

CAROL PLANTATION SUBDIVISION, THIRD UNIT, **RE-SUBDIVISION OF LOT 520**

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: 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 No water or sewer services available.

The plat illustrates the proposed 3-lot, 3.0± acre subdivision which is located at 6725, 6741 and 6743 Hayfield Road (South side of Hayfield Road, at the Southern terminus of Lancelot Drive), within the Planning Jurisdiction. The applicant states that the subdivision is served by public water service and individual septic tanks.

The purpose of this application is to resubdivide three existing metes-and-bounds parcels into three legal lots of record via the shifting of internal common property lines.

All lots would meet the minimum required lots sizes. The plat should be revised to label each lot with its size in square feet and acres, or a table should be furnished on the Final Plat providing the same information. As on the preliminary plat, the 25' minimum building setback line along Hayfield Road should be illustrated on the Final Plat.

The site fronts onto Hayfield Road, a minor paved street with a compliant 50' right-of-way; therefore, no dedication would be required. As a means of access management, a note should be required on the Final Plat stating each lot is limited to one curb cut to Hayfield Road, with the size, location and design to be approved by County Engineering and conform to AASHTO standards.

As proposed, Lots 1 and 3 would exceed the maximum depth-to-width ratio of Section V.D.3. of the Subdivision Regulations; however, there are similar-shaped properties within the immediate vicinity and two of the three parcels within this subdivision currently exceed the ratio. Also, as one of the parcels contains two of the three dwellings currently located on the site, this subdivision would place each dwelling on a separate lot. Therefore, a waiver of Section V.D.3. would be in order.

It should be noted that the site is located within the X-unshaded, X-shaded and AE flood zones as shown on FEMA Flood Insurance Rate Maps, and within a floodway associated with Rabbit Creek in the rear of the site. The presence of floodplains would indicate that the area may be environmentally sensitive; therefore, if approved, 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.

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.

While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. If approved, a letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

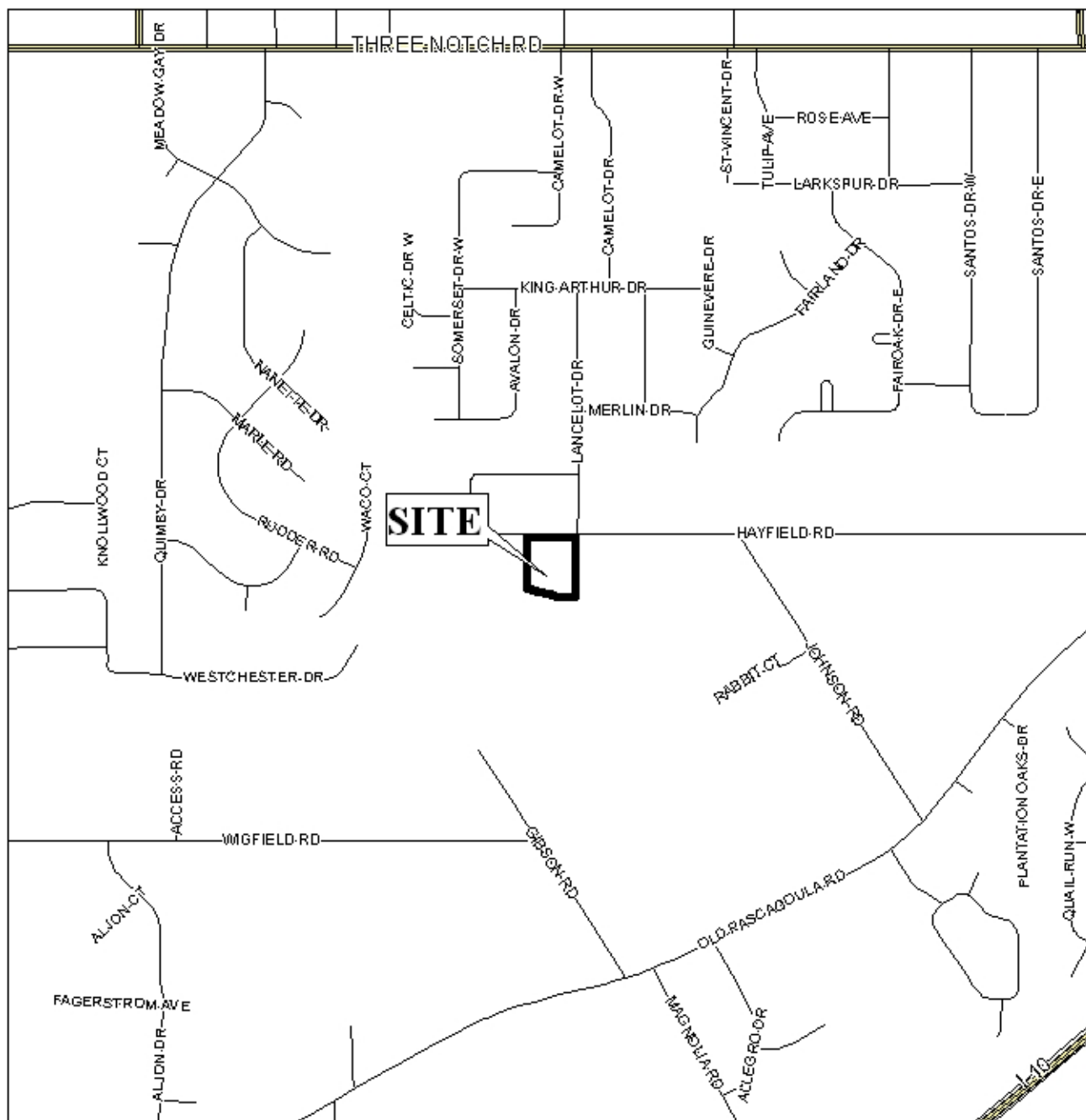
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

With a waiver of Section V.D.3. of the Subdivision Regulations, this application is recommended for tentative approval, subject to the following conditions:

- 1) revision of the plat to label each lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 2) illustration of the 25' minimum building setback line along Hayfield Road;
- 3) 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 County Engineering and conform to AASHTO standards;
- 4) placement of a note on the Final Plat stating that the approval of all applicable federal, state and local environmental agencies for flood zone issues would be required prior to the issuance of any permits or land disturbance activities;
- 5) 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;
- 6) placement of a note on the Final Plat stating the site must comply with the City of Mobile storm water and flood control ordinances: *(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.);*

- 7) 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 endangered, threatened or otherwise protected species; and
- 8) compliance with the 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).*

LOCATOR MAP



APPLICATION NUMBER 6 DATE March 1, 2012

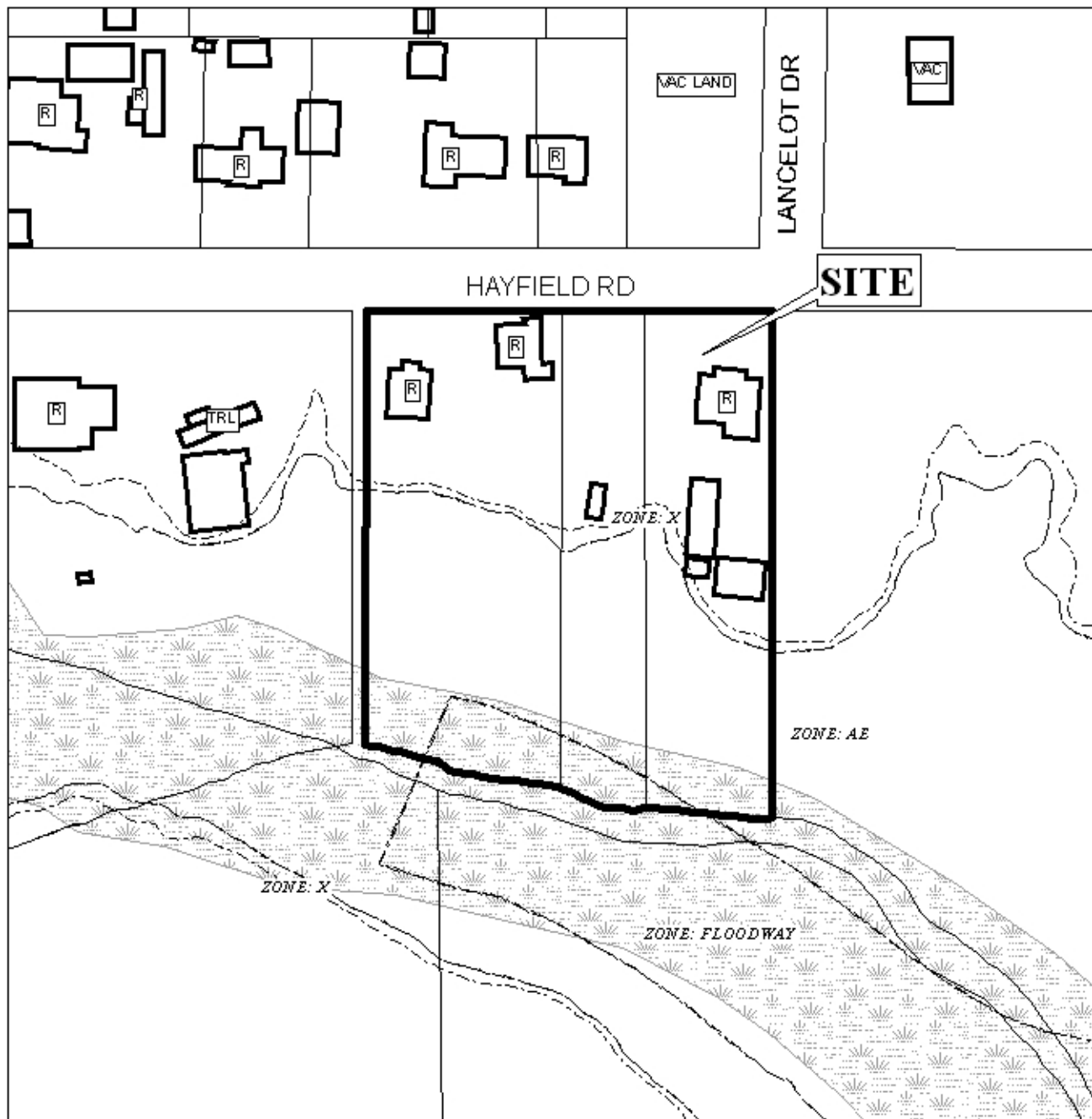
APPLICANT Carol Plantation Subdivision, Third Unit, Resubdivision of Lot 520

REQUEST _____ Subdivision _____



NTS

CAROL PLANTATION SUBDIVISION, THIRD UNIT, RESUBDIVISION OF LOT 520



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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



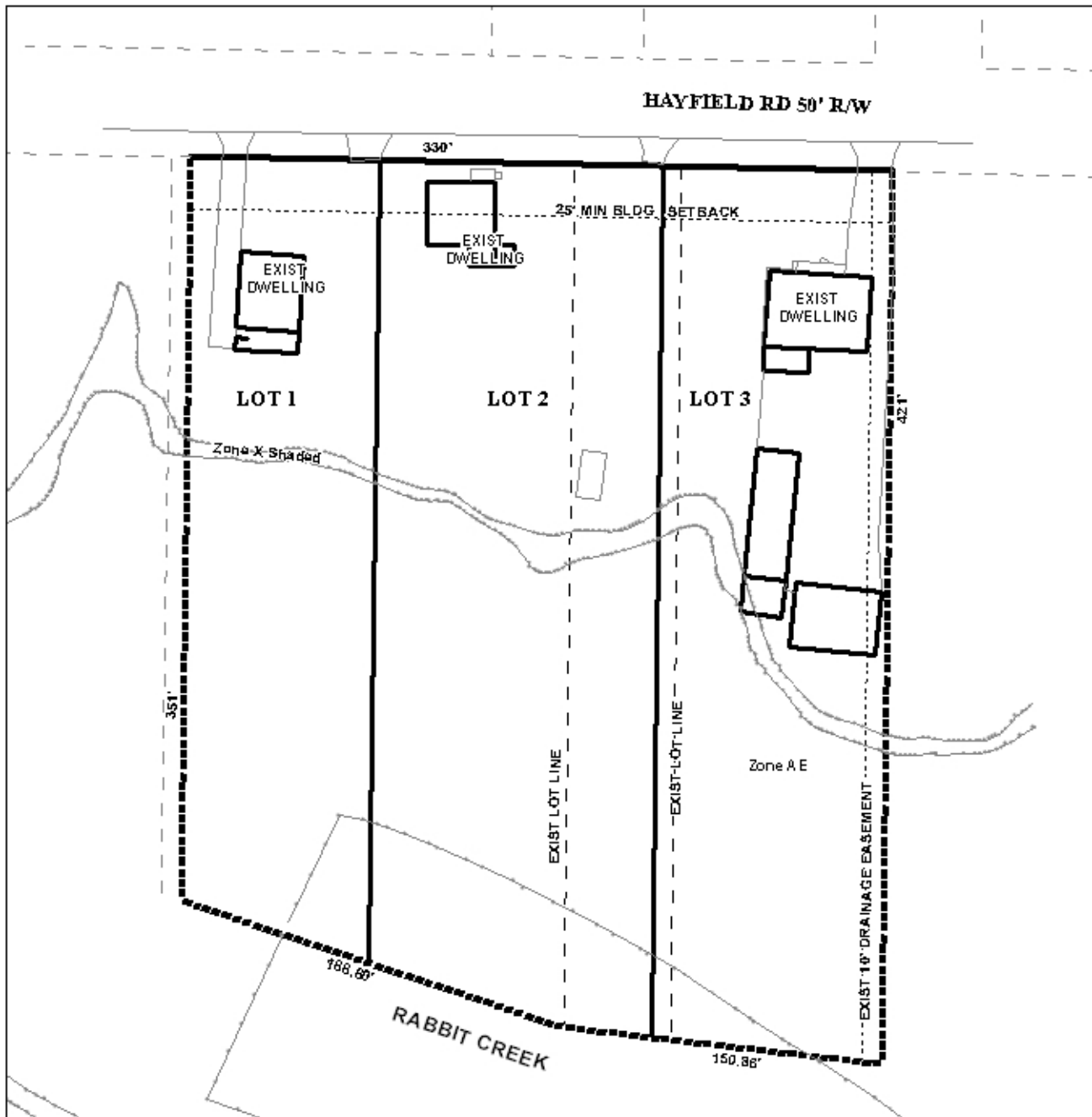
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DETAIL SITE PLAN



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REQUEST Subdivision

