

LYNDA CORRIE ESTATES SUBDIVISION, **RESUBDIVISION OF**

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

Mobile Area Water & Sewer System Comments: MAWSS has no water or sewer services available.

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.

The plat illustrates the proposed 3-lot, 6.12 \pm acres subdivision which is located on the West side of McCrary Road, 500' \pm North of Calhoun Road. The subdivision, which is located outside the Mobile City Limits, is served by public water and individual septic systems.

The purpose of this application is to re-subdivide two existing lots into three lots.

The site has road frontage on McCrary Road, a planned major street, and the existing right-of-way is shown as 80'. The Major Street Plan requires a 100' right-of-way; therefore, the provision of a 75' setback (which includes the required minimum building setback of 25'), from the centerline of McCrary Road, to provide for the right-of-way of the planned major street should be required. Lot 3, a "flag lot" would also require a 25' minimum building setback line from its front, or East line common with Lots 1 and 2. Additionally, as a means of access management, a note should be placed on the final plat stating all lots are limited to one curb cut each to McCrary Road with the size, location and design to be approved by Mobile County Engineering.

The site is located in the County, thus a note should be required 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.

The site is in the unincorporated part of Mobile County; nevertheless, development should be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances. Submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits should be required. Certification should be submitted to the Planning Section of Urban Development and County Engineering.

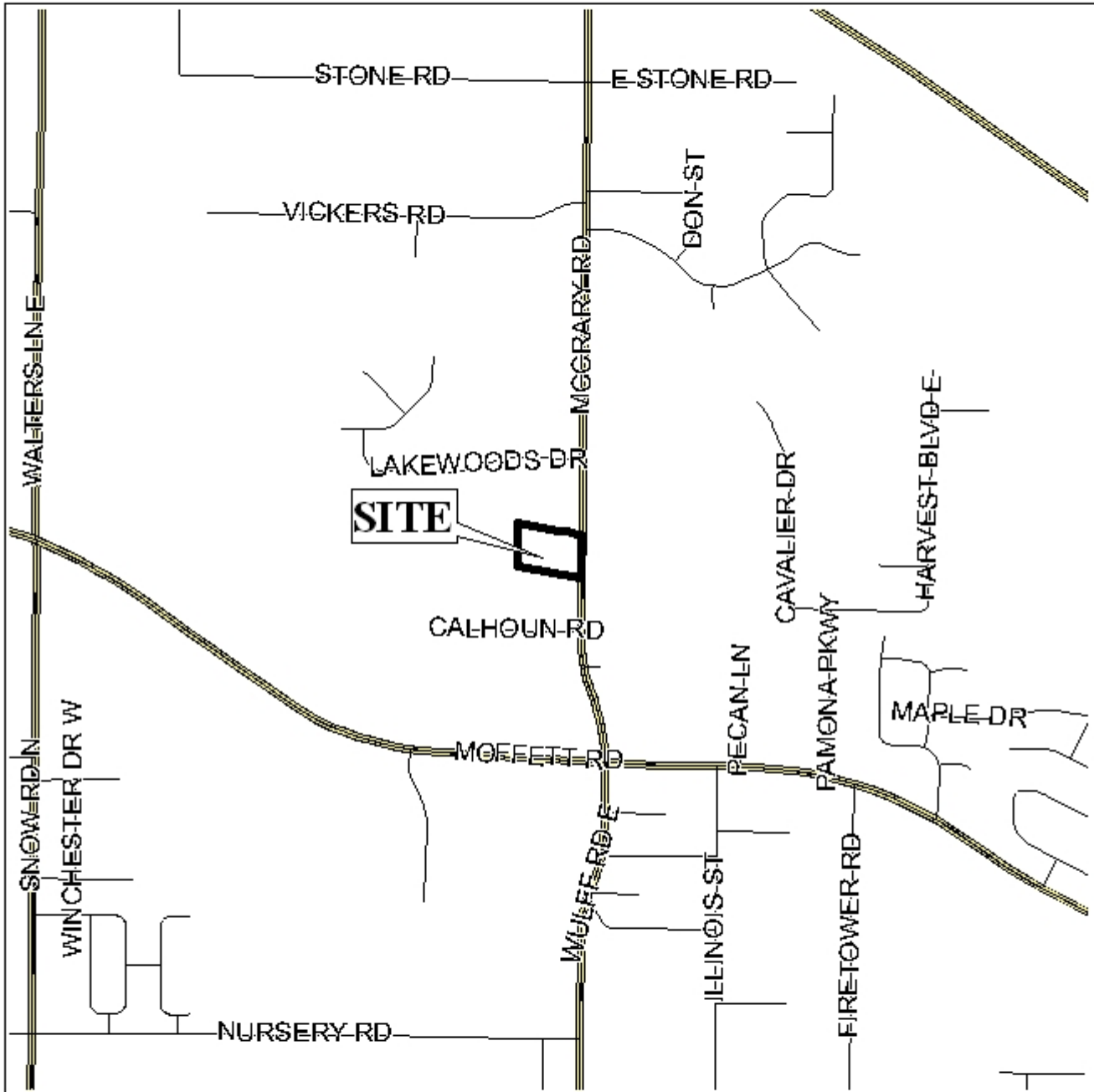
No lot sizes in square feet were indicated on the plat; therefore the final plat should be revised to label each lot with its size in square feet, or a table depicting the same information should be provided.

Inasmuch as the original two-lot subdivision was approved with one lot exceeding the depth-to-width ratio of Section V.D.3. of the Subdivision Regulations, Lots 1 and 2 of the proposed resubdivision would both exceed that ratio and would not be characteristic of the area. Also, Lot 2 would be a “flag lot” not characteristic of the area per Section V.D.1. of the Subdivision Regulations.

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

- 1) Lots 1 and 3 would exceed the depth-to-width ratio of Section V.D.3. of the Subdivision Regulations; and
- 2) Lot 3 would be a “flag lot” and would not be characteristic of the area, per Section V.D.1. of the Subdivision Regulations.

LOCATOR MAP



APPLICATION NUMBER 26 DATE October 18, 2007

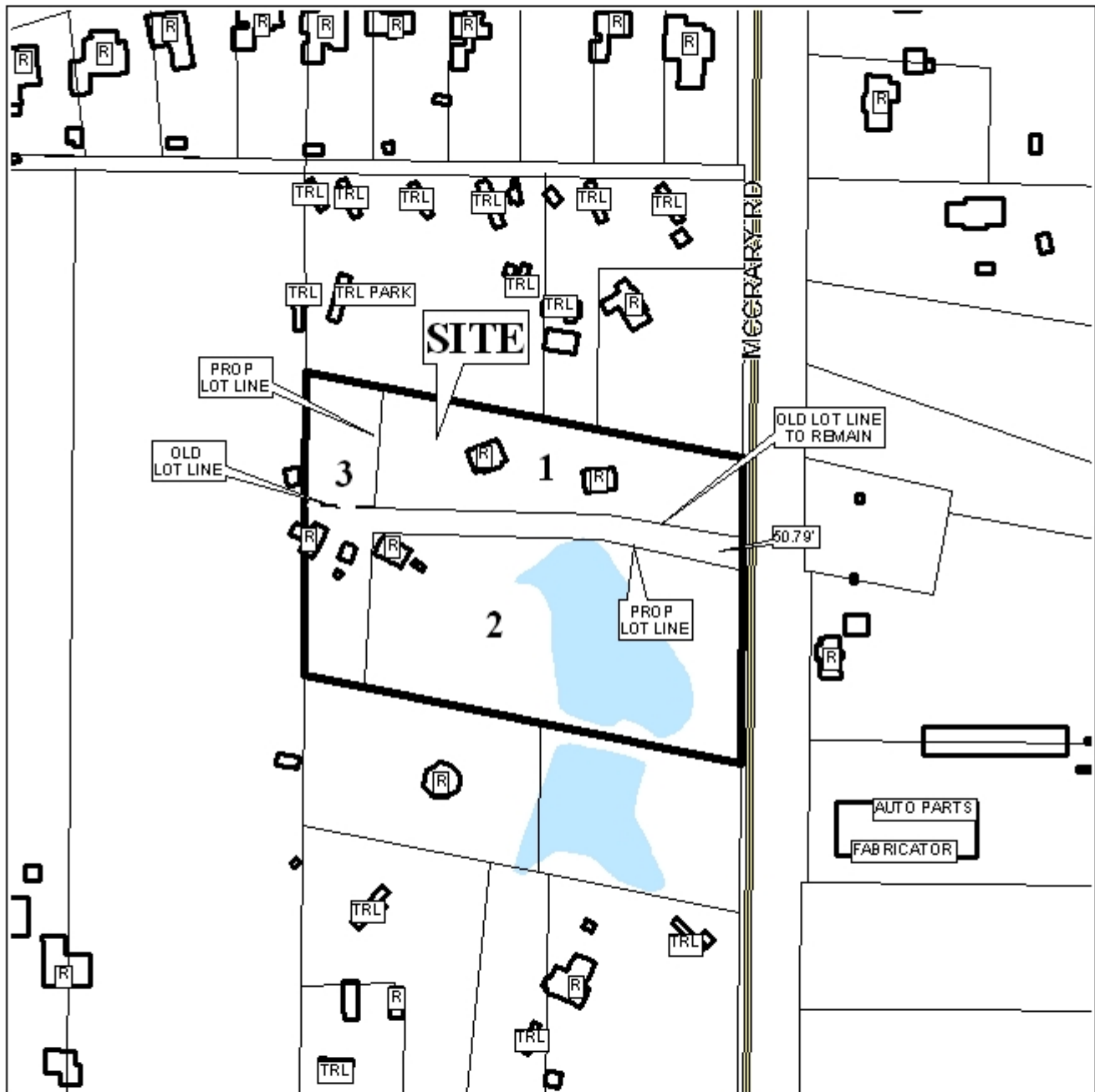
APPLICANT Lynda Corrie Estates Subdivision, Resubdivision of

REQUEST Subdivision



NTS

LYNDA CORRIE ESTATES SUBDIVISION, RESUBDIVISION OF



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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
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