

**COLE'S PLACE SUBDIVISION, UNIT THREE,**  
**RESUBDIVISION OF LOTS 5 & 6**

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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

Fire-Rescue Department Comments: Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).

Mobile Area Water and Sewer Systems Comments: No comments.

The plat illustrates the proposed 2-lot, 11.6± acre subdivision, which is located on the West side of Dykes Road North, 285'± North of Coles Lane (private street), within the Planning Jurisdiction. The applicant states that the subdivision is served by public water and sewer service.

The purpose of this application is to resubdivide two legal lots of record into two legal lots of record via the shift of the internal common property line. Both lots would meet the minimum area requirements.

The site has frontage on Dykes Road North, a minor street not provided with curb and gutter but providing a 60' sufficient right-of-way. Therefore, no dedication would be required.

Lot B would be a flag lot; however, existing Lot 5 is already a flag lot and the common internal property line between it and existing Lot 6 would only rotate Westward along the Northern boundary decreasing the size of Lot 5 from 6.6 acres to 5.4 acres. Existing Lot 6 would increase from 5.0 acres to 6.2 acres. Both lots would still be flag lots and would require a waiver of Section V.D.1. of the Subdivision Regulations. Also, both lots would still exceed the maximum width-to-depth ratio and the waiver of Section V.D.3. required for the original approval of the lots would still be required.

Both lots are labeled with their sizes in both square feet and acres on the preliminary plat and the labels should be retained on the Final Plat, or a table should be furnished on the Final Plat providing the same information.

Access management is a concern due to the limited road frontage width of both lots. The plat has an erroneous note stating that Lot 6 is limited to one curb cut to Dykes Road North. This should be revised to state that Lot A is limited to one curb cut to Dykes Road North, with the size, design and location of all curb-cuts to be approved by Mobile County Engineering and comply with AASHTO standards. A note should also be required on the Final Plat stating that

Lot B is limited to one shared curb cut to Dykes Road North with Lot 4, Cole's Place Subdivision, Unit Three, with the size, design and location of all curb-cuts to be approved by Mobile County Engineering and comply with AASHTO standards.

Lot 5 was originally recorded with a 40' minimum building setback line off Dykes Road North and such is proposed for the Resubdivision, and Lot 6 was recorded with a 140' minimum building setback line off Dykes Road North and such is still proposed. Therefore, the existing building setback lines for Lots 5 & 6 should be retained for Lots A and B on the Final Plat. As on the recorded plat for Unit Three, the preliminary plat indicates a 25' minimum building setback line for both lots from the "pole" for Lot B and this should be retained on the Final Plat.

The site is located in the County. Therefore, a note should be placed on the Final Plat stating that any lots developed commercially and adjoining residentially developed property must provide a buffer, in compliance with Section V.A.8 of the Subdivision Regulations.

A 100' wide Alabama Power easement crosses the property, constraining how the property can be developed; thus, a note should be placed on the Final Plat stating that no structures may be constructed or placed within this easement.

Due to the limited access, a note should be placed on the Final Plat stating that no future resubdivision is allowed until adequate frontage on a County-maintained public right-of-way or compliant private street is provided.

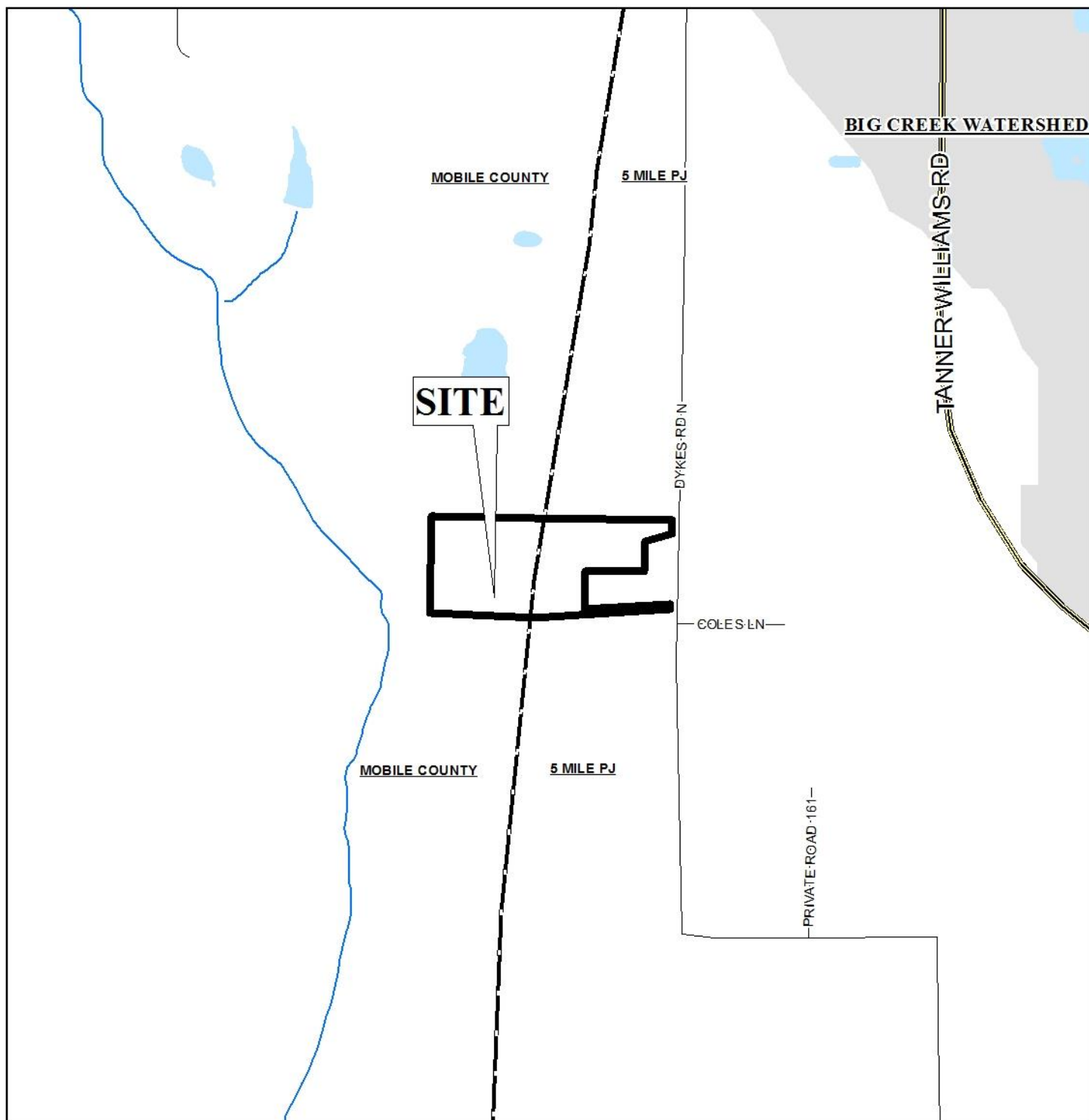
The site will have to comply with the City of Mobile storm water and flood control ordinances. A note regarding this requirement should appear on the Final Plat.

**RECOMMENDATION** With waivers of Sections V.D.1. and V.D.3., the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 2) placement of a note on the Final Plat stating that Lot A is limited to one curb cut to Dykes Road North, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards;
- 3) placement of a note on the Final Plat stating that Lot B is limited to one shared curb cut to Dykes Road North with Lot 4, Cole's Place Subdivision, Unit Three, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards;
- 4) retention of the 140' minimum building setback line for Lot A and the 40' minimum building setback line for Lot B, both along Dykes Road North;
- 5) retention of the 25' minimum building setback line for both lots along the "pole" for Lot B;
- 6) 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.8 of the Subdivision Regulations;

- 7) placement of a note on the Final Plat stating that no structures may be constructed or placed within the 100' Alabama Power Company easement;
- 8) placement of a note on the Final Plat stating that no future resubdivision for either lot is allowed until adequate frontage on a County-maintained public right-of-way or compliant private street is provided;
- 9) compliance with the 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.); and*
- 10) compliance with the Fire-Rescue Department Comments: *[Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)].*

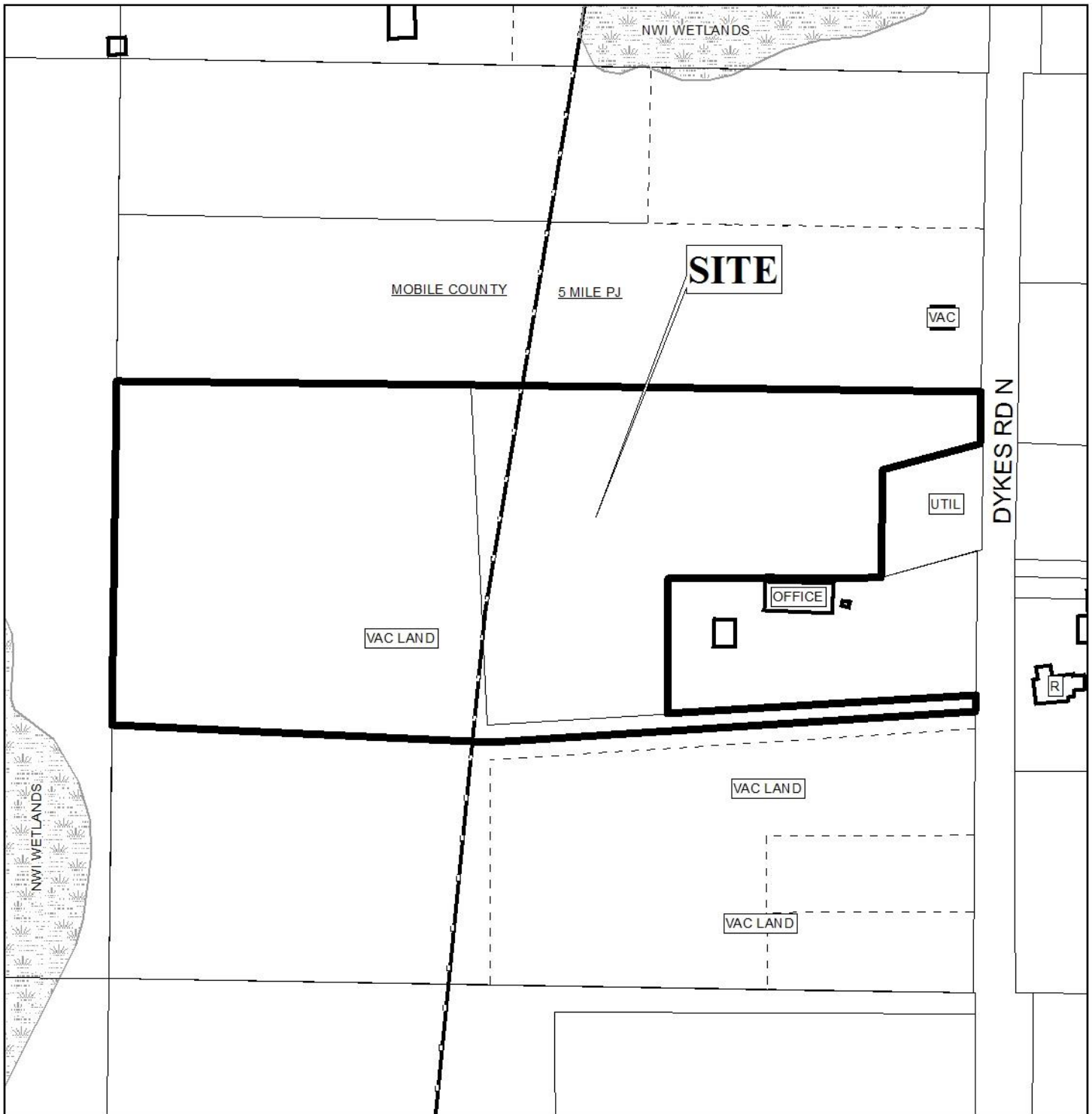
# LOCATOR MAP



APPLICATION NUMBER 5 DATE April 7, 2016  
APPLICANT Cole's Place Subdivision, Unit Three, Resubdivision of Lots 5 & 6  
REQUEST Subdivision



# COLE'S PLACE SUBDIVISION, UNIT THREE, RESUBDIVISION OF LOTS 5 & 6



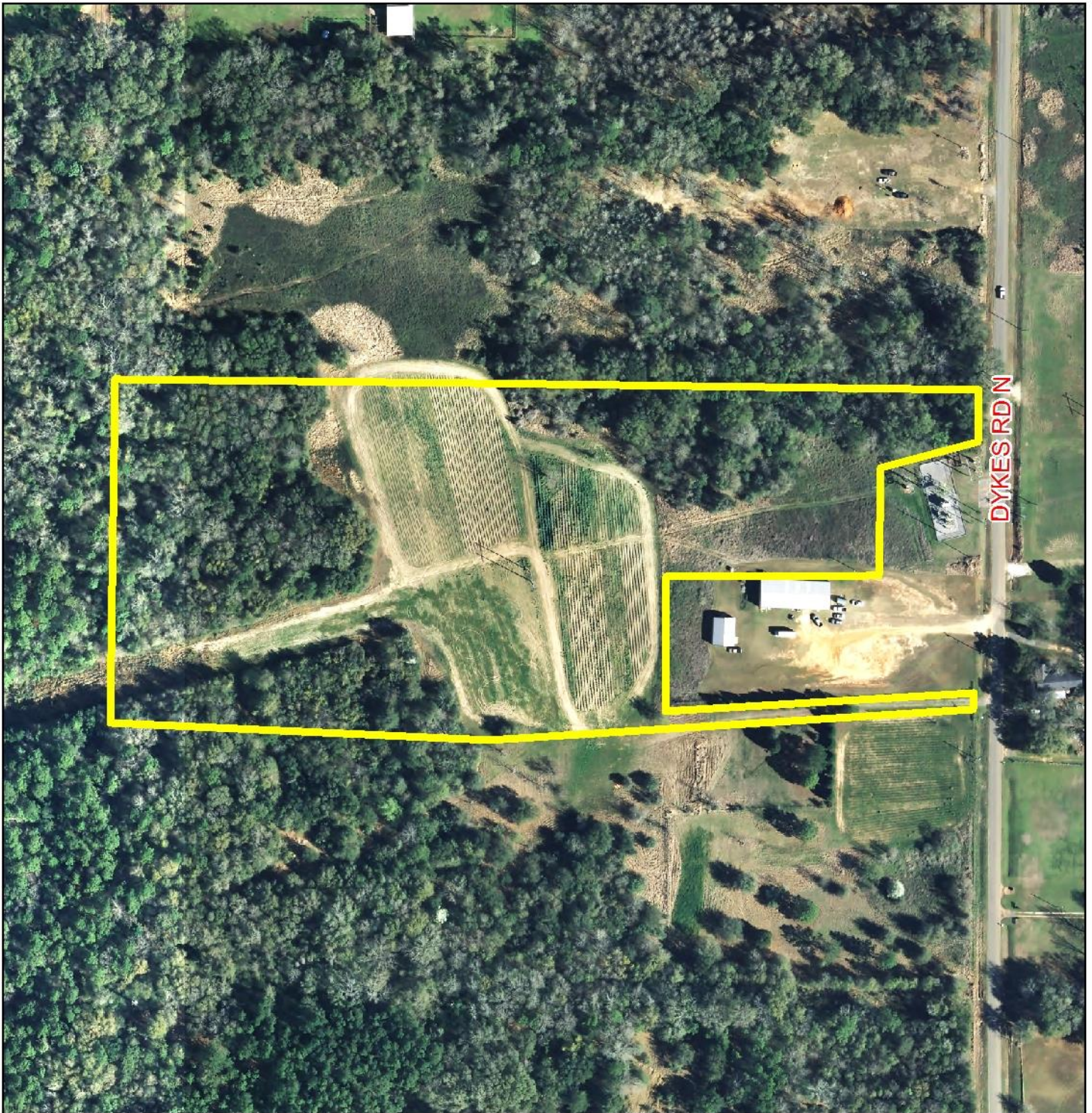
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6





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RESUBDIVISION OF LOTS 5 & 6**

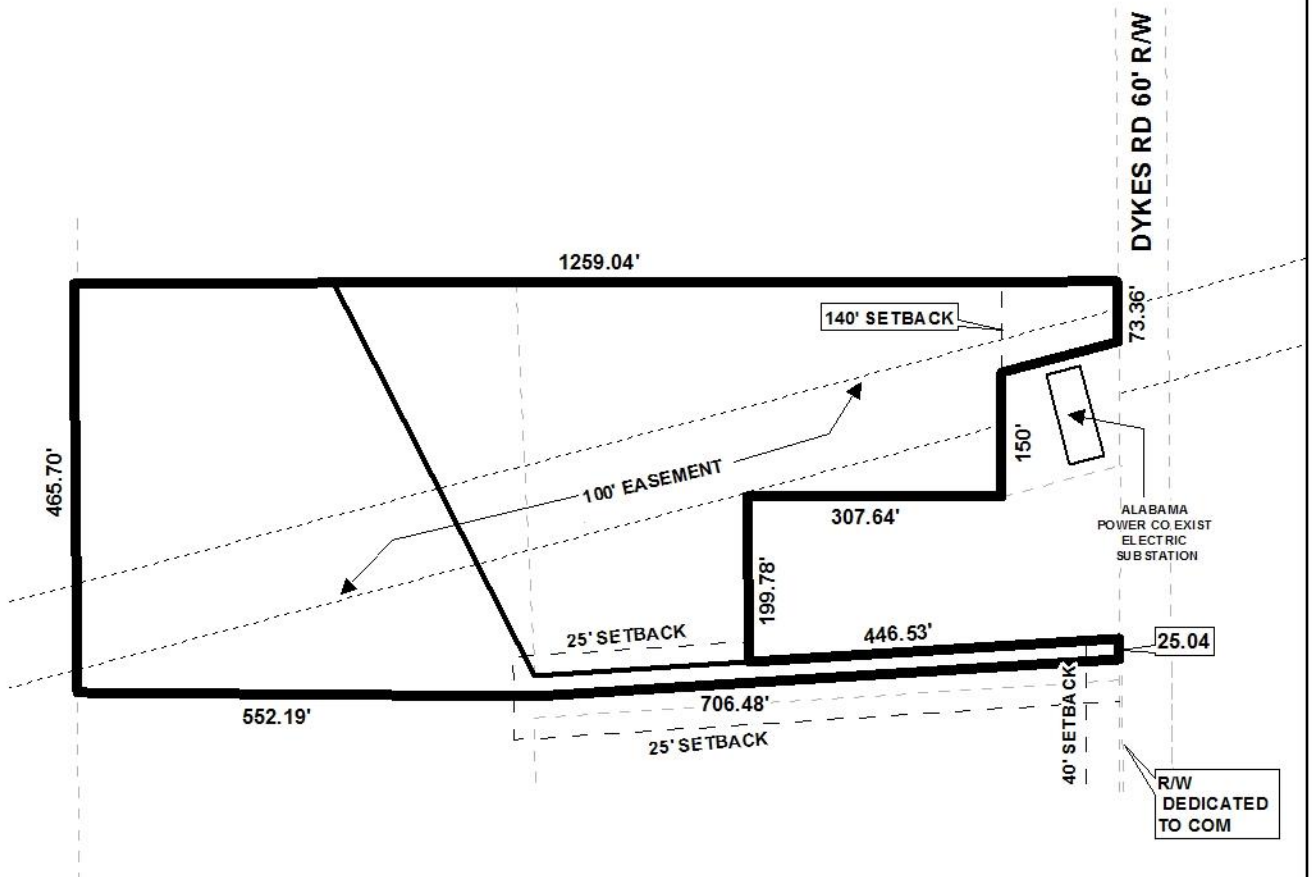


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# DETAIL SITE PLAN



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