

## **MICHAEL GRIMES 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.

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

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.

The plat illustrates the proposed 8.9 ± acre, 4 lot subdivision, which is located on the North side of Wulff Road South, 650'±West of Caldwell Road – within the planning jurisdiction. The applicant states that the site is served by public water and individual septic tanks.

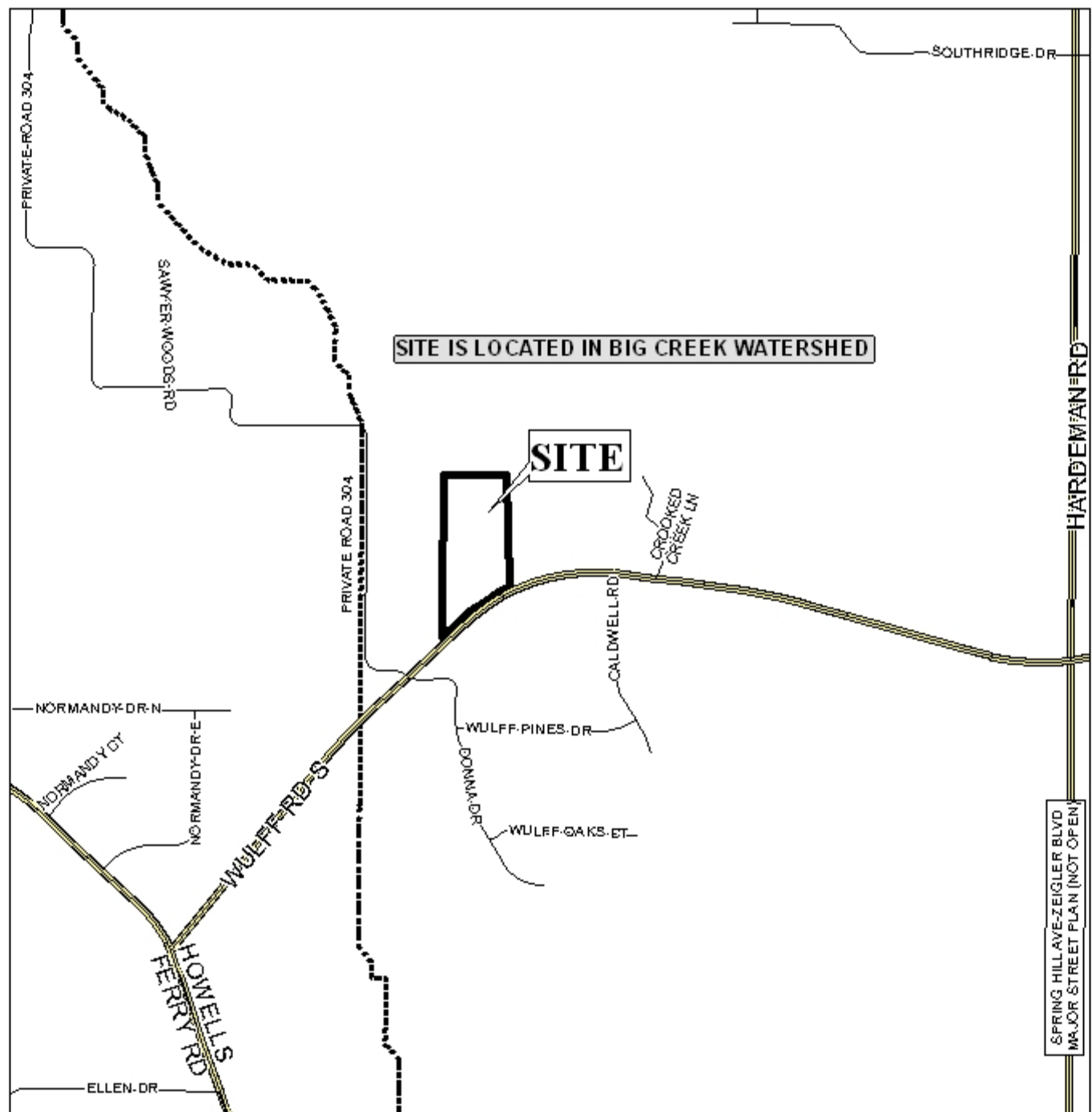
The purpose of this application is to create four lots from one metes and bounds parcel.

As proposed, Lot 4 is considered a flag lot. Section V.D.1 of the Subdivision Regulations states that flag lots shall generally not be allowed, but may be permitted in certain circumstances. This section also includes the following statement: *“Requests for panhandle or flag lots shall be accompanied by evidence showing that each panhandle or flag lot is necessary to allow the site owner reasonable use of the site or to alleviate a situation that would otherwise cause extreme hardship.”* The applicant did not provide any evidence or justification for the flag-lot request.

Based on the preceding, the application is recommended for Holdover until the October 7<sup>th</sup> meeting, so that the applicant can provide the following information by September 17<sup>th</sup>:

- 1) Justification and evidence supporting the request for a flag lot, in accordance with Section V.D.1. of the Subdivision Regulations.

## LOCATOR MAP



APPLICATION NUMBER 12 DATE September 2, 2010  
 APPLICANT Michael Grimes Subdivision  
 REQUEST Subdivision



# MICHAEL GRIMES SUBDIVISION

SITE IS LOCATED IN BIG CREEK WATERSHED

SITE

SEE DETAIL  
SITE PLAN

GRIMES FAMILY SUBDIVISION I  
APPROVED 6/3/2010

NURSERY

UC

CEMETERY

CEMETERY

WULFF RD S

CALDWELL RD (UNPAVED)

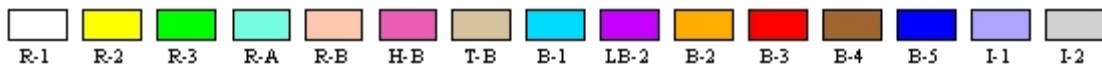
WULFF PINES DR (UNPAVED)

DONNA DR (UNPAVED)

PRIVATE ROAD 304 (UNPAVED)

APPLICATION NUMBER 12 DATE September 2, 2010

LEGEND



N  
NTS



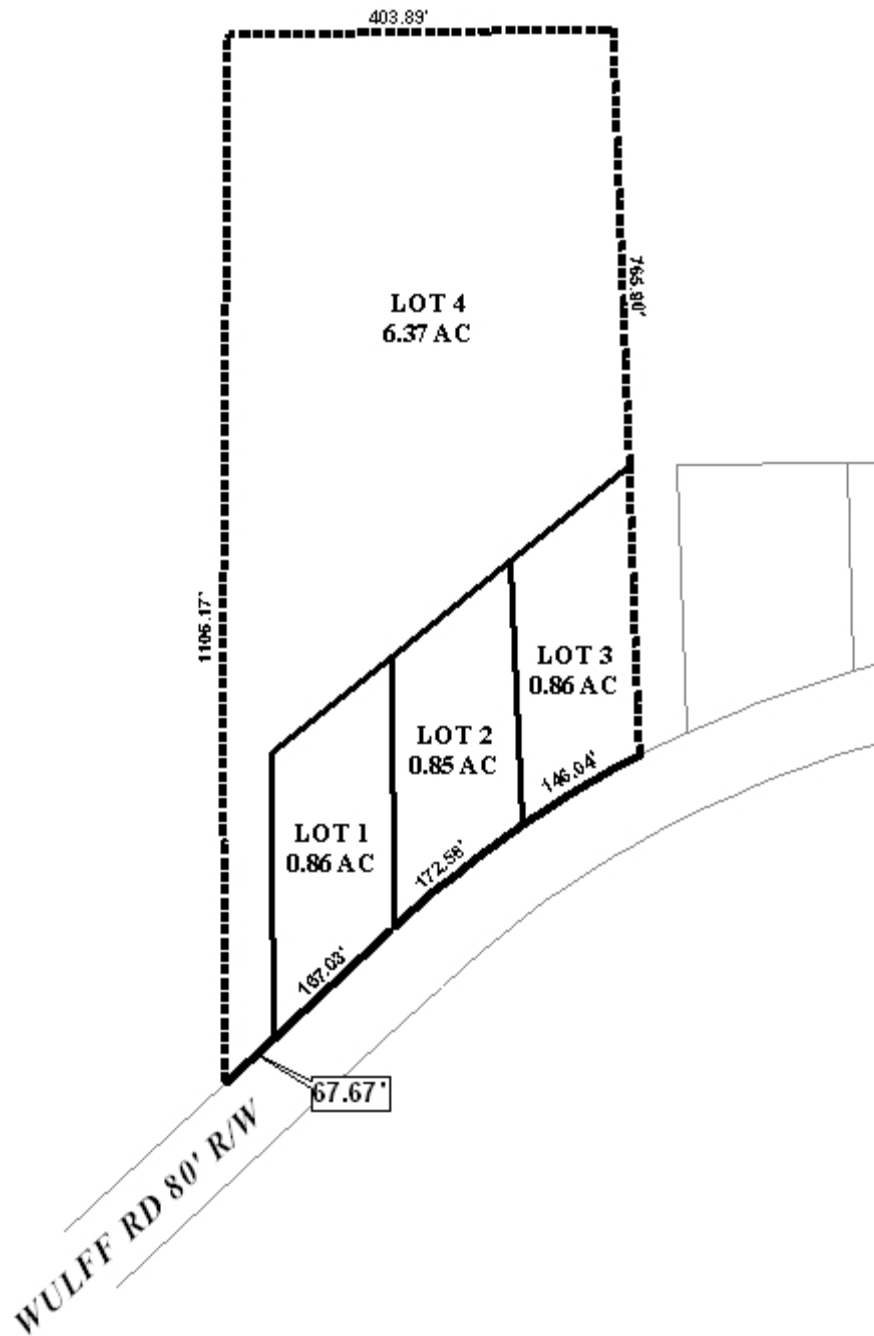
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## DETAIL SITE PLAN



APPLICATION NUMBER 12 DATE September 2, 2010  
APPLICANT Michael Grimes Subdivision  
REQUEST Subdivision

N  
NTS