

COFFMAN ESTATES SUBDIVISION

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 3-lot, 5.0 ± acre subdivision which is located on the East side of Dauphin Island Parkway, 390' ± North of Hammock Road. The applicant states that the subdivision is served by public water and sewer.

The purpose of this application is to create 3 legal lots of record, one of which will be a flag lot from two legal lots of record.

The site fronts Dauphin Island Parkway, a planned major street; however, the current right-of-way width of 80-feet does not meet the minimum width of 100-feet recommended for this major street, according to the Major Street Plan. Therefore, the setback of an additional 10-foot from the right-of-way should be required. The additional setback from the right-of-way will require the eastward adjustment of the 25-foot minimum building setback line to 35-feet (75-feet from the centerline of Dauphin Island Parkway), in accordance to Section V.D.9. of the Subdivision Regulations.

Proposed Lot 3 will be a flag lot with only 25-feet of frontage on Dauphin Island Parkway. There are no Planning Commission-approved flag-lots in the immediate vicinity; however, since the existing lots are 100-foot wide, any resubdivision of these lots would be a flag-shaped lot, a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations will be required, and it is recommended that a note also be placed on the plat stating that no future subdivision of Lot 3 is allowed until additional frontage on a public street is provided.

It should be noted that since Lot 3 will be a legal lot of record, the removal of the 25-foot non-exclusive easement for ingress and egress from the Final Plat would be required.

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

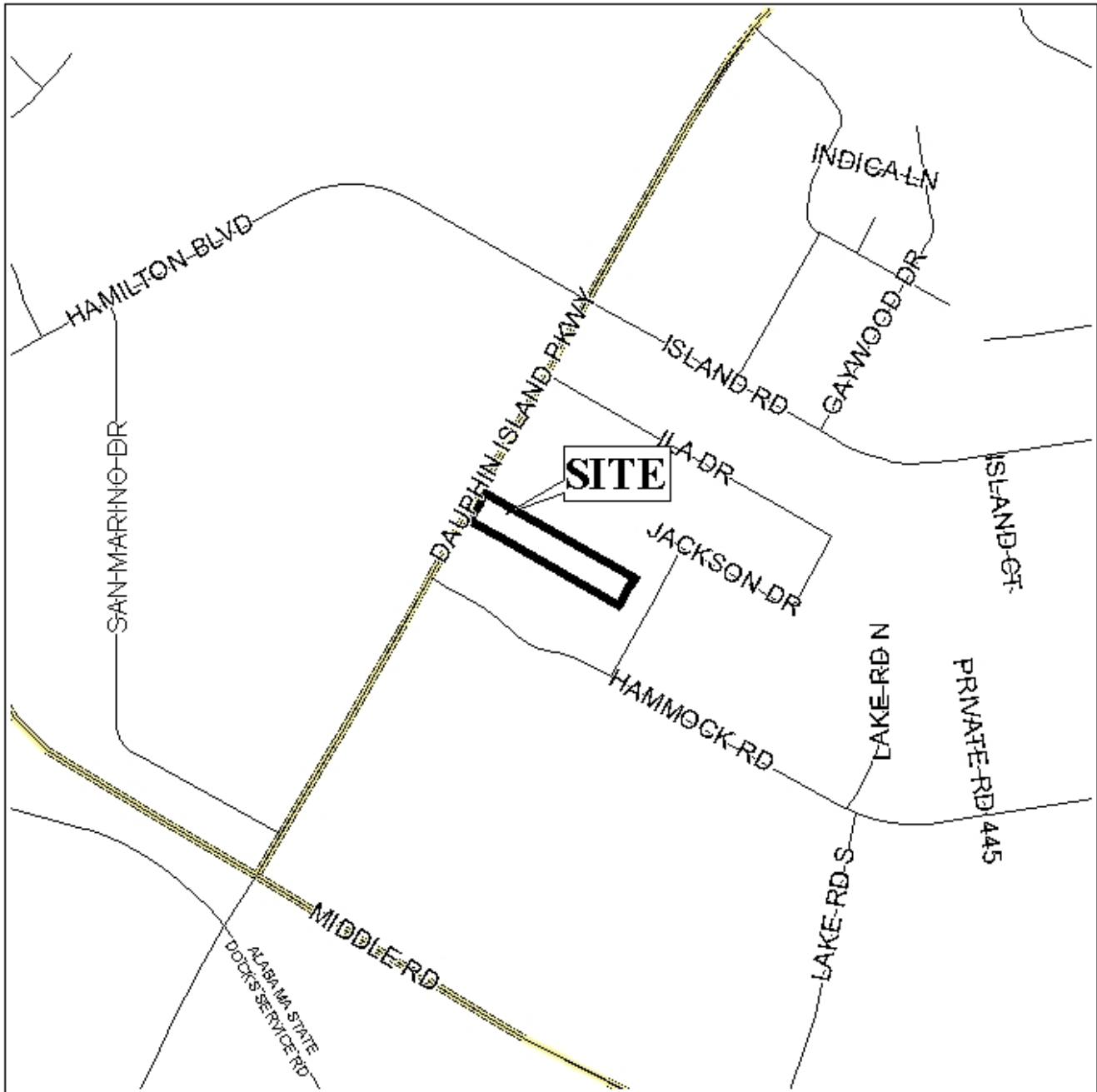
This site is located in Mobile County, thus a note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

As illustrated on the preliminary plat the minimum building setback line for Lot 3 should be corrected to illustrate the 25-foot minimum building setback line from the end of the flag portion of the lot.

With a waiver of Section V.D.1. and V.D.3., the plat is recommended for Tentative Approval, subject to the following conditions: 1) the setback of an additional 10-foot from the right-of-way along Dauphin Island Parkway, and a 35-feet (75-feet from the centerline of Dauphin Island

Parkway), in accordance with Section V.D.9.; 2) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention and drainage facilities comply with the City of Mobile stormwater and flood control ordinances, prior to the issuance of any permits; 3) labeling of all lots with size in square feet, or provision of a table with the lot size information on the plat; 4) 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.7. of the Subdivision Regulations; and 5) the correct placement of the 25-foot minimum building setback line for Lot 3 on the Final Plat.

LOCATOR MAP



APPLICATION NUMBER 8 DATE March 1, 2007

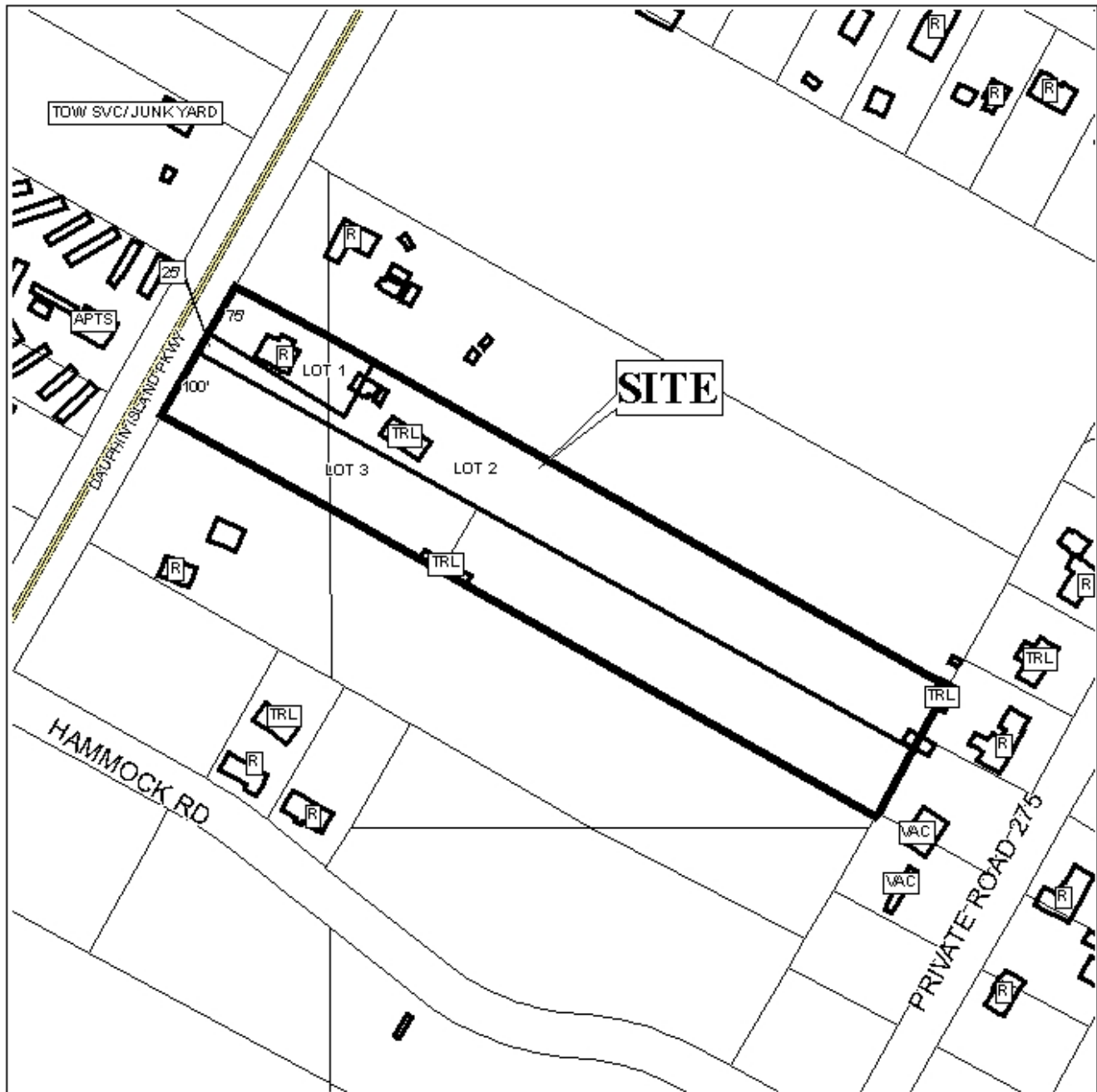
APPLICANT Coffman Estates Subdivision

REQUEST Subdivision



NTS

COFFMAN ESTATES SUBDIVISION



APPLICATION NUMBER 8 DATE March 1, 2007

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2

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NTS