

NEW HOME SUBDIVISION

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

Fire-Rescue Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code. All projects within the Mobile County Fire Jurisdiction must comply with the 2006 International Fire Code, as adopted.

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

The plat illustrates the proposed two-lot, 3.5± acres subdivision which is located on the North side of Hayfield Road, 175'± West of Old Pascagoula 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 divide an existing metes and bounds parcel into two lots and remove a condition of approval of the original approval of this subdivision. The parcel is the remaining Western half of a larger parcel created by court order, the Eastern half of which has been established as a legal lot of record via Warren Lee Subdivision, approved by the Commission in July, 2006, and recently recorded.

At the meeting of July 19, the Commission approved this subdivision, and one of the conditions of approval was the provision of a privacy fence. This condition was the result of the neighbor to the East submitting photographs and oral comments to the Commission at the meeting seemingly indicating that the subject property was in commercial use. The photographs, however, were of his own property and not that of the applicant/owner. The subject property of this application is not currently in commercial use and the condition for the immediate provision of a privacy fence placed on the previous approval of this subdivision may have been inappropriate. The standard condition for the provision of a note on the final plat addressing buffer requirements if the property is ever developed commercially would be sufficient, under the circumstances.

The site fronts on Hayfield Road, with a 50' right-of-way, and no dedication is required. As a means of access management, each lot should be limited to one curb cut to Hayfield Road, with the size, location, and design to be approved by the Mobile County Engineering Department.

The required 25' minimum building setback line is not shown but would be required on the final plat.

No lot sizes were indicated on the submitted plat; therefore, the plat should be revised to label each lot with its size in square footage, or there should be the provision of a table on the plat depicting the same information.

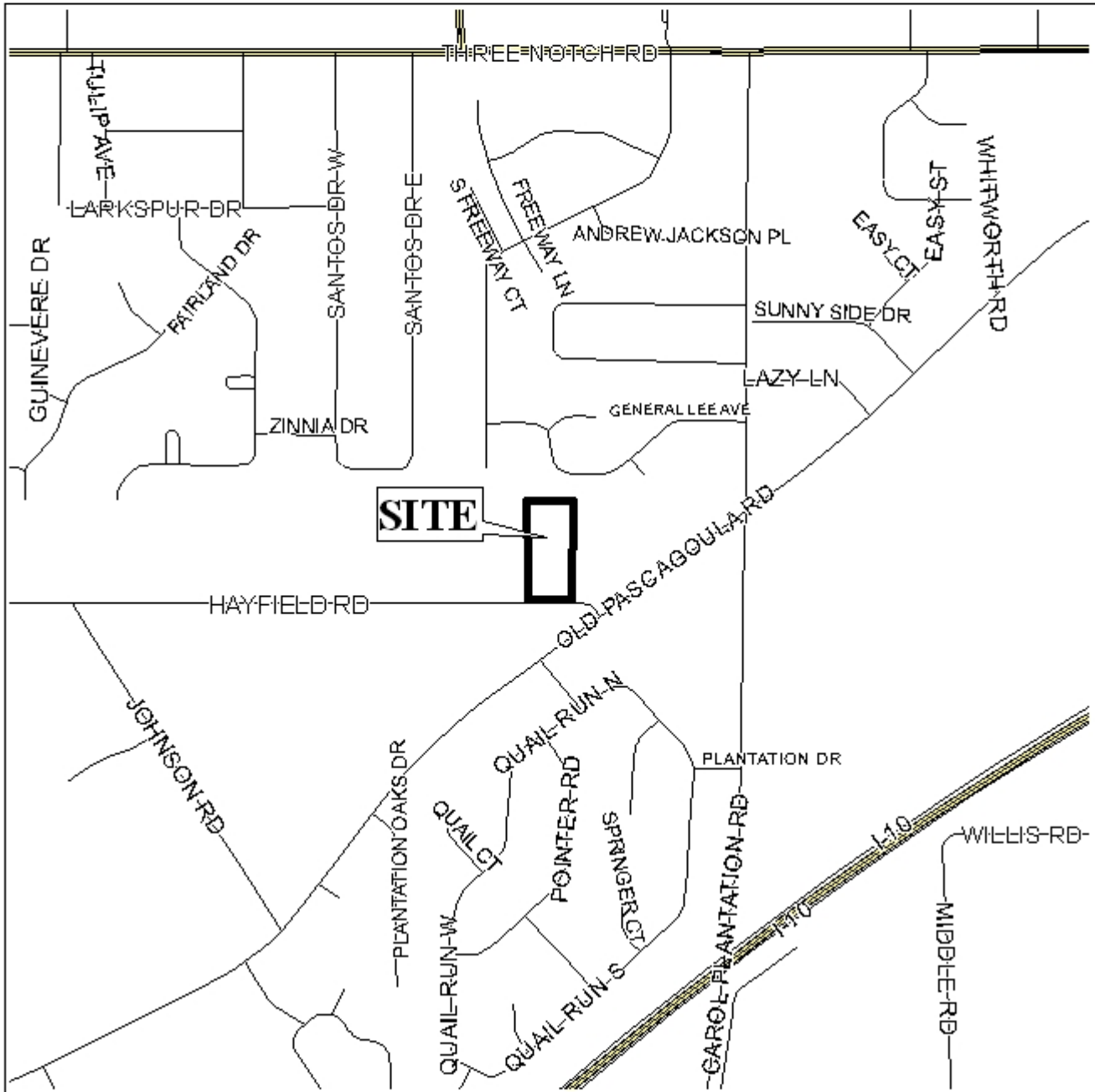
Since this site is in the County, a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations.

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.

The plat meets the minimum requirements of the Subdivision Regulations and 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 Hayfield Road, with the size, location, and design to be approved by the Mobile County Engineering Department;
- 2) depiction of the 25' minimum building setback line along Hayfield Road;
- 3) revision of the plat to label each lot with its size in square feet, or provision of a table on the plat depicting the same information.
- 4) 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; and
- 5) placement of a note on the Final Plat stating that development will be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances, and requiring 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. Certification to be submitted to the Planning Section of Urban Development and County Engineering.

LOCATOR MAP



APPLICATION NUMBER 21 DATE August 16, 2007

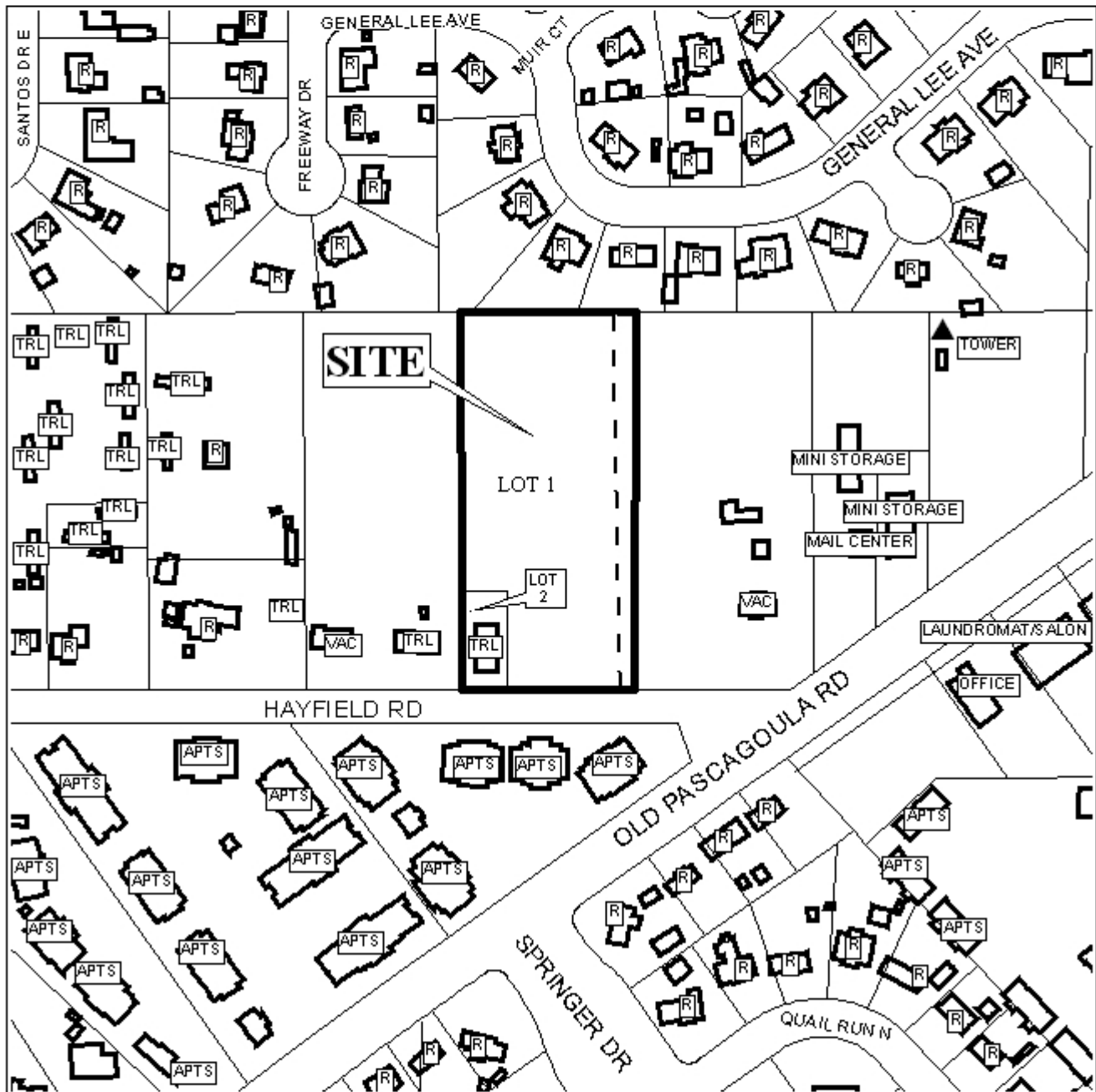
APPLICANT New Home Subdivision

REQUEST Subdivision



NTS

NEW HOME 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
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