

KEYSER 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

MAWSS Comments: None Received.

The plat illustrates the proposed 17.5acre \pm , 2 lot subdivision which is located 9372 Calhoun Road (North side of Calhoun Road at its West terminus), in Mobile County. The applicant states that the subdivision is served by city water and individual septic systems.

The purpose of this application is to create two lots of record from a metes and bounds parcel. The metes and bounds parcel was created in 2005 as the result of being denoted as "Future Development" on a one lot subdivision, which the Commission approved. The "Future Development" area was developed at that time with the owners' home. The purpose of that application was to deed a portion of the overall parcel to the owners' son. The applicant and the surveyor both stated at that meeting that there were no plans of further development.

The site fronts onto Calhoun Road, a minor street with adequate existing right-of-way.

The plat proposes one flag shaped lot and one irregularly shaped lot. The Commission recently adopted an amendment to the Subdivision Regulations generally disallowing flag shaped lots. The applicant submitted no documentation to justify a waiver of Sections V.D.3 and V.D.1, nor is there an existing pattern of flag lots in the immediate vicinity.

Further, V.D.1 states that IF a flag shaped lot is allowed, and is large enough for future resubdivision, the pole shall be adequate to provide for a future dedicated and constructed street. As the site exists, there is 54.35' of frontage on Calhoun Road, which would barely be sufficient for a curb and gutter standard street. Therefore, dependent upon the purpose of the subdivision, the most appropriate consideration may be as a Family Subdivision to allow a private road in compliance with Section VIII.

Given the location of a lake or pond 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 flood zone(s) should be indicated on the plat, if approved.

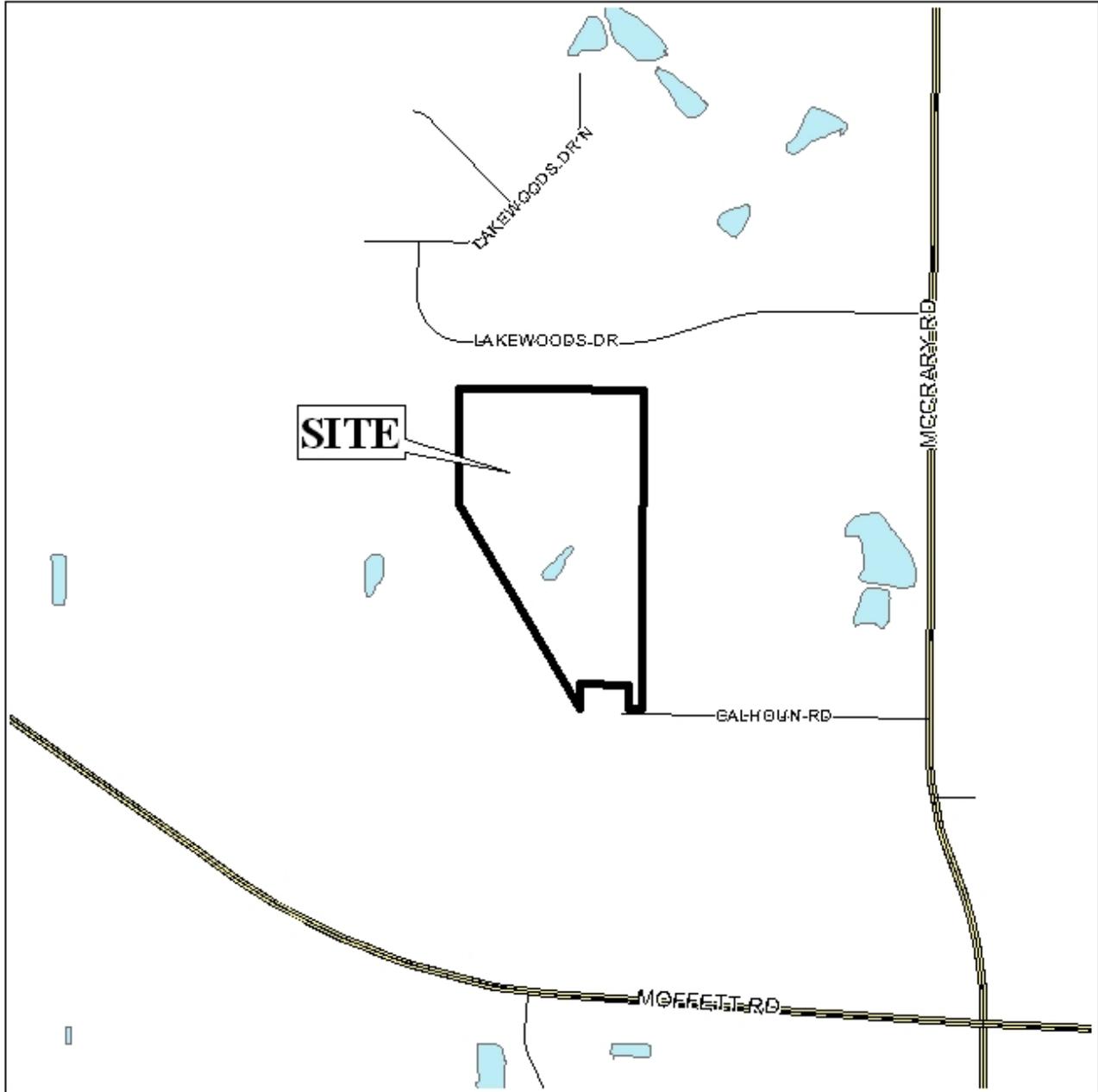
The site may contain federally listed endangered or threatened species, such as the gopher tortoise, or protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected flora and fauna.

Finally, if approved the plat should be revised to label each lot with its size in square feet.

Based on the preceding, the plat is recommended for holdover until the July 10 meeting to allow the applicant to:

1. revise the plat to provide either a private road for a family subdivision, or a dedicated and constructed road if the subdivision is not to be a family subdivision;
2. make appropriate notations on the plat relating to endangered species and environmental issues, as required by the Subdivision Regulations.

LOCATOR MAP



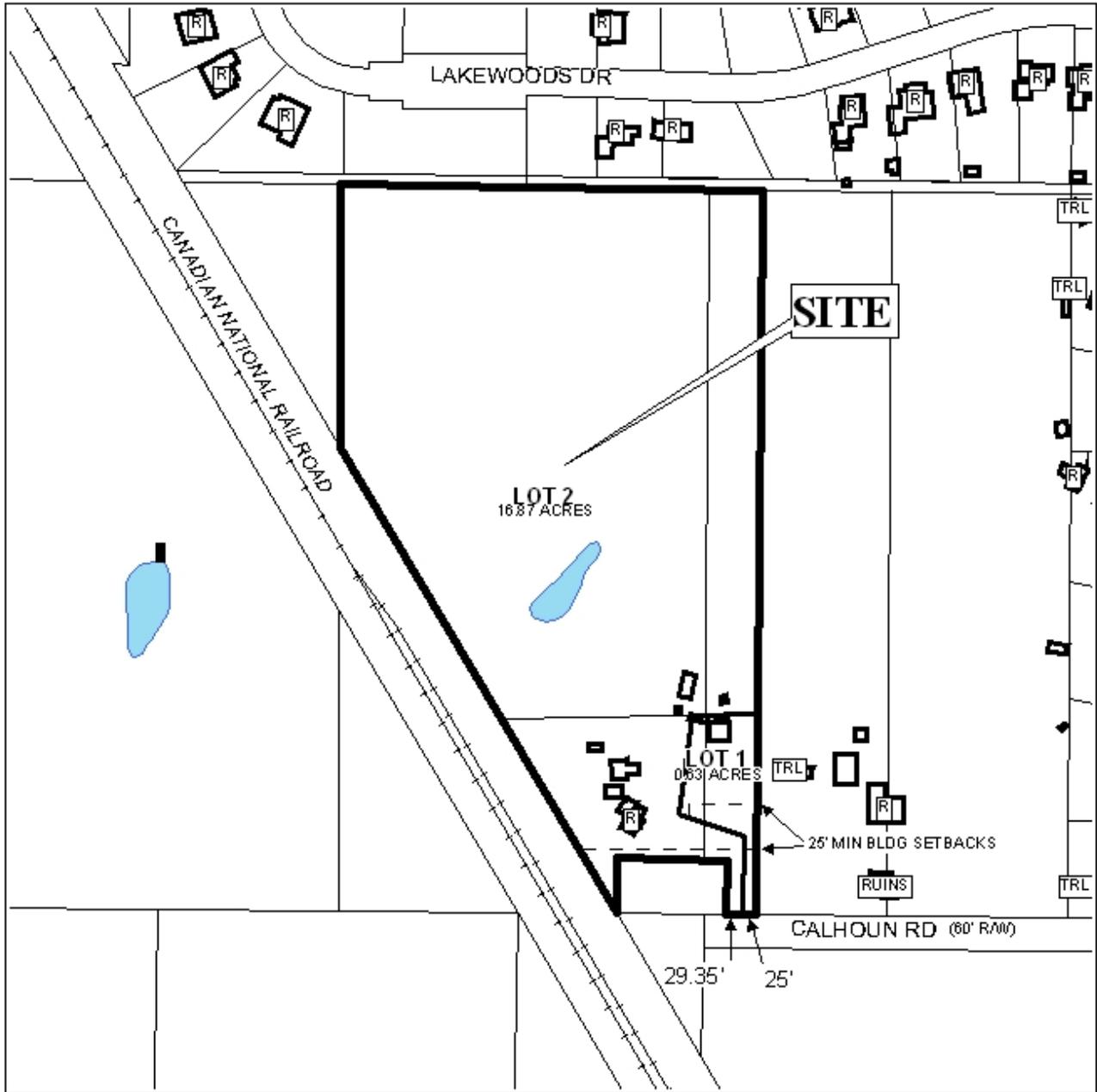
APPLICATION NUMBER 14 DATE June 5, 2008

APPLICANT Keyser Estates Subdivision

REQUEST Subdivision



KEYSER ESTATES 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



NTS