

HOWELLS FERRY 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.

Fire-Rescue Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

MAWSS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity Assurance application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 3-lot, 4± acre subdivision, which is located at 7116 & 7170 Howells Ferry Road on the North side of Howells Ferry Road, 440'± West of Cody Road, within the Planning Jurisdiction. The applicant states that the subdivision is served by individual well and individual septic tanks.

The purpose of this application is to create three legal lots of record from an existing metes-and-bounds parcel.

The site fronts onto Howells Ferry Road, a major street with a non-compliant 60' right-of-way; therefore, dedication would be required along Lots 1 and 3, to provide 50-feet from the centerline of Howells Ferry Road. As illustrated on the preliminary plat a non-compliant block structure exist within the 25-feet minimum building setbacks; therefore, the placement of a 45-foot setback (25-feet minimum building setback + 20-feet future dedication) to allow future widening of Howells Ferry Road in accordance with the Major Street Plan component of the Comprehensive Master Plan.

As a means of access management, a note should be required on the Final Plat, if approved, stating that the development is limited to two curb cuts on Howells Ferry Road, with the size, location and design to be approved by County Engineering and conform to AASHTO standards.

The lots, as proposed, meet the minimum required lot size. As on the preliminary plat, the lots should be labeled with its size in acres and square feet, or a table should be furnished providing the same information on the Final Plat, if approved.

As proposed, Lot 3 would be a "flag" lot with a 60-feet wide, 395-feet "pole". Section V.D.1. of the Subdivision Regulations does not allow flag lots unless such are common within the area or in the case of a family division of property. It should be noted that no "flag" lots are within the vicinity of the proposed development. Therefore, a waiver of Section V.D.1. may be justified in this instance. Section V.D.3. of the Subdivision Regulations states that the maximum depth of

any lots, exclusive of unusable land shall not be more than 3.5 times the width at the building setback line. Using this calculation, the proposed Lot 3 is approximately 220-feet deeper than allowed. If approved, Lot 3 will require a waiver of Section V.D.3. of the Subdivision Regulations. There are some irregularly-shaped lots within the area, and some which exceed the depth-to-width ratio, but none of which have been approved by the Commission.

This site is located in the 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.8. of the Subdivision Regulations.

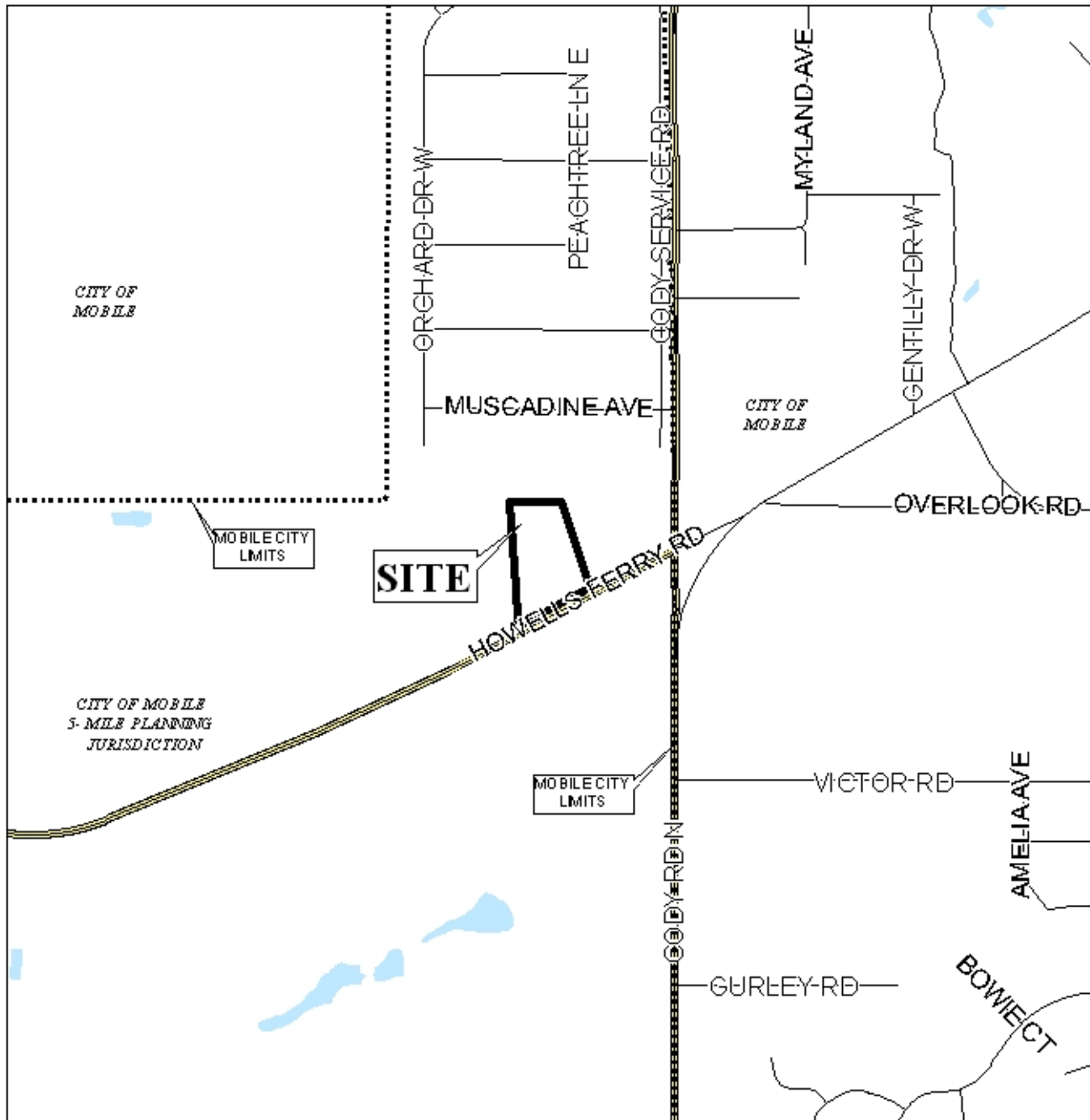
The site will have to comply with the City of Mobile storm water and flood control ordinances. A note stating *“Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of 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.”* should be placed on the Final Plat.

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.

Based upon the preceding, this application is recommended for denial, due to the following reasons:

- 1) Section V.D.1. of the Subdivision Regulations does not allow “flag” lots unless such are common within the area or in the case of a family division of property.

LOCATOR MAP



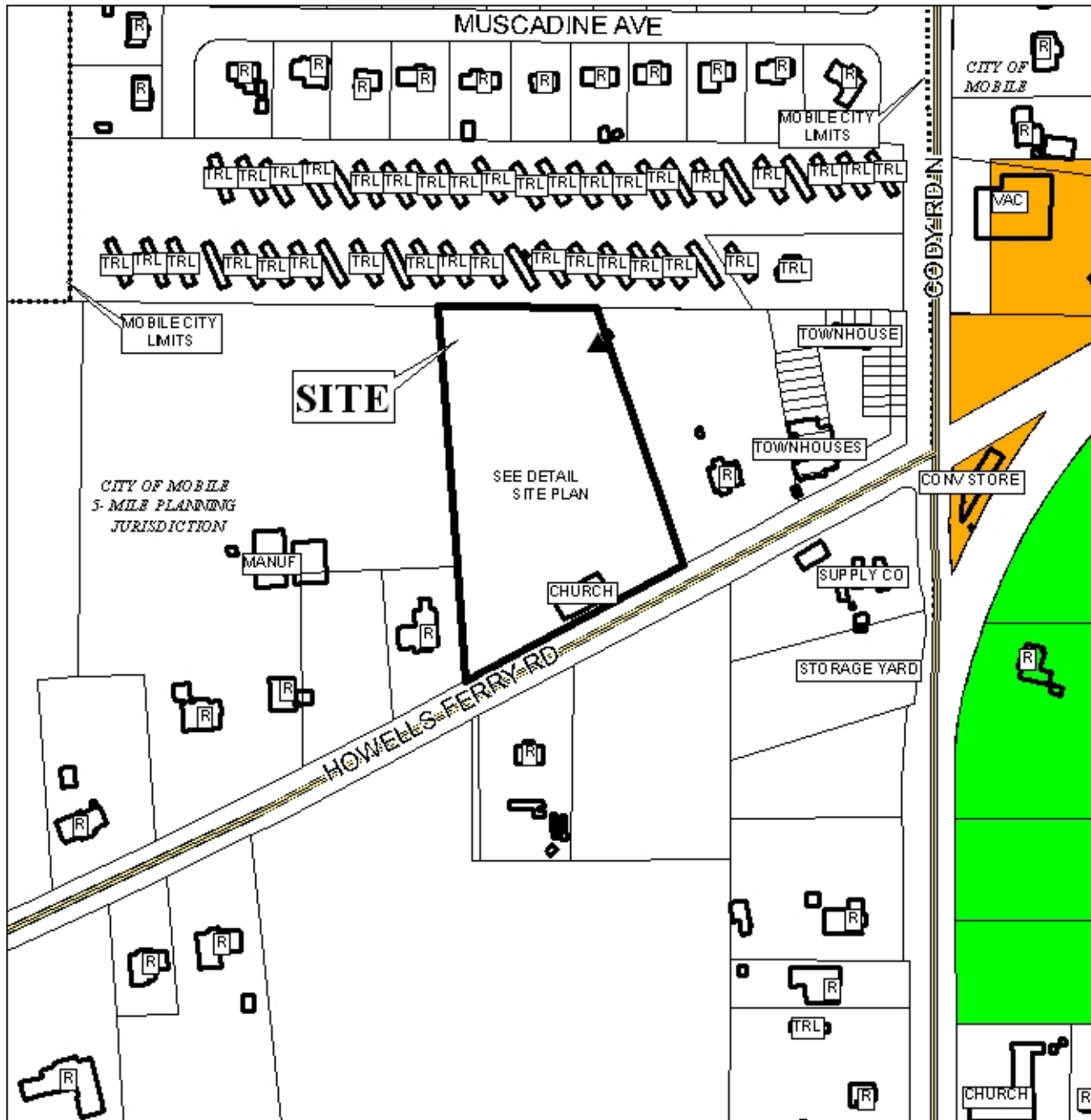
APPLICATION NUMBER 16 DATE September 15, 2011

APPLICANT Howells Ferry Subdivision

REQUEST Subdivision



HOWELLS FERRY SUBDIVISION



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LEGEND



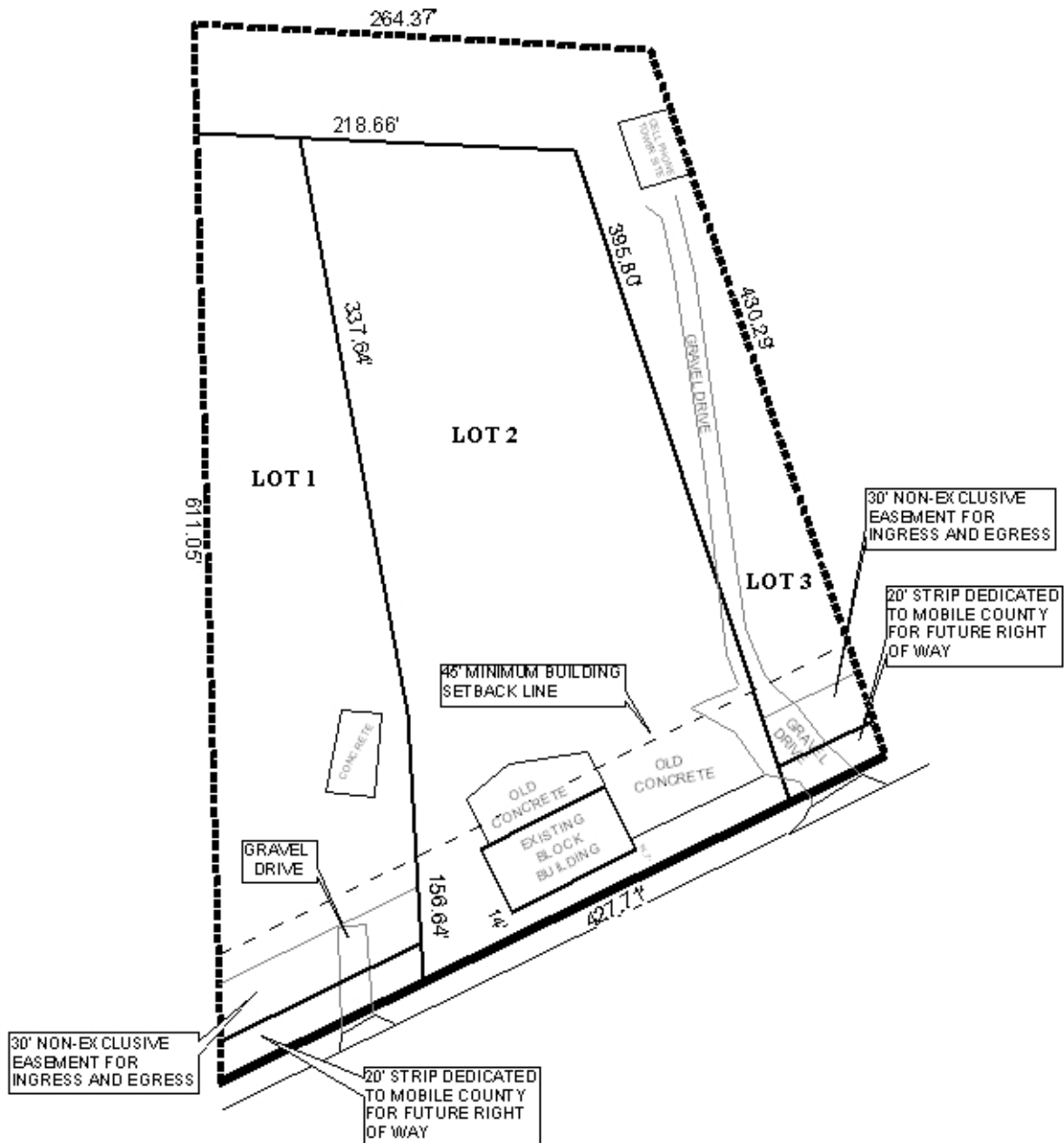
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DETAIL SITE PLAN



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APPLICANT Howells Ferry Subdivision

REQUEST Subdivision

