

## **GRIDER-EDDINS 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

MAWSS Comments: No comments submitted.

The plat illustrates the proposed 25.0±-acre, 2-lot subdivision which is located on the North side of Eastwood Drive at its East terminus. The applicant states that the subdivision is served by public water and individual septic systems.

The purpose of this application is to create two legal lots of record from two existing metes and bounds parcels. It should be noted that almost all of the proposed Lot 2 is outside the Five Mile Planning Jurisdiction, but the “pole” portion of the proposed “flag lot” enters into the Jurisdiction; therefore the entire subdivision must be considered by the Planning Commission. Available County parcel data from 1997 does not indicate a “pole” across proposed Lot 1 from proposed Lot 2, and also does not indicate the slight protuberance of the North portion of Lot 1 into Lot 2. Parcel data from 2002 indicates the current configuration of the two parcels suggesting that property lines were reconfigured without going through the proper Subdivision process, hence this application.

The Subdivision Regulations were recently amended to include a general prohibition of flag lots, however, they are permitted in instances where varied and irregularly-shaped lot designs are common and the informality of design is consistent with other lots in the vicinity. In this instance, there are existing irregularly-shaped properties in the vicinity, and the adjacent property to the South is a flag lot subdivision approved by the Commission in 2002. Therefore, with a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations, the subdivision would be appropriate to the area.

The site fronts on Eastwood Drive with a 60' right-of-way; therefore dedication would not be required. 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 Eastwood Drive, with the size, location and design to be approved by County Engineering and conform to AASHTO standards. No building setback line is indicated on the plat; therefore, the plat should be revised to indicate a 25' minimum building setback line along the front (South) line of each proposed lot. The lots are not labeled with their areas; therefore, each lot should be labeled with its size in square feet and acres, or a table should be furnished providing the same information.

Another recently-adopted amendment to the Subdivision Regulations pertaining to Environmental and Watershed Protection could have a bearing on the site. The property is located within the Chickasaw Creek Watershed and the amendment pertains to any watershed which contains a public drinking water source. A note should be required on the final plat

stating that if the Chickasaw Creek Watershed contains a public drinking water source, compliance with amended Section V.A.5. of the Subdivision Regulations would apply.

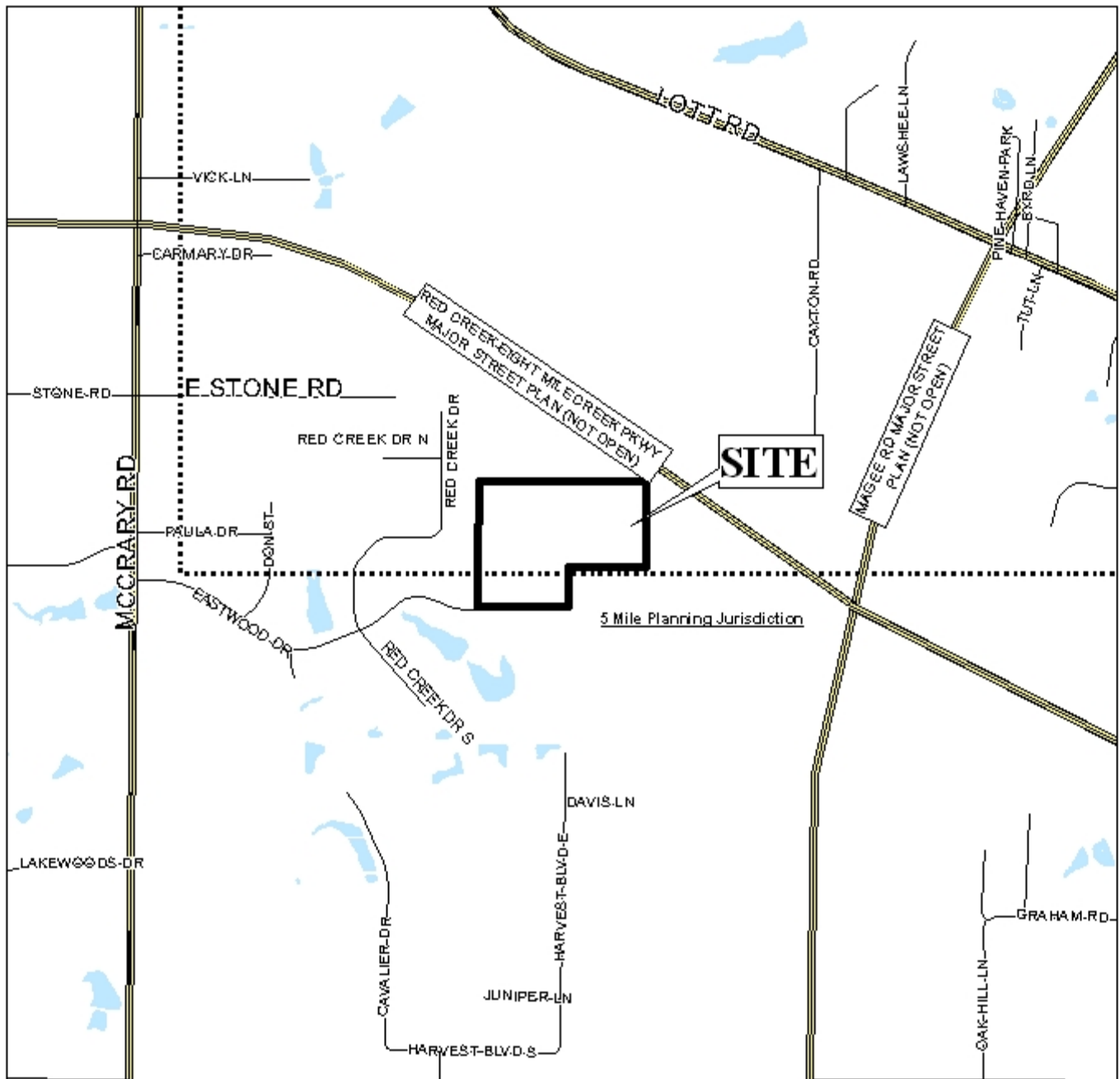
Given the location of streams on the site, it would be considered environmentally sensitive; therefore, the approval of all applicable Federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities. The geographic area defined by the City of Mobile 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.

This site is located in Mobile County, thus a note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

With a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations, the plat is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that each lot is limited to one curb cut to Eastwood Drive, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;
- 2) illustration of the 25' minimum building setback line along the front (South) line of each lot;
- 3) labeling of each lot with its size in square feet and acres, or the furnishing of a table on the final plat providing the same information;
- 4) placement of a note on the final plat stating that if the Chickasaw Creek Watershed contains a public drinking water source, compliance with amended Section V.A.5. of the Subdivision Regulations would apply;
- 5) placement of a note on the final plat stating that the approval of all applicable Federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities;
- 6) placement of a note on the final plat stating development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 7) placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

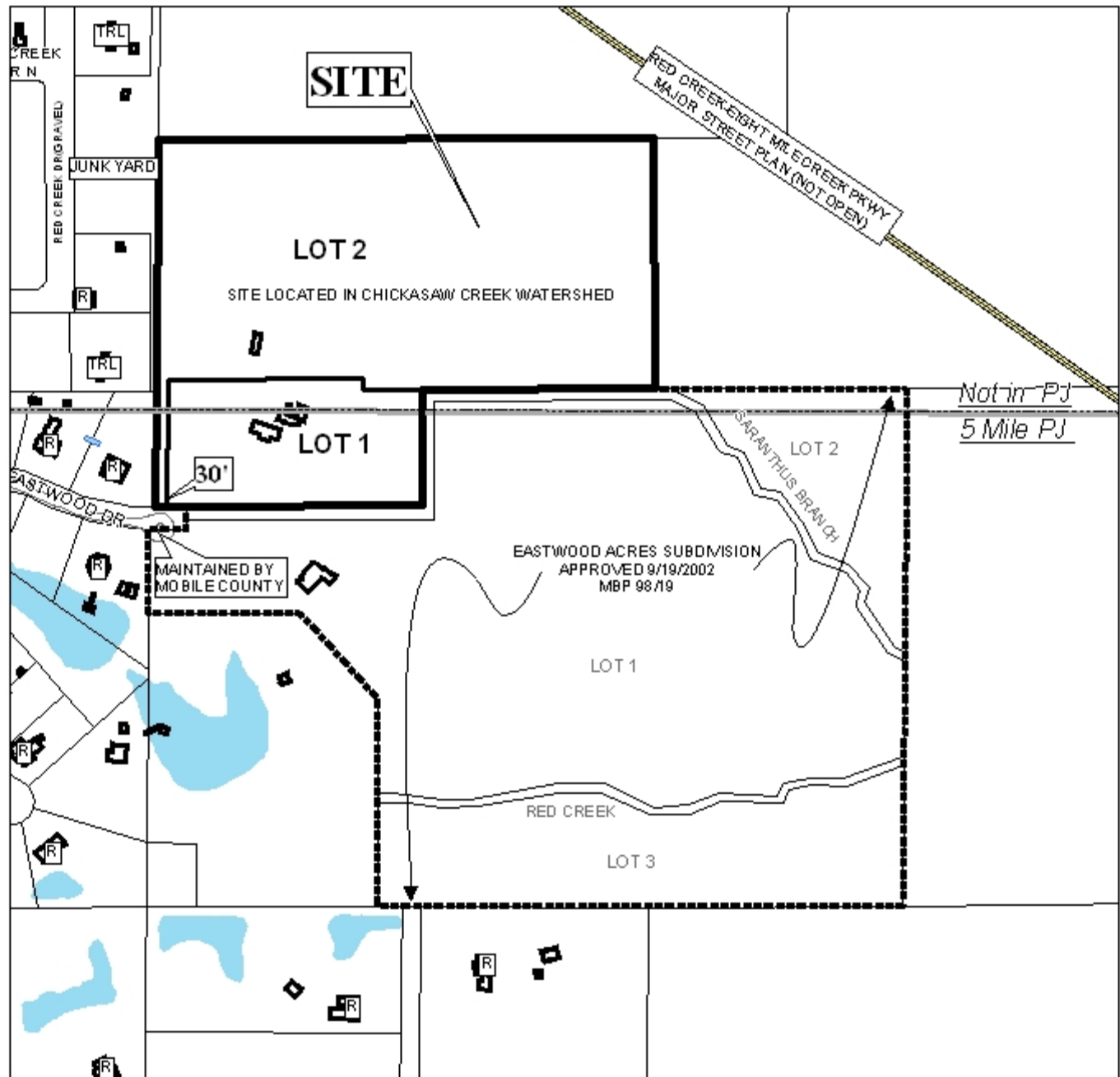
# LOCATOR MAP



APPLICATION NUMBER 14 DATE July 10, 2008  
APPLICANT Grider - Eddins Subdivision  
REQUEST Subdivision

N  
NTS

# GRIDER - EDDINS SUBDIVISION



APPLICATION NUMBER 14 DATE July 10, 2008

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
-----	-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----



NTS