

CROSSLEY HILL 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. 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 9-lot, 12.6 ± acre subdivision which is located on the Northwest corner of Crossley Hill Drive and McCovery Road and is located within the planning jurisdiction. The applicant states that the subdivision is served by public water and septic tanks.

The purpose of this application is to create 9 legal lots of record from one metes-and-bounds parcel.

The applicant proposes that Lots 8 and 9 be “flag” lots, with Lot 8 proposed to have a 25’ wide by 378’ ± long pole with access to Crossley Hill Drive and Lot 9 proposed to have a 25’ wide by 275’ long pole with access to McCovery Road. There are currently 3 other “flag” lots in the area, two of which were approved by the Planning Commission at its April 7, 2011 meeting. Because of the previous approvals in the area, a waiver of V.D.1 may be appropriate; however, it should be pointed out the previous approvals were located on paved roads. If approved, resubdivision of Lots 8 and 9 and, in fact, all lots should not be allowed until such time that additional frontage on a paved public street or compliant public/ private street is provided.

All lots will comply with the minimum area requirements for sites with public water and septic tanks. Lot sizes range from 20,000 square feet to 196,020 ± square feet.

The proposed site has road frontage on both Crossley Hill Drive and McCovery Road, two unpaved minor streets with an existing 40 foot right-of-way. A 60 foot right-of-way is required and it appears that additional dedication of 10’ is proposed. It should be noted that because Crossley Hill Drive and McCovery Road are both unpaved roads, staff would typically recommend denial of the proposed 9 lot subdivision. However, if approved, sufficient right-of-way to provide 30 feet from centerline from Crossley Hill Drive and McCovery Road should be depicted on the Final Plat.

The 25-foot minimum building setback is shown and labeled on the preliminary plat; however, it is improperly located for Lots 8 and 9. The setback line for Lots 8 and 9 should be revised to

depict the 25' minimum building setback line from where the poles meet the "flag", or where the lots meet the minimum building width of 60 feet. If approved, the corrected minimum building setback line should be illustrated on the Final Plat.

As a means of access management, a note should be placed on the Final Plat limiting lots 4-8 to one curb-cut to Crossley Hill Drive and Lots 1, 2,3 and 9 one curb-cut to McCorvery Road with the size, design, and location of all curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards.

The plat does not depict each proposed lot in square feet and acres; if approved, revisions should be made on the Final Plat to depict all lots in both square feet and acres or a table should be furnished providing the same information.

The site has property lines at an intersection corner. Section V.D.6. of the Subdivision Regulations requires that *"property lines at street intersection corners shall be arcs having radii of at least 10 feet or shall be chords of such arcs."* The curb radii is depicted on the preliminary plat, and if approved should be depicted on the Final Plat as well.

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. A note on preliminary plat reflects this requirement, and should also appear on the Final Plat.

Also, it appears that a portion of the proposed Lot 8 contain wetlands and is within the Miller Creek Watershed. The potential presence of wetlands indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

This site is located in the County, thus 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 regarding this requirement should also appear on the Final Plat, if approved.

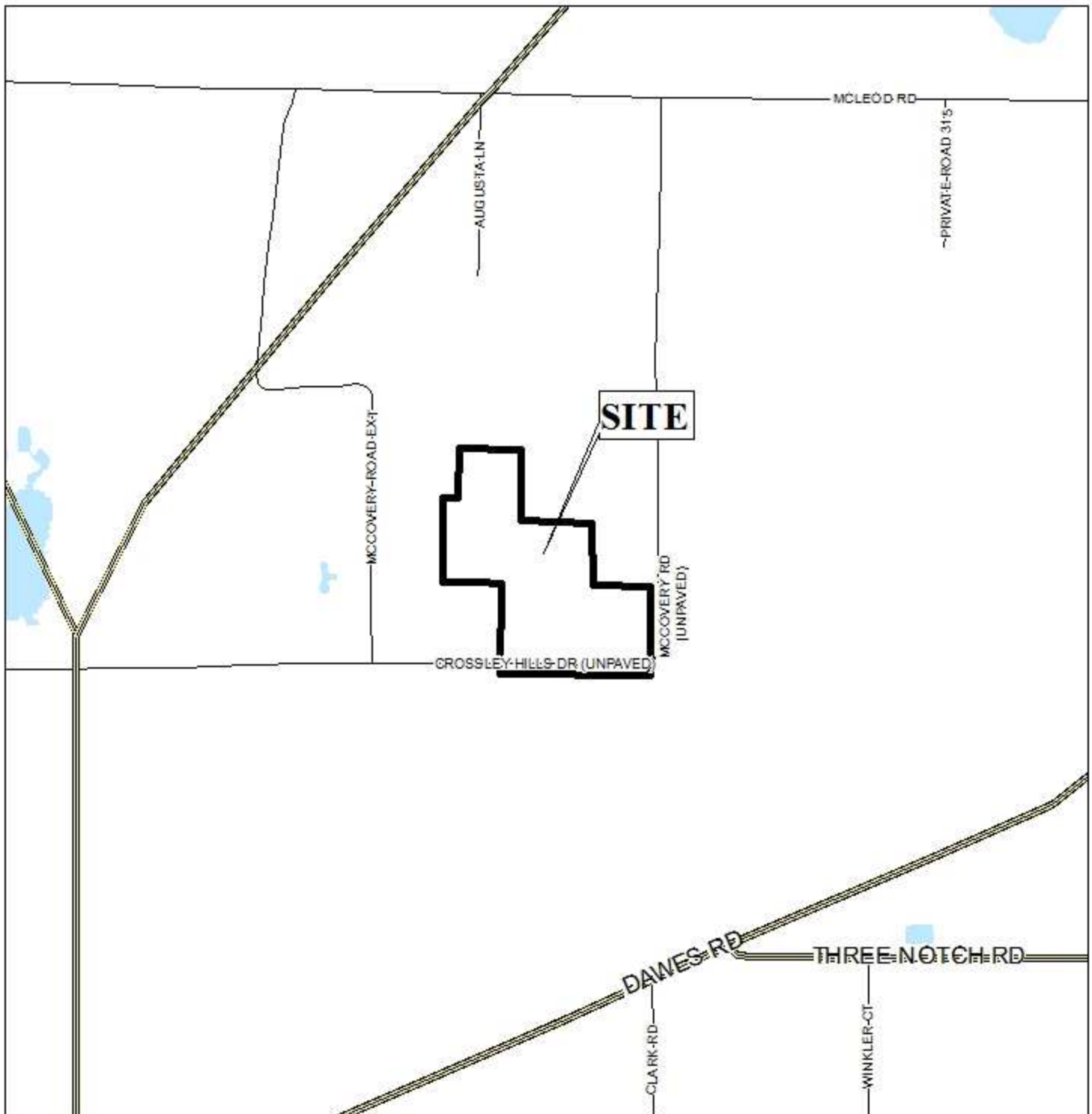
The site will have to comply with the City of Mobile storm water and flood control ordinances. A note stating *"Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of 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.

Based upon the preceding, this application is recommended for Denial due to the following reasons:

1. the lack of frontage onto paved streets; and

2. the applicant has not shown that the flag lots are necessary to allow the owner reasonable use of the site or to alleviate a situation that would otherwise cause an extreme hardship, as required by Section V.D.1 of the Subdivision Regulations;

LOCATOR MAP



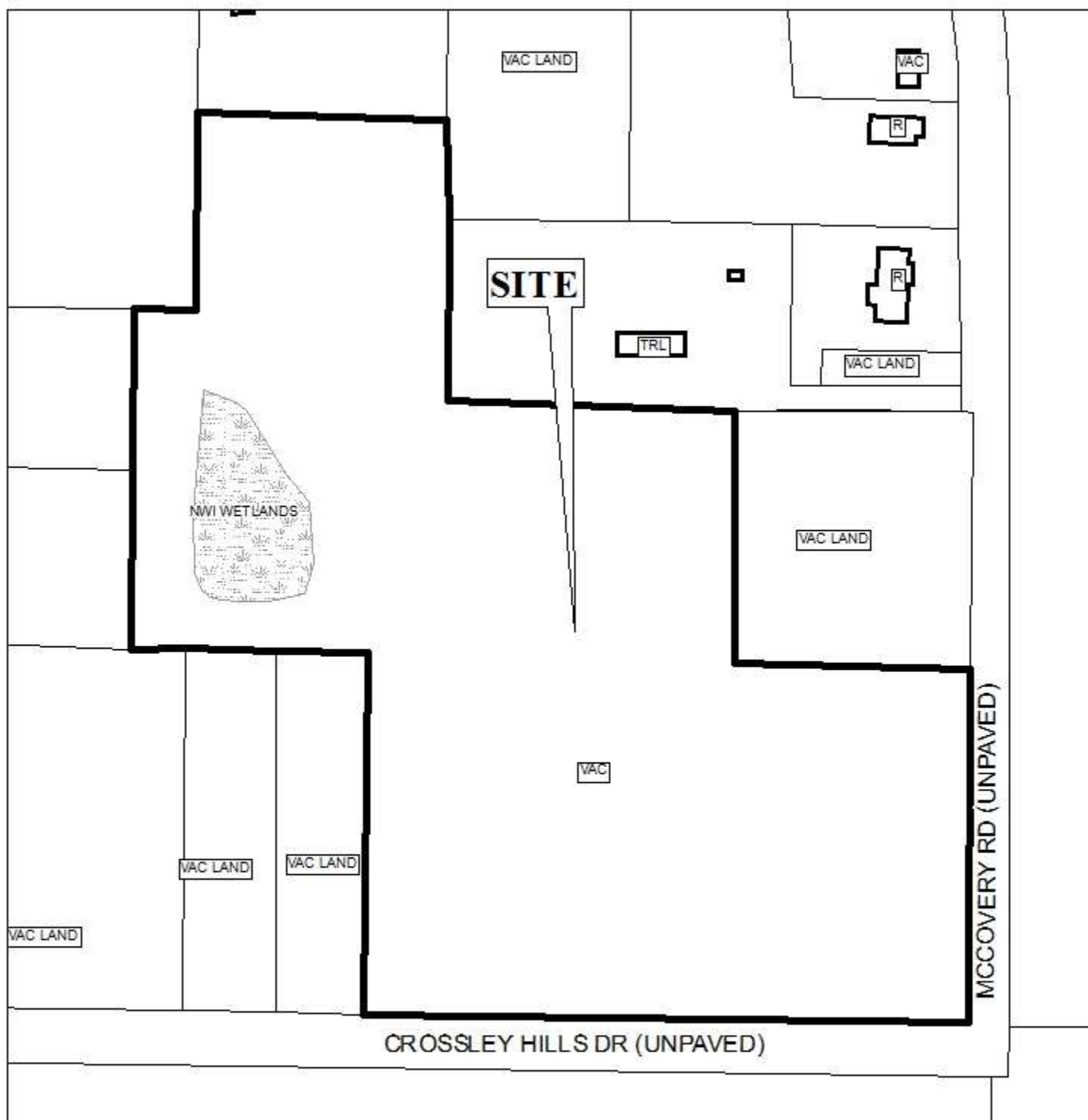
APPLICATION NUMBER 12 DATE June 5, 2014

APPLICANT Crossley Hill Estates Subdivision

REQUEST Subdivision



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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1
													I-2



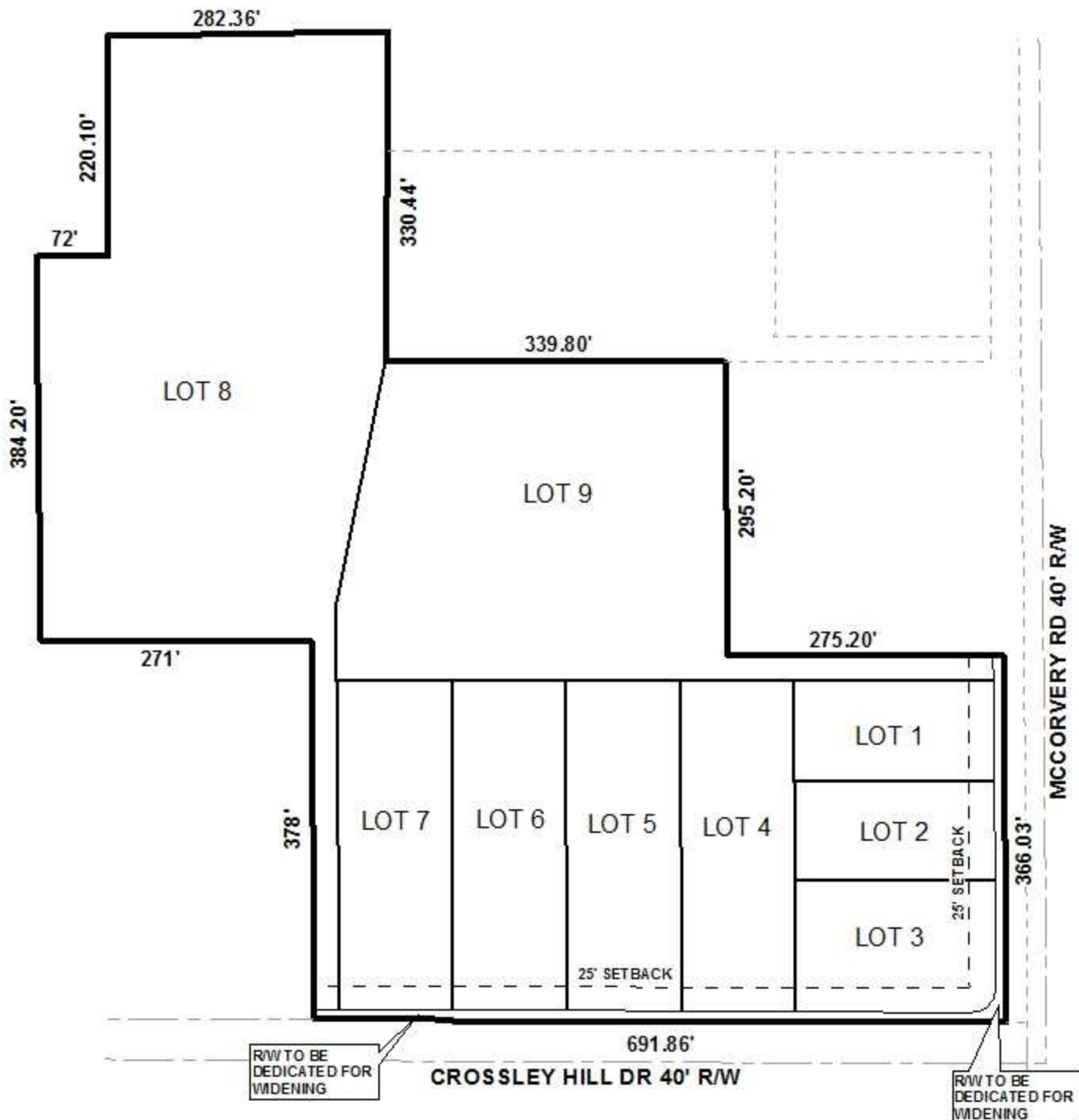
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DETAIL SITE PLAN



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