

LANGHAM FAMILY DIVISION SUBDIVISION, **RESUBDIVISION OF LOTS 1 & 2**

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 8.2± acre, 3 lot subdivision, which is located on the North side of Three Notch Road, 180'± West of Kirkwell Drive – 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 re-subdivide two legal lots of record into three lots.

The site fronts Three Notch Road, a major street with 80' of right-of-way. The Major Street Plan requires that Three Notch Road have a minimum 100' of right-of-way. Thus, the applicant should revise the plat to dedicate sufficient right-of-way so as to provide a minimum 50' from the centerline of Three Notch Road.

As proposed, Lots 1, 2, and 3 have approximately 30', 76', and 25' of frontage along Three Notch Road respectively. As a means of access management, a note should be placed on the final plat stating that each lot is limited to one curb cut to Three Notch Road, with the size, location, and design to be approved by County Engineering and in conformance to AASHTO standards.

Langham Family Division, as it exists today, is comprised of three lots, with two being flag-shaped. Three homes currently exist on the subject site. The applicant now wishes to re-subdivide Lots 1 and 2 to add an additional flag lot, thereby providing one lot per home. The existence of other flag lots in the vicinity, along with the fact that this is a family subdivision, should provide the Commission enough justification to approve this application; however a note should be placed on the final plat stating that no future subdivision of any lot is allowed until additional adequate frontage on a public street is provided. A waiver of Section V.D.3 of the Subdivision Regulations will also be required, as the proposed lots exceed the maximum depth requirement.

The title on the preliminary plat indicates that the applicant is re-subdividing Lots 2 and 3 of Langham Family Division. Actually, however, it is Lots 1 and 2 of Langham Family Division that are being re-subdivided. The applicant should revise the plat accordingly.

Wetlands exist on the site. The presence of wetlands indicates that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local

environmental agencies would be required prior to the issuance of any permits or land disturbance activities.

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.

With a waiver of Section V.D.3 of the Subdivision Regulations, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) dedication of sufficient right-of-way so as to provide a minimum 50' from the centerline of Three Notch Road;
- 2) placement of a note stating that each lot is limited to one curb cut to Three Notch Road, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;
- 3) placement of a note on the final plat stating that no future subdivision of any lot is allowed until additional adequate frontage on a public street is provided;
- 4) the applicant correct the title of the subdivision (should be *Langham Family Division, Resubdivision of Lots 1 and 2*);
- 5) the applicant receive the approval of all applicable federal, state and local environmental agencies prior to the issuance of any permits or land disturbance activities;
- 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 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
- 8) 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



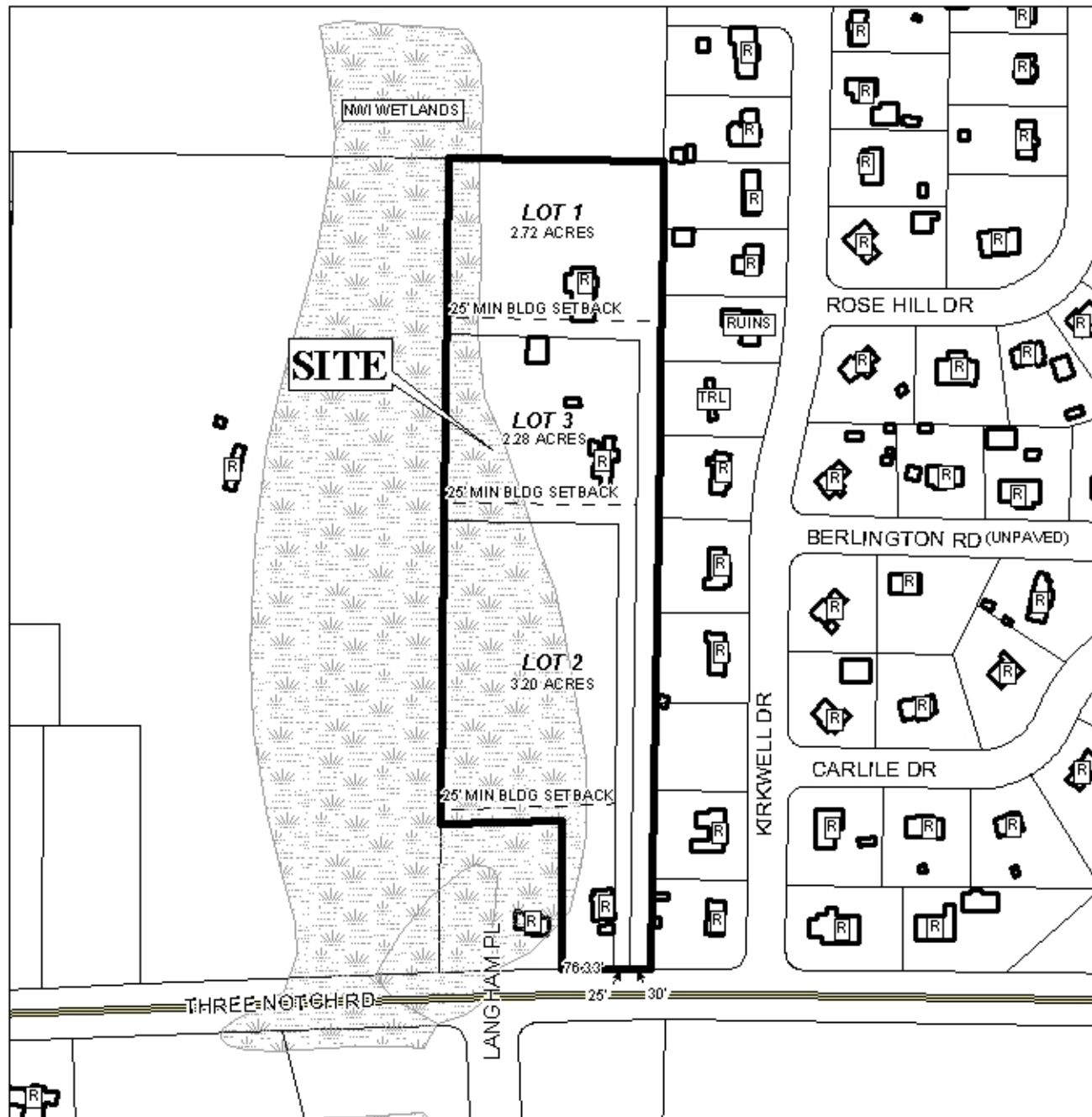
APPLICATION NUMBER 12 DATE March 19, 2009

APPLICANT Langham Family Division Subdivision, Resubdivision of Lots 1 & 2

REQUEST Subdivision



LANGHAM FAMILY DIVISION SUBDIVISION, RESUBDIVISION OF LOTS 1 & 2



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LEGEND

R-1	R-2	R-3	R-4	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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RESUBDIVISION OF LOTS 1 & 2**



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