

COLE'S PLACE SUBDIVISION, UNIT TWO,
RESUBDIVISION OF LOTS 1 & 2

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: Comments not provided.

The plat illustrates the proposed 3 lot, 4.3 ± acre subdivision located on the West side of Dykes Road at the West terminus of Coles Lane (private street). The applicant states that the subdivision is served by public water and an individual septic system.

The purpose of this application is to create three legal lots from two legal lots of record.

The site fronts on Dykes Road, a minor street with what appears to be an adequate 60' of right-of-way. The plat should be revised to show the existing right-of-way at this location. If 60' of right-of-way does not exist, dedication to provide 30' from centerline will be required.

Proposed Lots 1 and 2 have approximately 100' of frontage onto Dykes Road while proposed Lot 3 has approximately 228' of frontage. As a means of access management, a note should be placed on the final plat stating that Lots 1 and 2 are limited to one curb cut each onto Dykes Road and Lot 3 is limited to two curb cuts onto Dykes Road with the size, location and design of each curb cut to be approved by County Engineering.

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 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-

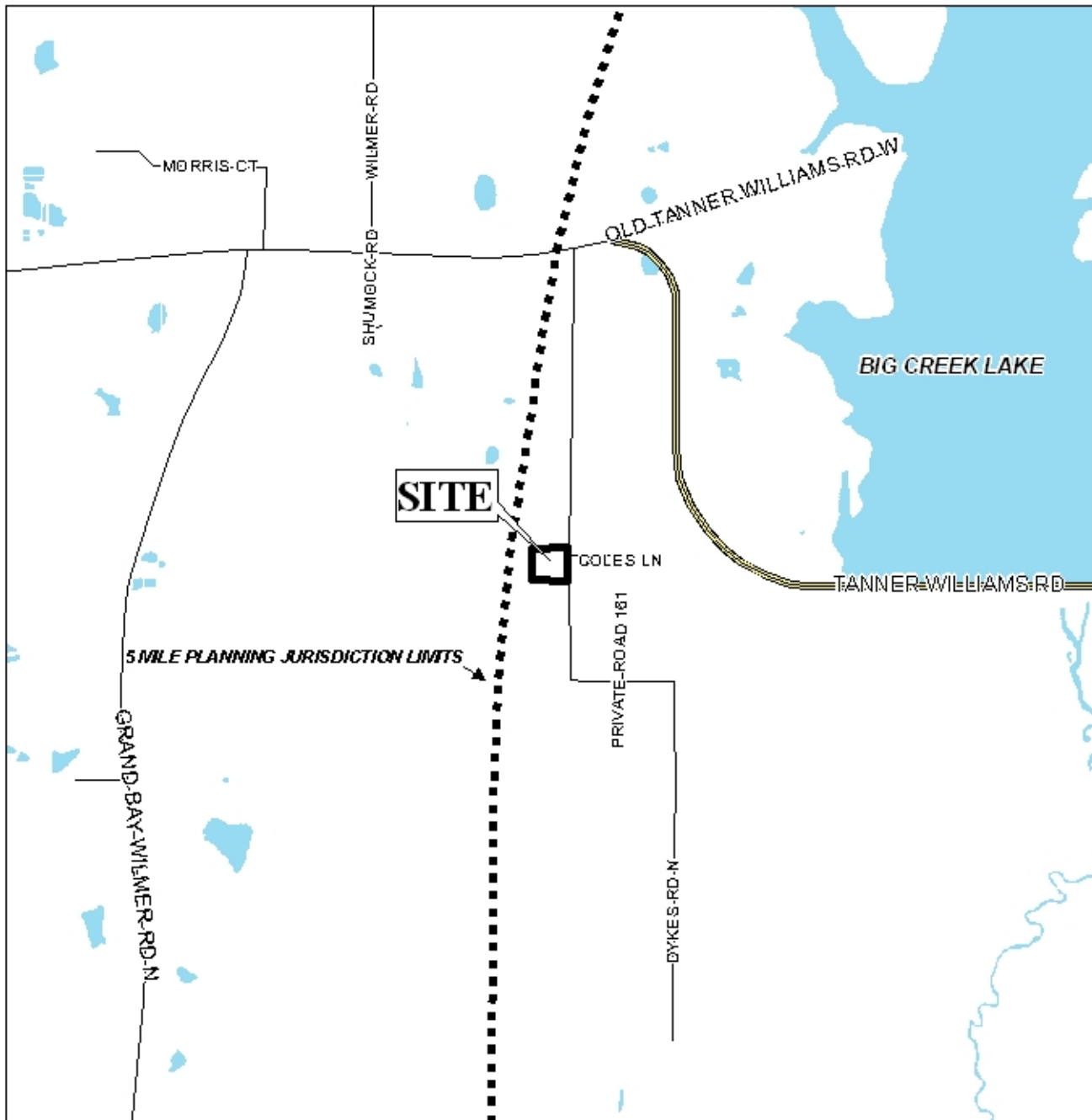
game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

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 plat is recommended for Tentative Approval subject to the following conditions:

- 1) Placement of a note stating that Lots 1 and 2 are limited to one curb cut each onto Dykes Road and Lot 3 is limited to two curb cuts onto Dykes Road with the size, design and location of each curb cut to be approved by County Engineering;
- 2) Placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 3) Placement of a note on the plat 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; and
- 4) Placement of a note on the final plat stating that any lot developed commercially and adjoining residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

LOCATOR MAP



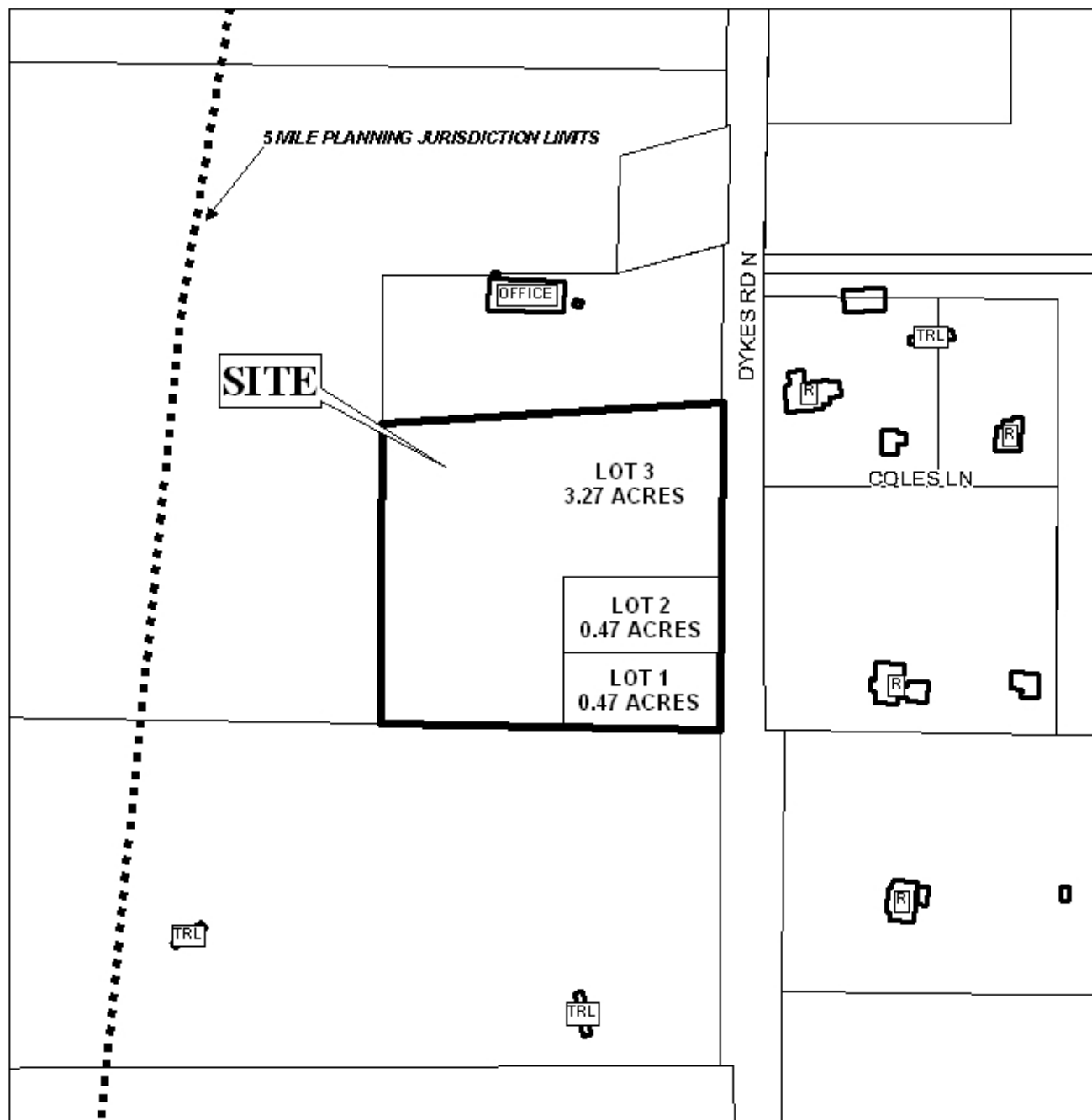
APPLICATION NUMBER 7 DATE November 20, 2008

APPLICANT Cole's Place Subdivision, Unit Two, Resubdivision of Lots 1 & 2

REQUEST Subdivision



COLE'S PLACE SUBDIVISION, UNIT TWO, RESUBDIVISION OF LOTS 1 & 2



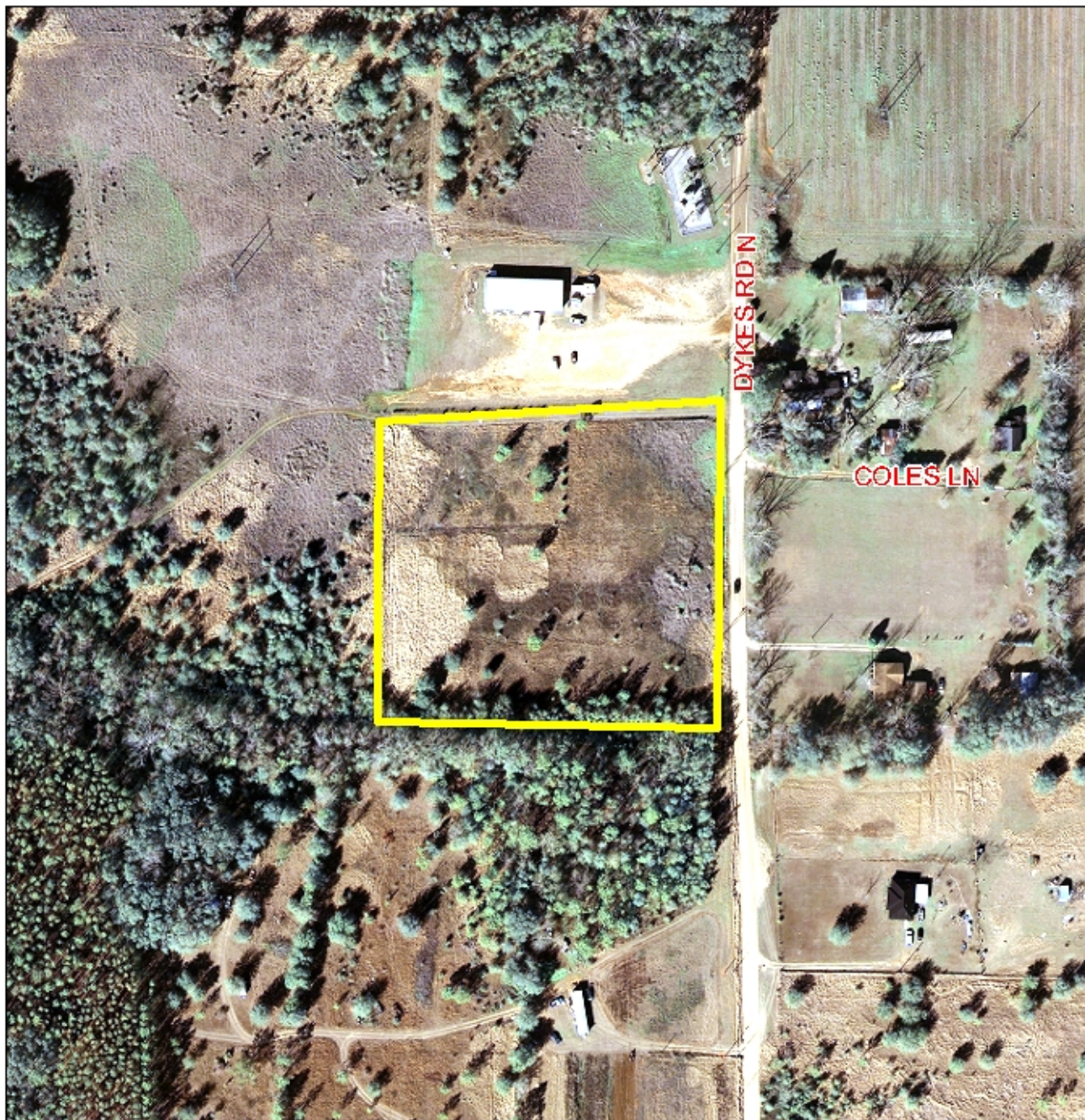
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LEGEND

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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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