

## **ROLLING MEADOWS ESTATES**

### **PHASE TWO**

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.

Fire-Rescue 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.

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

The plat illustrates the proposed 7.9± acre, 7 lot subdivision, which is located on the South side of Howells Ferry Road, 635'± East of the South terminus of Harvey Hill 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 re-subdivide two existing legal lots of record into seven lots.

The applicant is proposing to construct a new 50' wide private street (labeled as *right-of-way, utility easement and common area*) directly accessible from Howells Ferry Road. It should be noted that Section VIII of the Subdivision Regulations permits modifications to standard regulatory requirements under three circumstances: 1) Unusual difficulties, generally related to natural circumstances, where the normal application of the Regulations would cause undue hardship; 2) Innovative design, which can include cluster or Traditional Neighborhood Development subdivisions, as well as town-homes, terrace houses, multi-family projects, and commercial development; or 3) family subdivisions, which allow a private street to serve up to 5 lots. The applicant has not submitted any information justifying the approval of a private street. If approved, however, full compliance with Section VIII.E of the Subdivision Regulations will be required regarding the private street.

It should be noted that the proposed street exceeds 600' in length, the maximum allowed for closed end streets per Section V.B.6 of the Subdivision Regulations; 620' is proposed. Given the previous concerns already mention, staff cannot find any justification in favoring the request. Furthermore, the applicant has not illustrated appropriate radii at the intersection of the private street with Howells Ferry Road. Typically, in order to comply with Section V.B.16 of the Subdivision Regulations, it would appear that properties on either side of the proposed street

would need to be involved in the subdivision process, so as to dedicate the needed right-of-way. However, since private streets enjoy an 18' pavement width, ample space should exist to provide the radii, if approved.

As proposed, each lot has substantial frontage along the private street. If approved and 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 the private street, with the size, location, and design to be approved by County Engineering and in conformance with AASHTO standards.

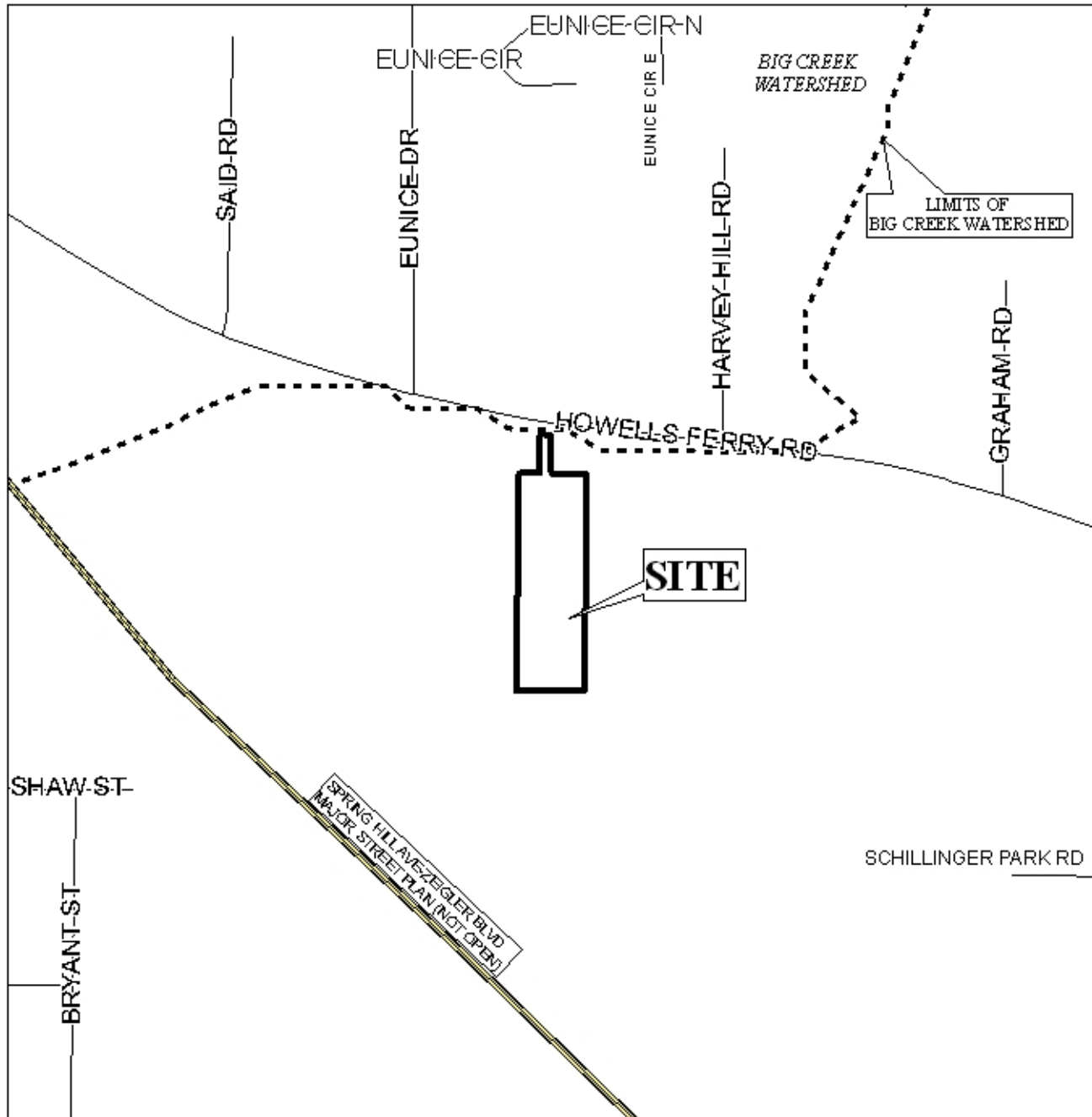
The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state, and Federal regulations 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.8 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.

Based on the preceding, it is recommended that this application be denied because the applicant did not submit any information justifying the request for a private street and it does not comply with Section V.B.6 of the Subdivision Regulations.

## LOCATOR MAP



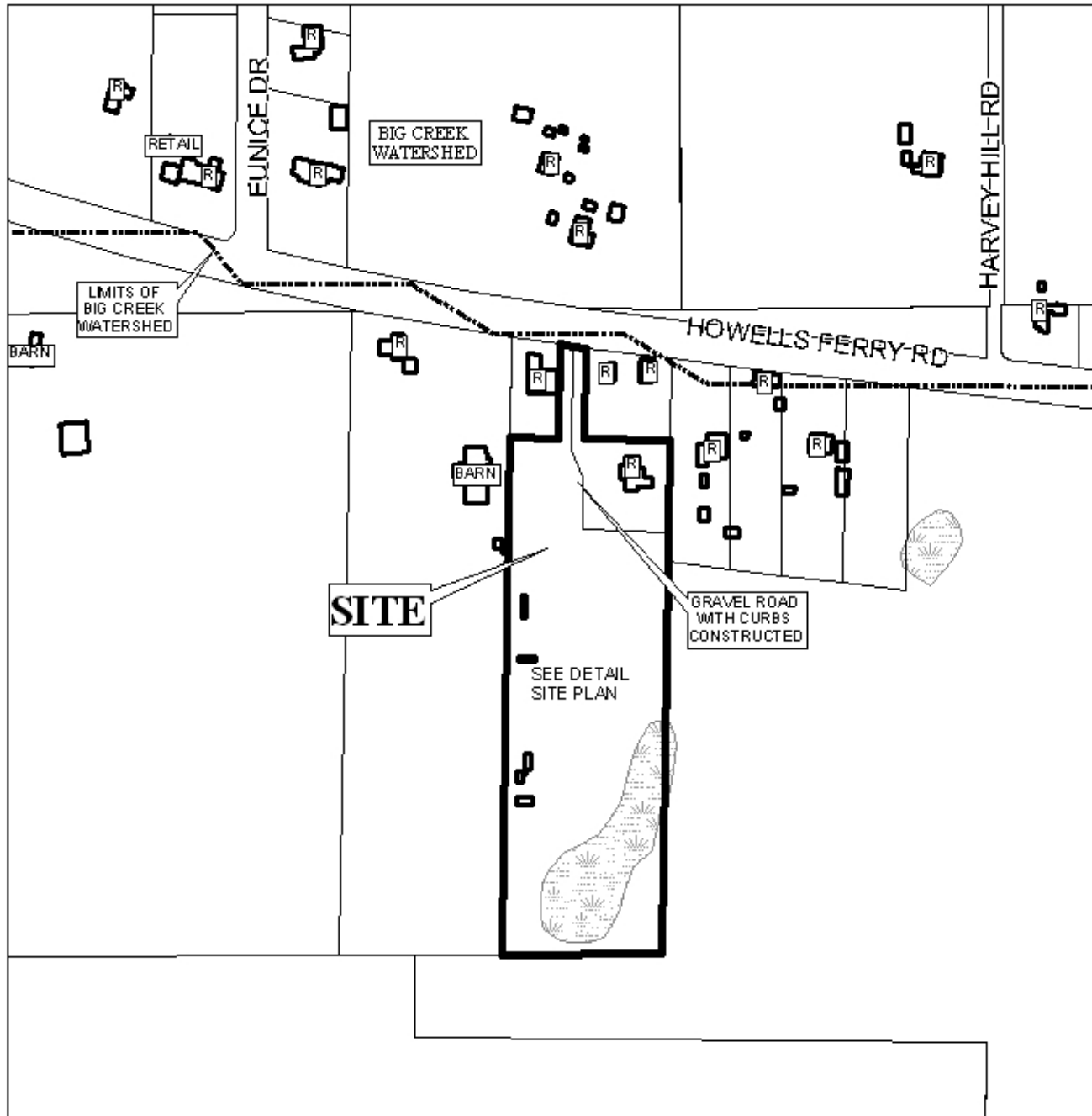
APPLICATION NUMBER 14 DATE November 5, 2009

APPLICANT Rolling Meadows Estates Subdivision, Phase 2

REQUEST Subdivision



## ROLLING MEADOWS ESTATES SUBDIVISION, PHASE 2



APPLICATION NUMBER 14 DATE November 5, 2009

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





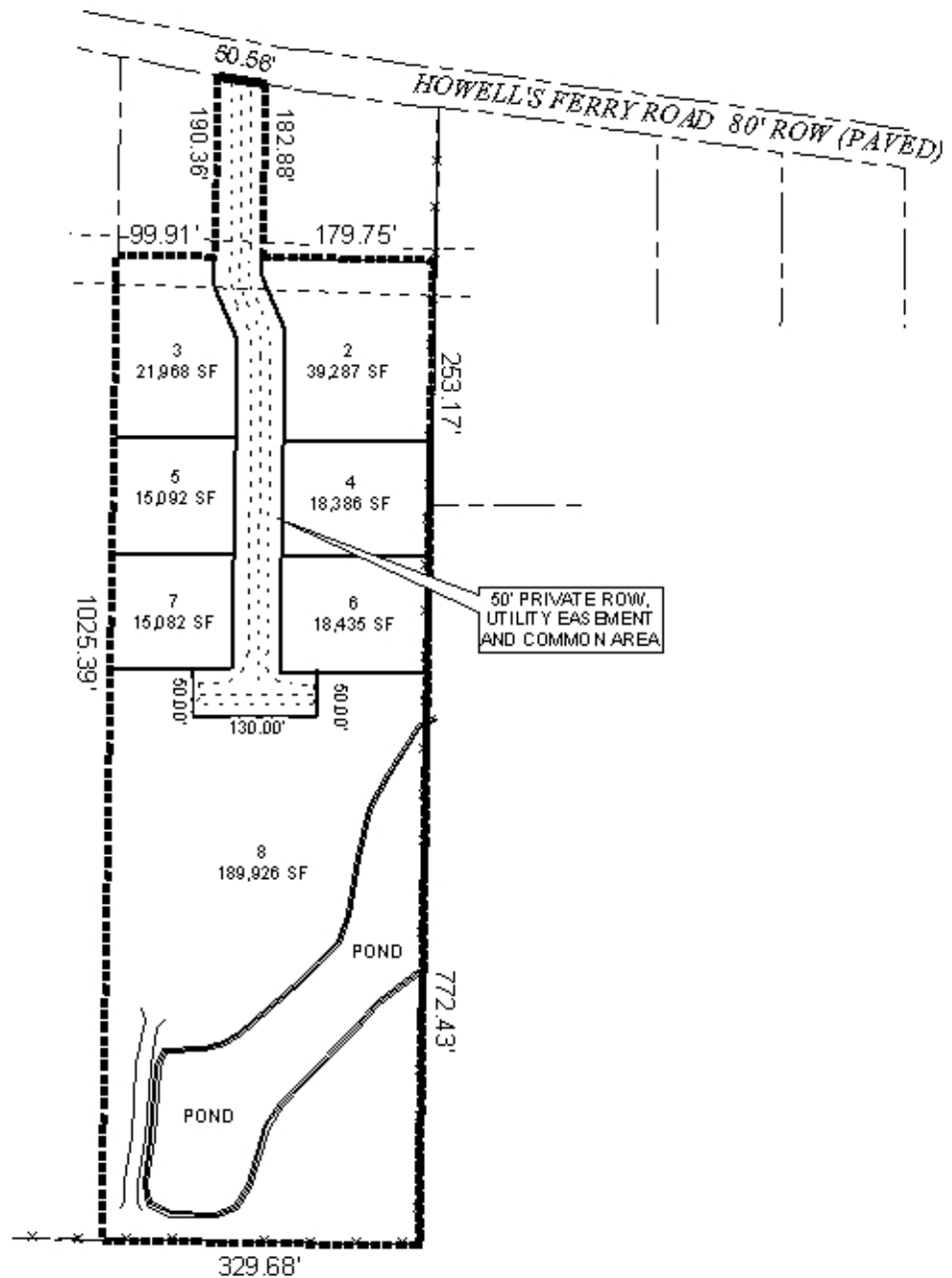
## ROLLING MEADOWS ESTATES SUBDIVISION, PHASE 2



APPLICATION NUMBER 14 DATE November 5, 2009



# DETAIL SITE PLAN



APPLICATION NUMBER 14 DATE November 5, 2009

APPLICANT Rolling Meadows Estates Subdivision, Phase 2

REQUEST Subdivision

