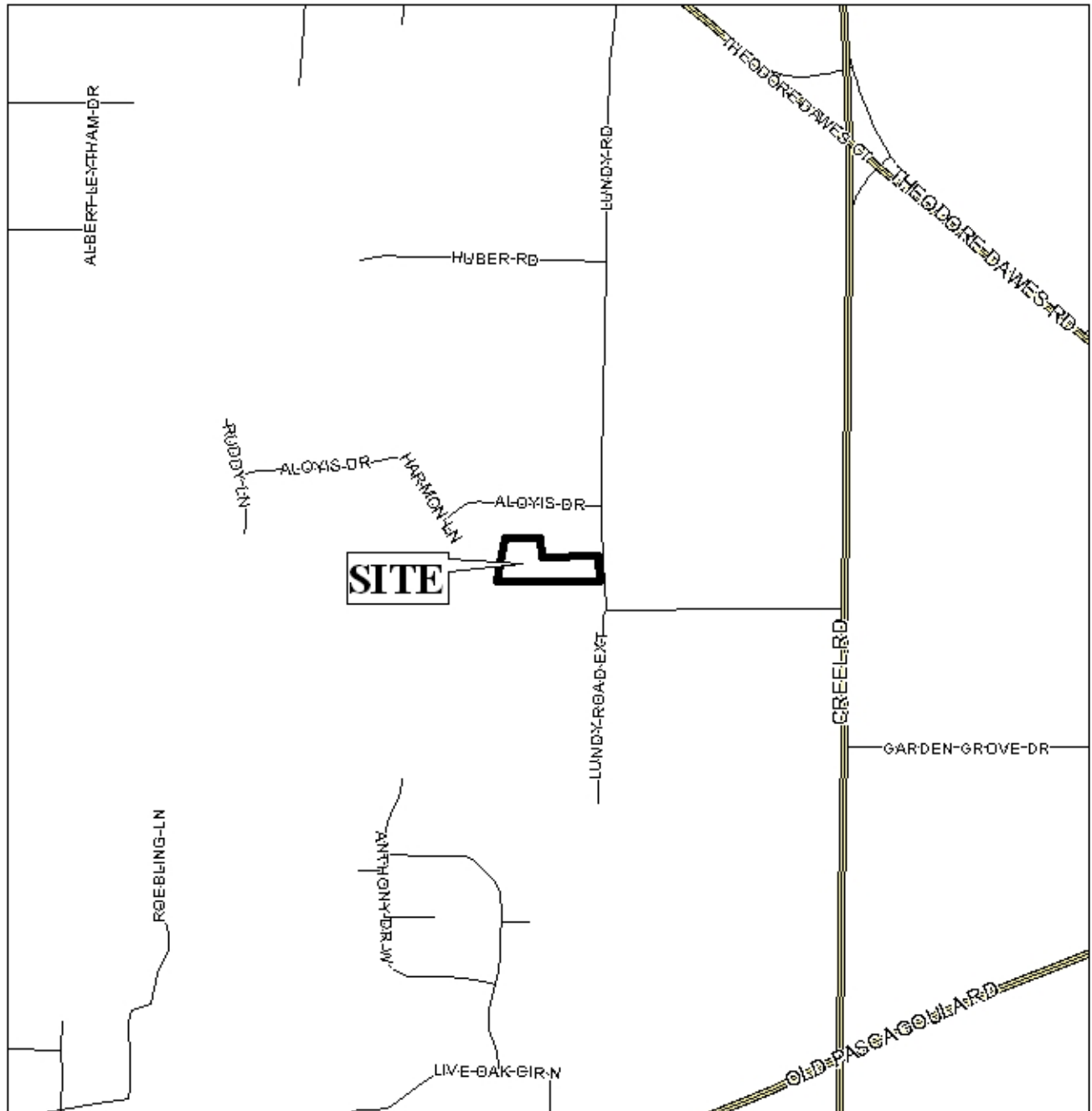
The site is located in the county. Therefore, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

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, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note stating that each lot is limited to one curb cut to Lundy Road, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;
- 2) placement of a note on the final plat stating that no future subdivision of Lot B is allowed unless additional adequate frontage on a public street is provided;
- 3) revision of the minimum building setback line on Lot B to provide 25' from where the "pole" meets the "flag" portion of the lot;
- 4) the applicant receive the approval of all applicable federal, state, and local environmental agencies prior to the issuance of any permits;
- 5) 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;
- 6) 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
- 7) 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



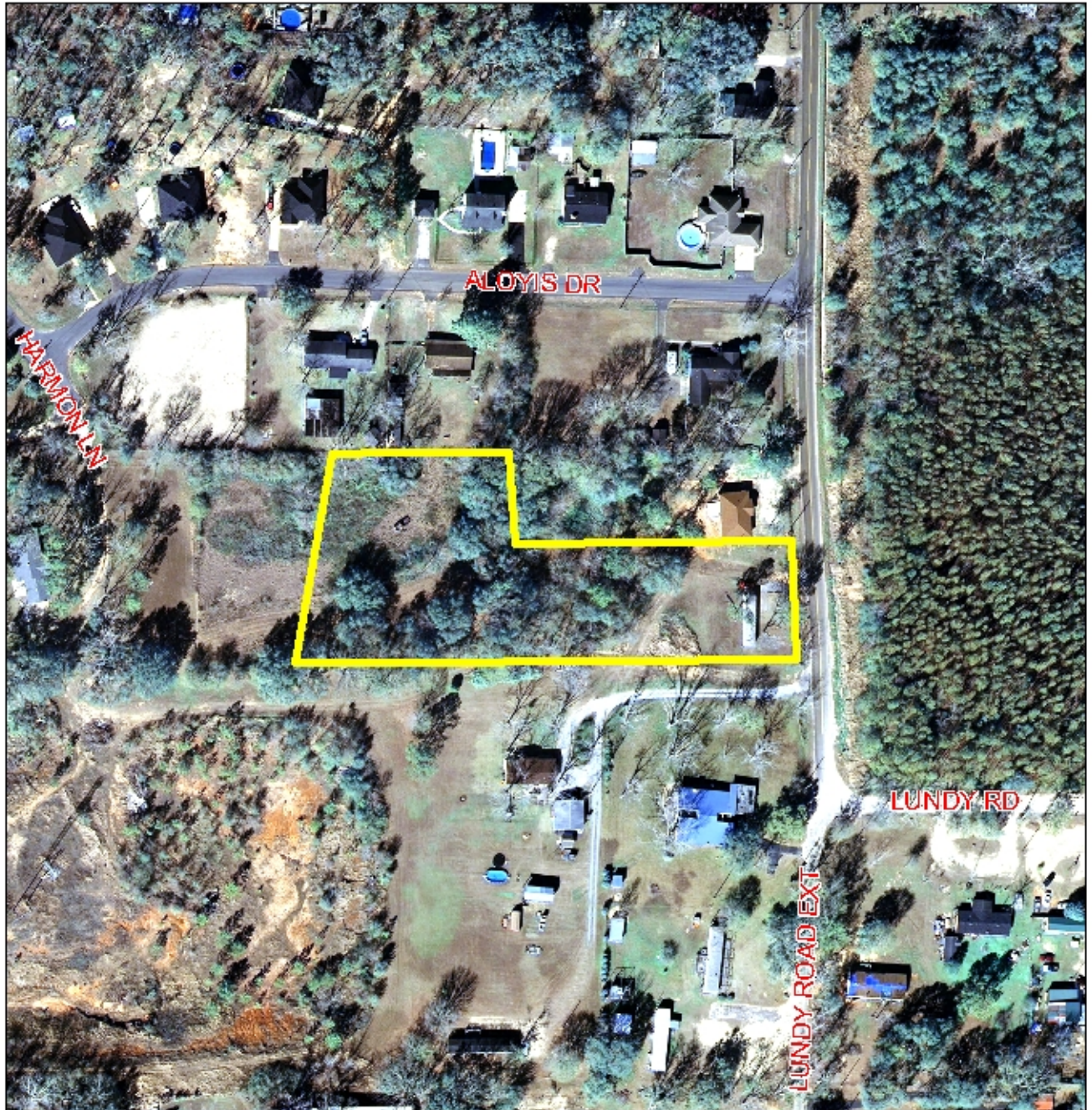
APPLICATION NUMBER 9 DATE October 2, 2008

APPLICANT Kirkland Estates Subdivision, Resubdivision of Lot 2

REQUEST Subdivision



**KIRKLAND ESTATES SUBDIVISION,
RESUBDIVISION OF LOT 2**



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