

DEERFIELD ESTATES IV SUBDIVISION,
RESUBDIVISION OF LOTS 2 & 3

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: All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

MAWSS Comments: No comments.

The preliminary plat illustrates the proposed 1-lot, 1.4± acre subdivision which is located on the North side of Deerfield Drive, 2/10 mile± South of Deerfield Court. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by public water and individual septic systems. The purpose of this application is to create one (1) legal lot of record from two (2) legal lots. Deerfield Estates, Phase IV, was recorded in Mobile County Probate Court in January 2008, prior to the Subdivision falling within the Planning Jurisdiction. In October 2008, the Planning Jurisdiction for the City of Mobile was expanded due to an associated annexation of the Theodore/Tillman's Corner area.

The proposed lot fronts Deerfield Drive, a private, paved minor street without curb and gutter. As a private minor street, Deerfield Drive requires a 50' right-of-way width according to the Subdivision Regulations, however the original plat provided for all lots to extend to the centerline of the private street, with access provided by an easement across all lots. To ensure consistency within the development, a waiver of the right-of-way requirement of Section VIII.E.2.c. of the Subdivision Regulations may be appropriate, however, with the condition that the existing easement width be maintained. The existing easement width is depicted as 50' on the preliminary plat.

In accordance with Section V.D.2. of the Subdivision Regulations, the proposed lot exceeds the 15,000 square foot minimum lot size requirement for lots served by public water and private sanitary sewer systems. The lot size information is depicted in both square feet and in acres on the preliminary plat and should be retained on the Final Plat, if approved.

As a means of access management, a note should be placed on the Final Plat, if approved, stating that Lot A is limited to one curb cut to Deerfield Drive, with the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards.

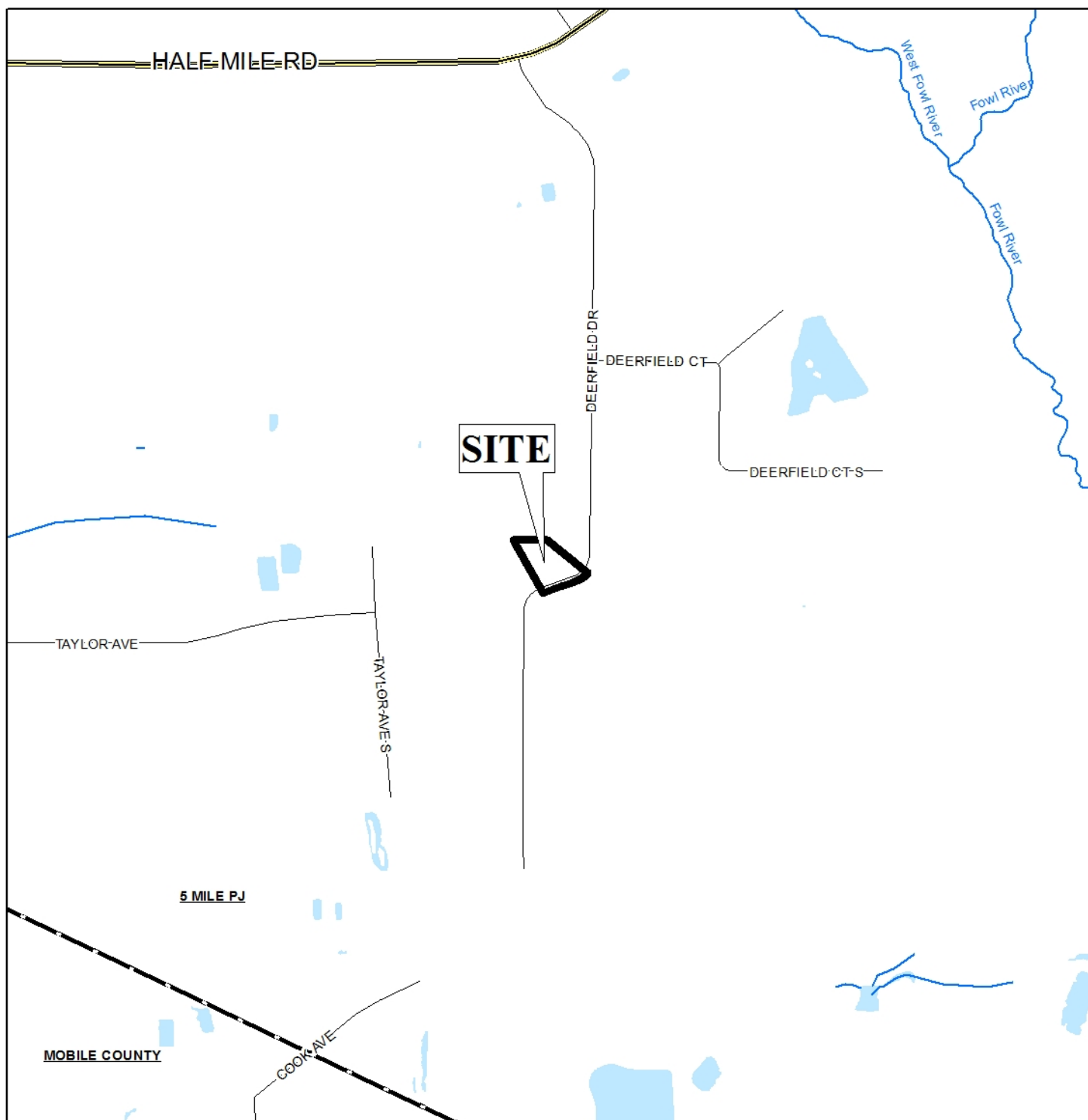
The preliminary plat illustrates the required 25' minimum building setback line along Deerfield Drive. If approved, the setback from the easement should be retained on the Final Plat.

The site is located in the County; therefore, 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. If approved, a note should be placed on the Final Plat stating this requirement.

Based upon the preceding, this application is recommended for Tentative Approval with a waiver of Section VIII.E.2.c. of the Subdivision Regulations, subject to the following conditions:

- 1) Illustration of the 50' easement for Deerfield Drive;
- 2) Retention of the lot size information in both square and in acres on the Final Plat;
- 3) Retention of 25' minimum building setback line along Deerfield Drive;
- 4) Placement of a note on the Final Plat stating that Lot A is limited to one curb cut to Deerfield Drive, with the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards;
- 5) Placement of a note on the Final Plat stating this site is located in the County, and therefore 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) Compliance with Engineering Comments and placement as a note on the Final Plat: *(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*
- 7) Compliance with Fire Comment: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).*

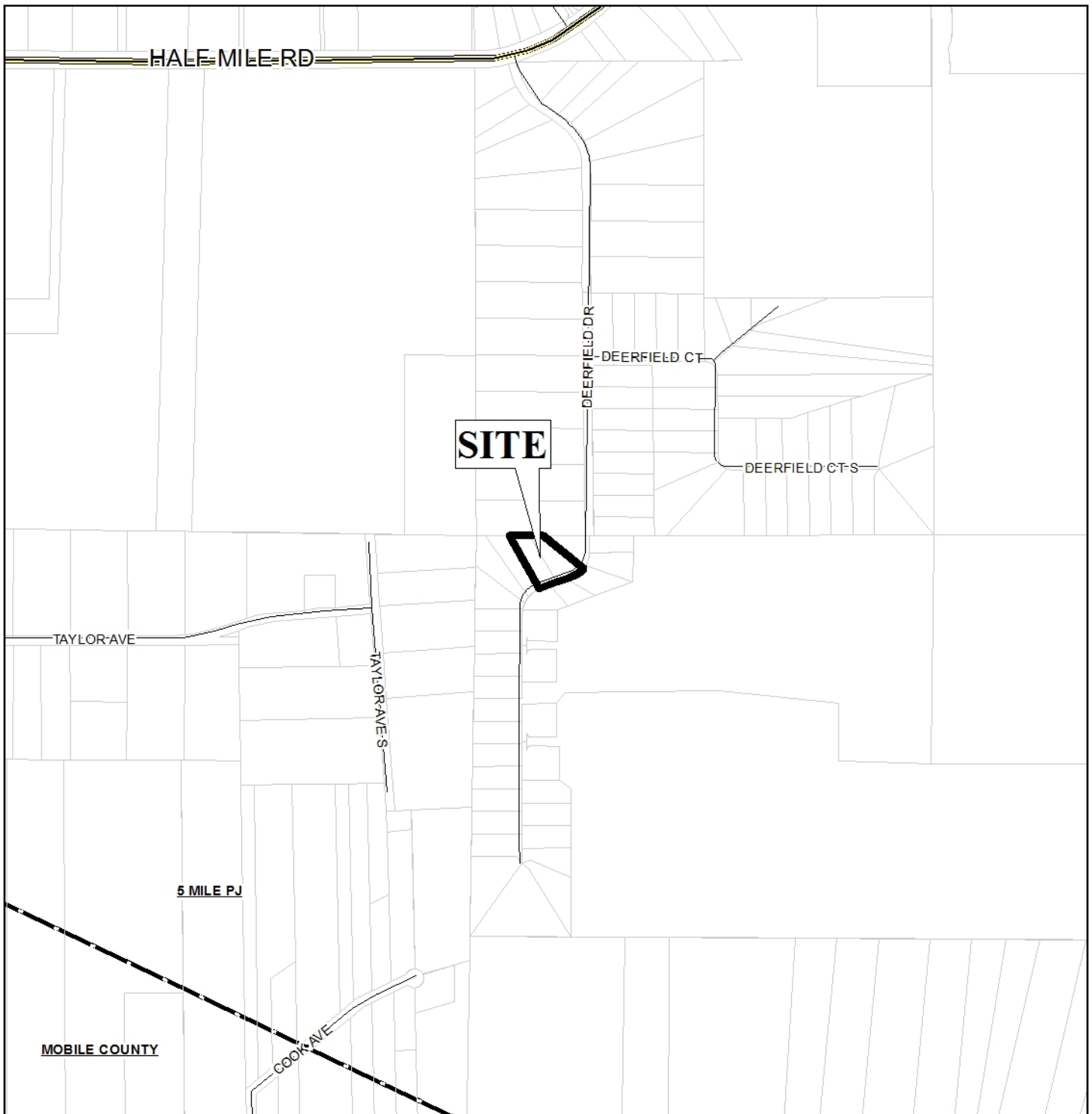
LOCATOR MAP



APPLICATION NUMBER 6 DATE February 16, 2017
 APPLICANT Deerfield Estates IV Subdivision, Resubdivision of Lots 2 & 3
 REQUEST Subdivision



LOCATOR ZONING MAP



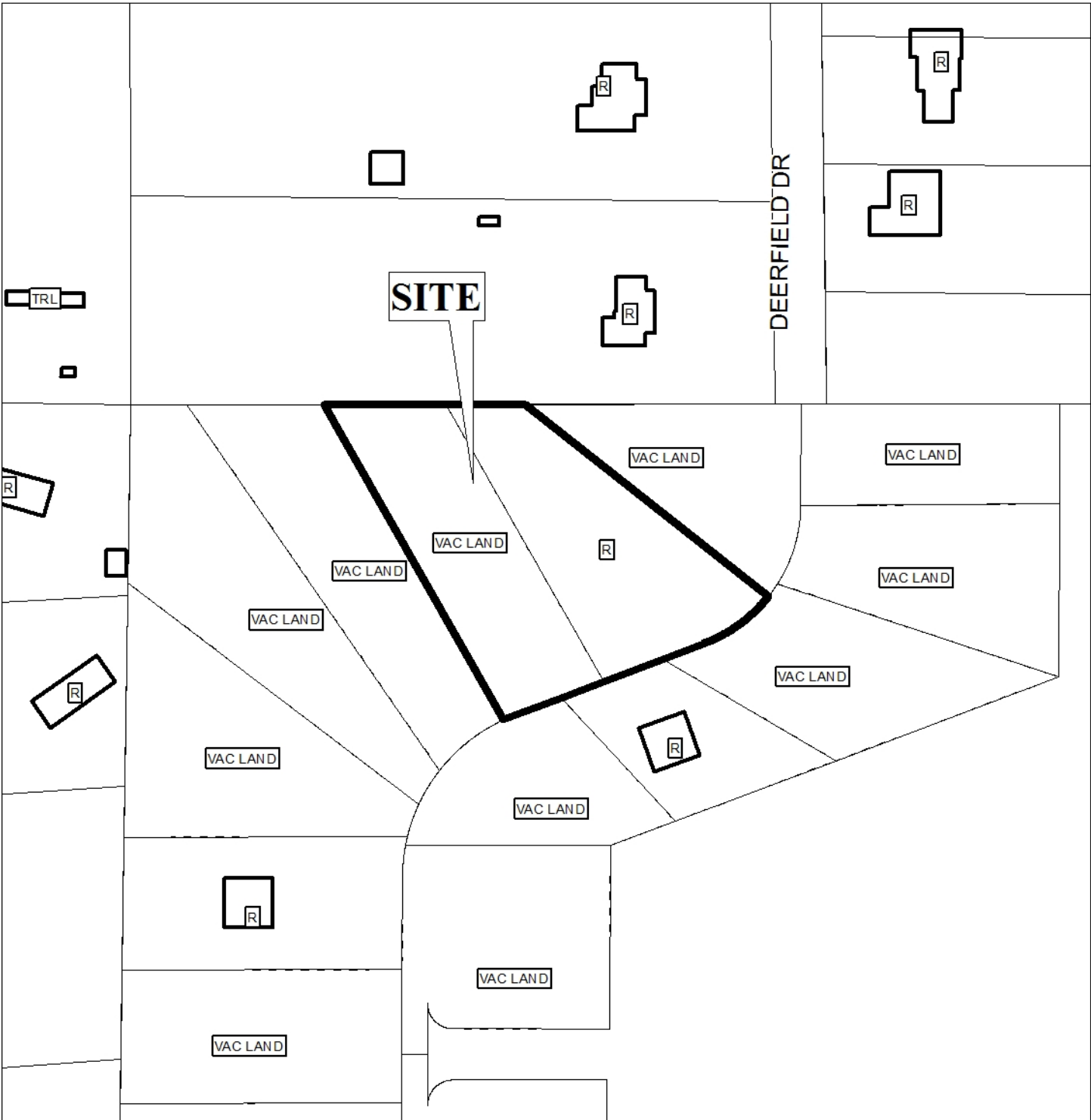
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RESUBDIVISION OF LOTS 2 & 3**

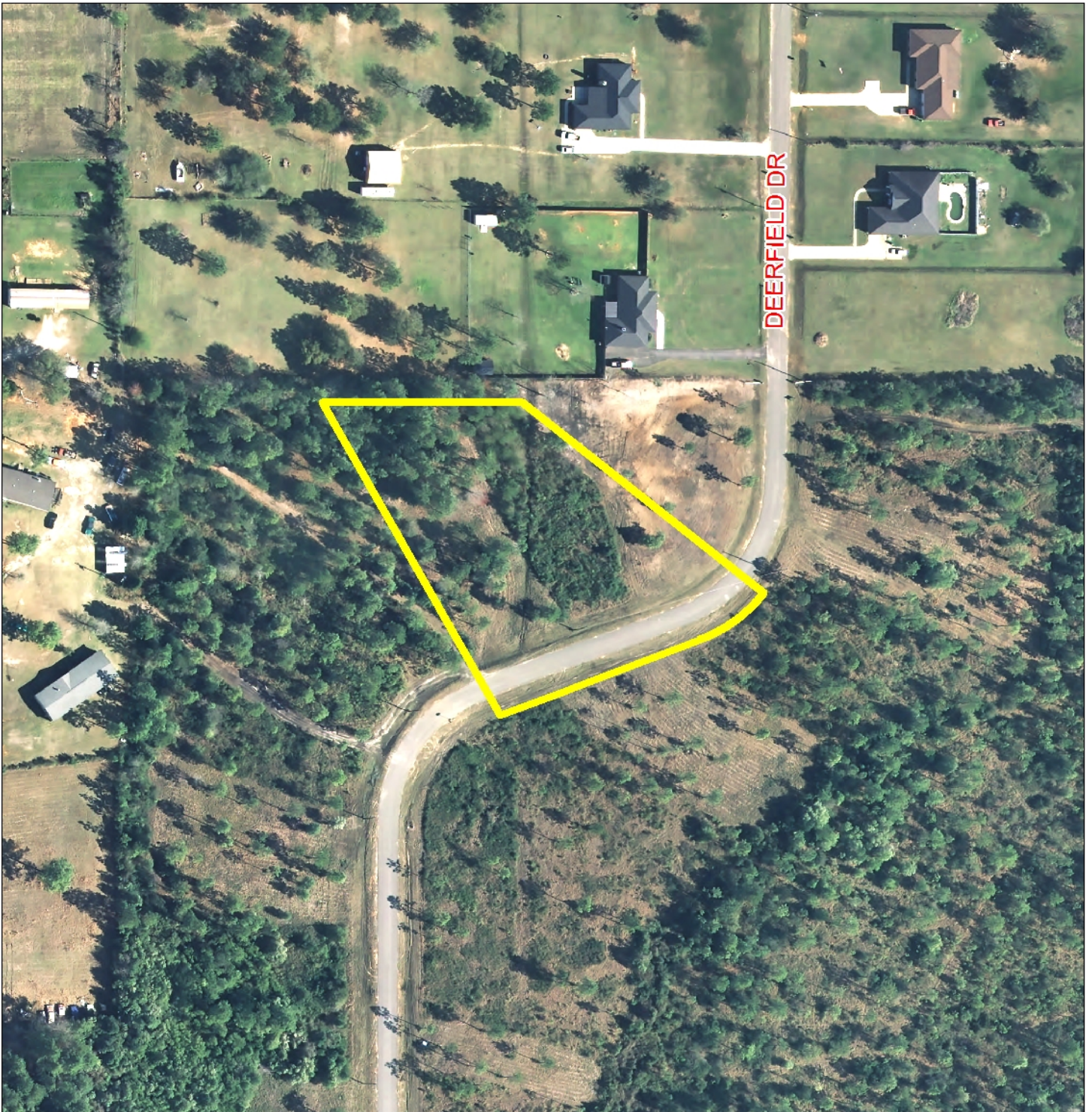


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	R-A		R-3		T-B		B-2		B-5		MUN		SD-WH		T5
	R-1		R-B		B-1		B-3		I-1		OPEN		T3		T5
	R-2		H-B		LB-2		B-4		I-2		SD		T4		T6



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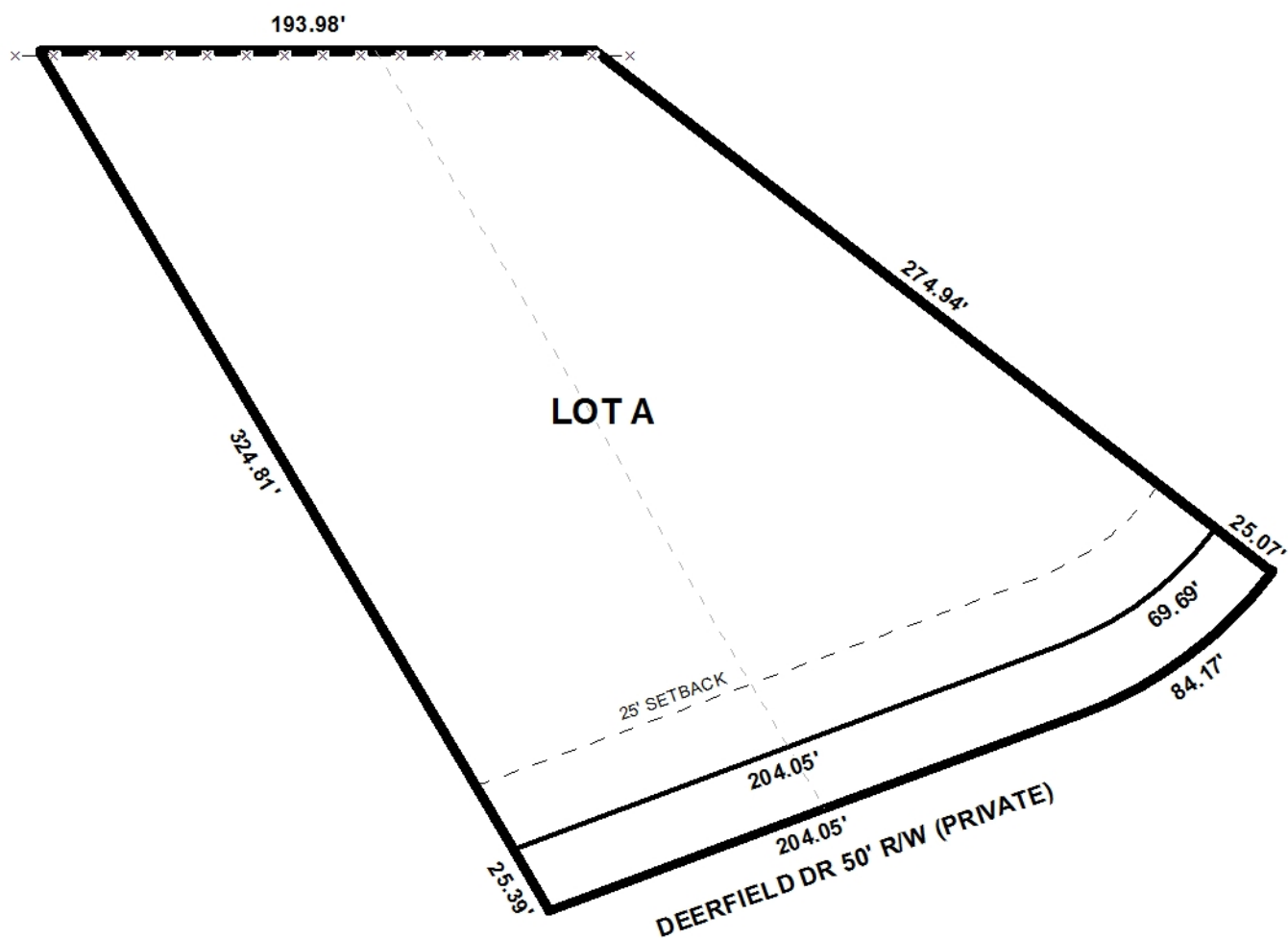


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NTS

DETAIL SITE PLAN



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