

DORIS PLACE SUBDIVISION, RESUBDIVISION OF

LOT 1

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.

MAWSS Comments: MAWSS has NO water or sewer services available.

The plat illustrates the proposed 4.2± acre, 2-lot subdivision, which is located at the Southeast corner of Lake Louise Drive and Lake Louise Drive East, within the planning jurisdiction. The applicant states that the site is served by public water and sanitary sewer services.

The purpose of this application is to re-subdivide an existing lot of record into two lots of record. Doris Place Subdivision was approved by the Commission in June, 1999. Both proposed lots meet the minimum size requirements of the Subdivision Regulations.

The site fronts Lake Louise Drive and Lake Louise Drive East with a compliant 60' right-of-way; therefore, no dedication would be required if this application is approved. It should be noted that the road is County-maintained but unpaved at this time. As on the plat, the 25' minimum building setback line should be illustrated on the final plat. Also, as on the plat, the final plat should label each lot with its size in both square feet and acres, or a note should be furnished on the final plat providing the same information.

As a means of access management, a note should be required on the final plat stating that each lot is limited to one curb cut to Lake Louise Drive, with the size, location and design to be approved by County Engineering and conform to AASHTO standards.

As proposed, Lot 1-A would exceed the maximum depth ratio (by approximately 4') as allowed by Section V.D.3. of the Subdivision Regulations. However, there are other properties in the vicinity which far greater exceed the ratio; therefore a waiver of Section V.D.3. would be justified.

Although not labeled, NWI wetlands exist on the Eastern portion of proposed Lot 1-B along Fowl River which indicate that the area may be environmentally sensitive; therefore, the

approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities. The plat should be revised to label the marshy area as NWI wetlands. The site is also located in floodplains, thus compliance with FEMA regulations will be required.

While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the Final Plat, if approved, stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

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, if approved, 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.

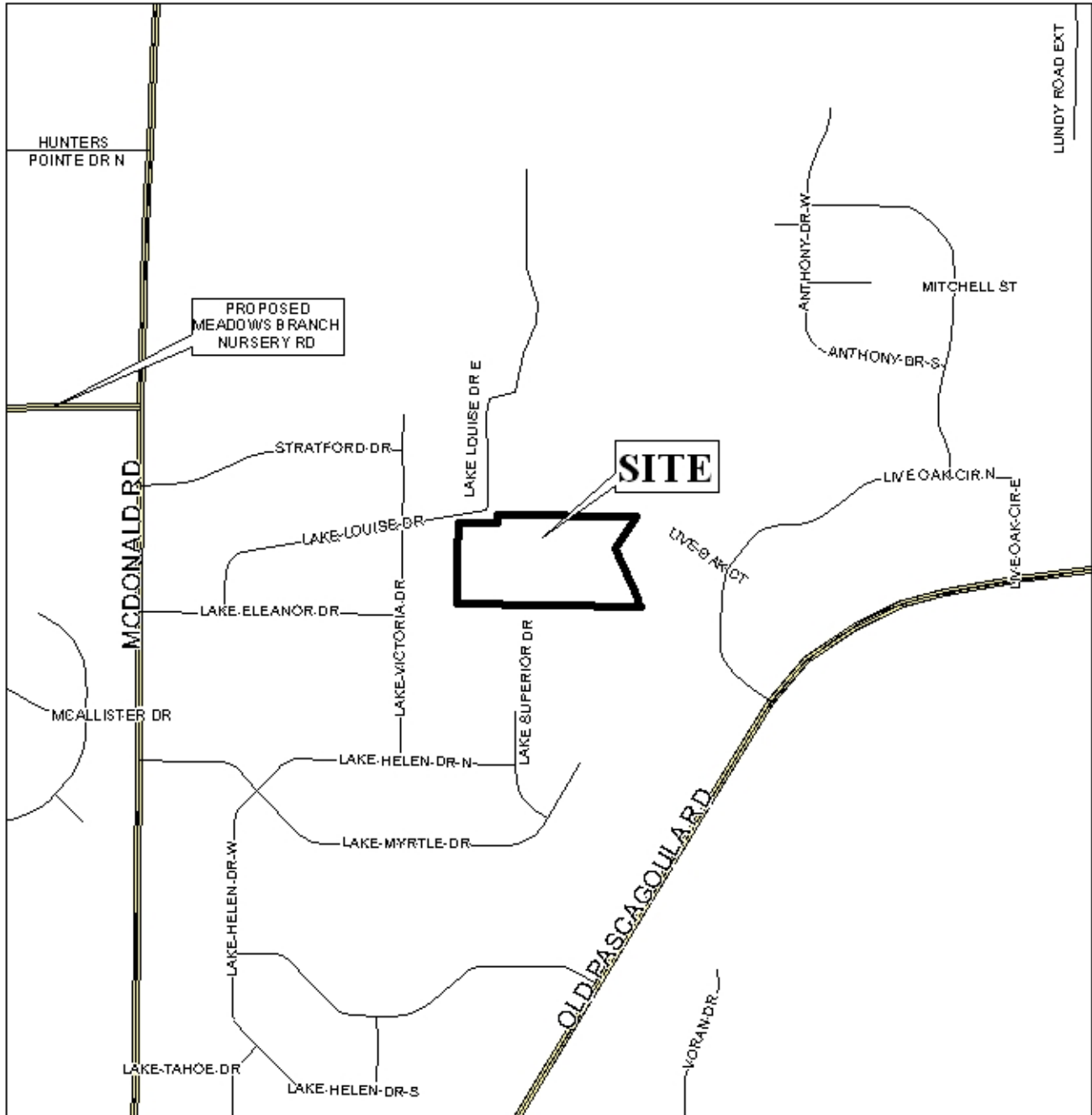
With a waiver of Section V.D.3. the proposed plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval subject to the following conditions:

- 1) illustration of the 25' minimum building setback line along Lake Louise Drive and Lake Louise Drive East;
- 2) labeling of each lot with its size in both square feet and acres, or the furnishing of a table on the final plat providing the same information;
- 3) placement of a note on the final plat stating that each lot is limited to one curb cut to lake Louise Drive, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;
- 4) placement of a note on the final plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
- 5) revision of the plat to label the marshy area NWI wetlands and placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding wetlands;
- 6) placement of a note on the final plat stating the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;

- 7) placement of a note on the final plat stating that compliance with FEMA floodplain regulations is required; and
- 8) 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.

LOCATOR MAP



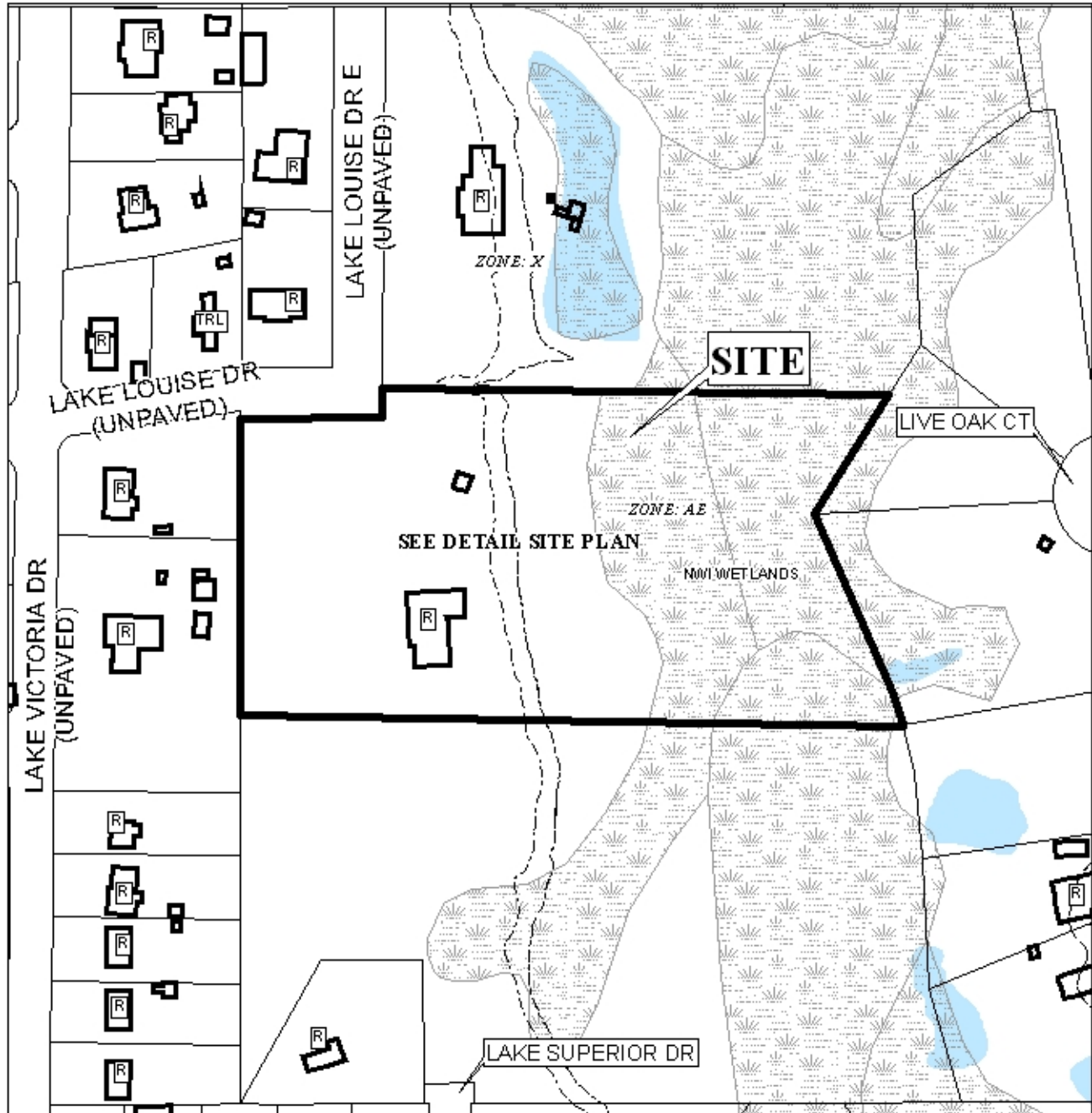
APPLICATION NUMBER 5 DATE December 2, 2010

APPLICANT Doris Place Subdivision, Resubdivision of Lot 1

REQUEST Subdivision



DORIS PLACE SUBDIVISION, RESUBDIVISION OF LOT 1



APPLICATION NUMBER 5 DATE December 2, 2010

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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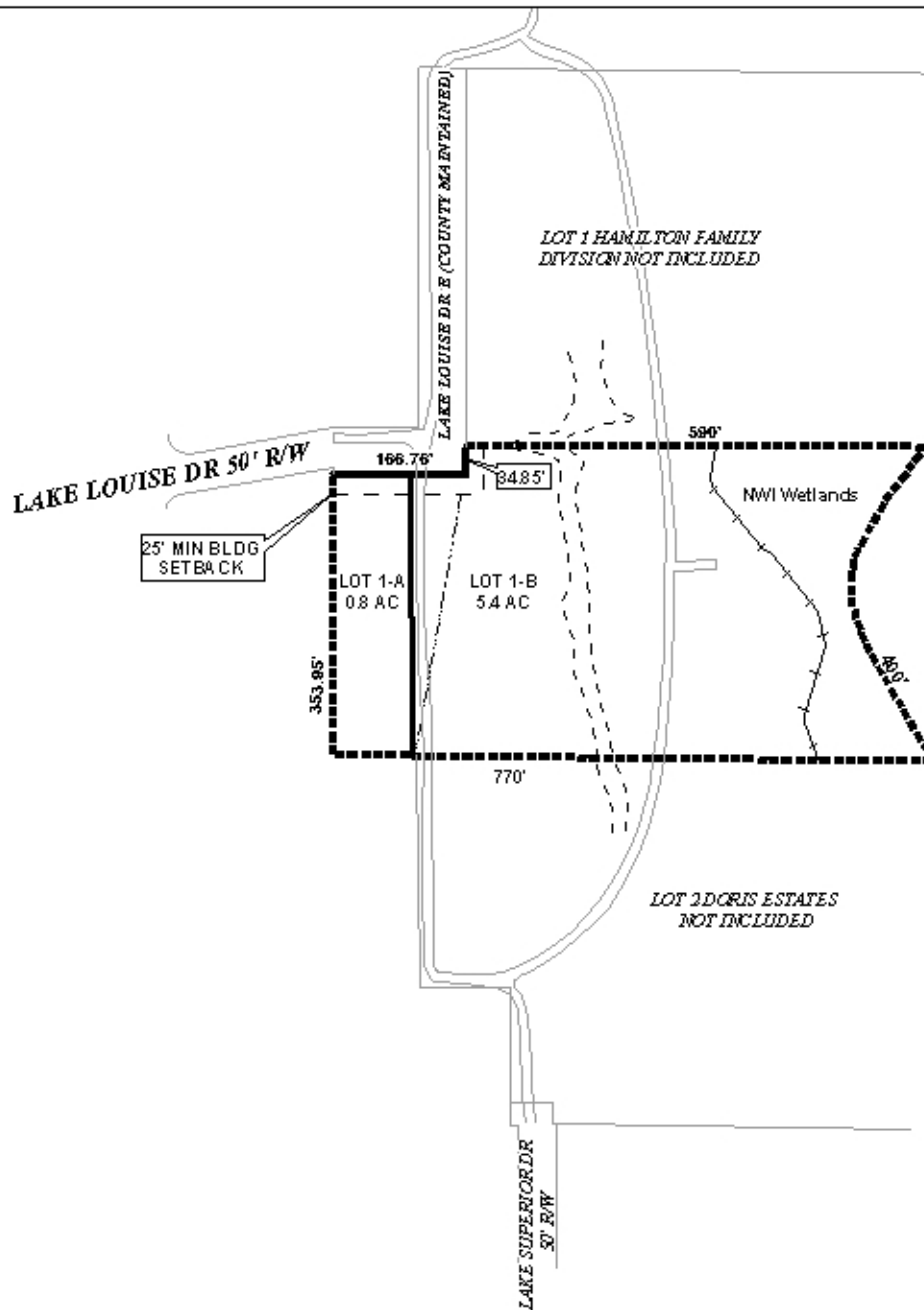
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APPLICATION NUMBER 5 DATE December 2, 2010



DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE December 2, 2010
 APPLICANT Doris Place Subdivision, Resubdivision of Lot 1
 REQUEST Subdivision

