

JALIN ESTATES SUBDIVISION, RESUBDIVISION OF **LOT 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. 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 only water services available.

The plat illustrates the proposed 4-lot, 15.9± acre subdivision which is located on the North side of Dawes Lake Road, 300'± South of Lockwood 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 create four legal lots of record from one legal lot of record which has been separated into two parcels. JaLin Subdivision was approved by the Commission in 2006 as a two-lot subdivision and was recorded. However, Planning never received the seven required copies of the recorded plat. Since the current applicant/owner also submitted that subdivision, if this resubdivision is approved, approval of the Final Plat should be conditioned upon the submittal of the required seven copies of the recorded plat of JaLin Estates Subdivision.

All lots would meet the minimum required lots sizes. As on the preliminary plat, the lots should be labeled with their sizes in acres and square feet on the Final Plat, if approved, or a table should be furnished providing the same information. The 25' minimum building setback line along Dawes Lake Road should also be illustrated on the Final Plat as on the preliminary plat.

The site fronts onto Dawes Lake Road, a minor street with a compliant 60' right-of-way; therefore, no dedication would be required. JaLin Estates was limited to one curb cut per lot; therefore; 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 Dawes Lake Road, with the size, location and design to be approved by County Engineering and conform to AASHTO standards.

As proposed, Lot A would require a waiver of Section V.D.1. of the Subdivision Regulations due to its irregular shape. Other irregularly-shaped lots have been approved by the Commission within the area; therefore, a waiver would be justified in this instance. Lot C would require a waiver of Section V.D.3. of the Subdivision Regulations due to its excessive depth-to-width

ratio. Again, other lots have been approved by the Commission within the area requiring such a waiver; therefore, a waiver would be justified in this instance.

Lots C and D would have a 100' Alabama Power Company easement straddling their common boundary line; therefore, a note should be required on the Final Plat stating that no structures are to be built within the Alabama Power Company easement over Lots C and D.

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.

The site will have to comply with the City of Mobile storm water and flood control ordinances. A note stating *"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."* should be placed on the Final Plat.

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.

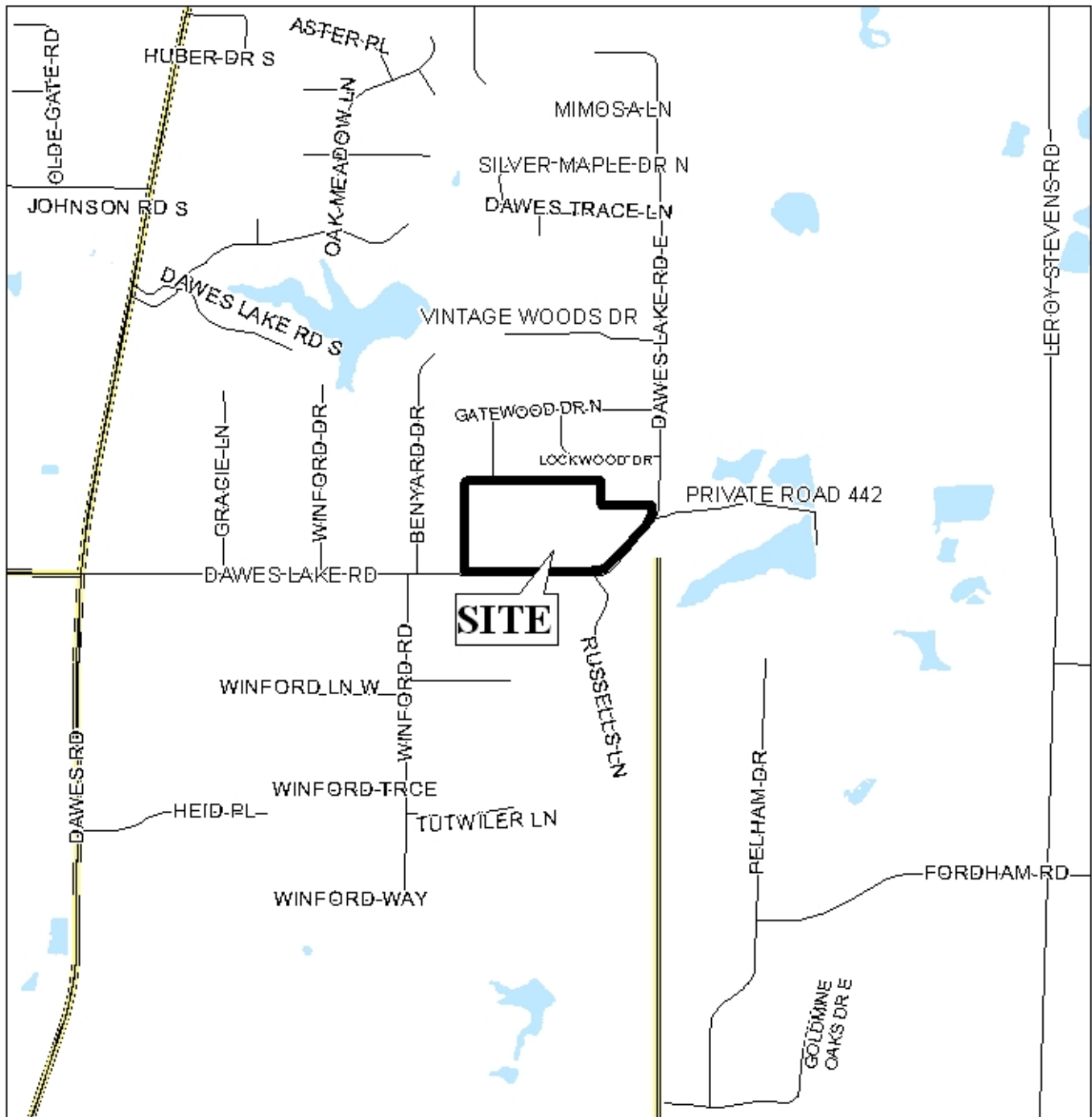
With a waiver of Sections V.D.1. and V.D.3., the plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval, subject to the following conditions:

- 1) submittal of the required seven copies of the recorded plat of JaLin Estates Subdivision prior to approval of the Final Plat;
- 2) labeling of all lots with their sizes in acres and square feet or the furnishing of a table on the final Plat providing the same information;
- 3) illustration of the 25' minimum building setback line along Dawes Lake Road;
- 4) placement of a note on the Final Plat stating that each lot is limited to one curb cut to Dawes Lake Road, with, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;
- 5) placement of a note on the Final Plat stating that no structures are to be built within the Alabama Power Company easement over Lots C and D;
- 6) 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;
- 7) placement of a note on the Final Plat to 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.); and

- 8) 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, if any, prior to the issuance of any permits or land disturbance activities.

LOCATOR MAP



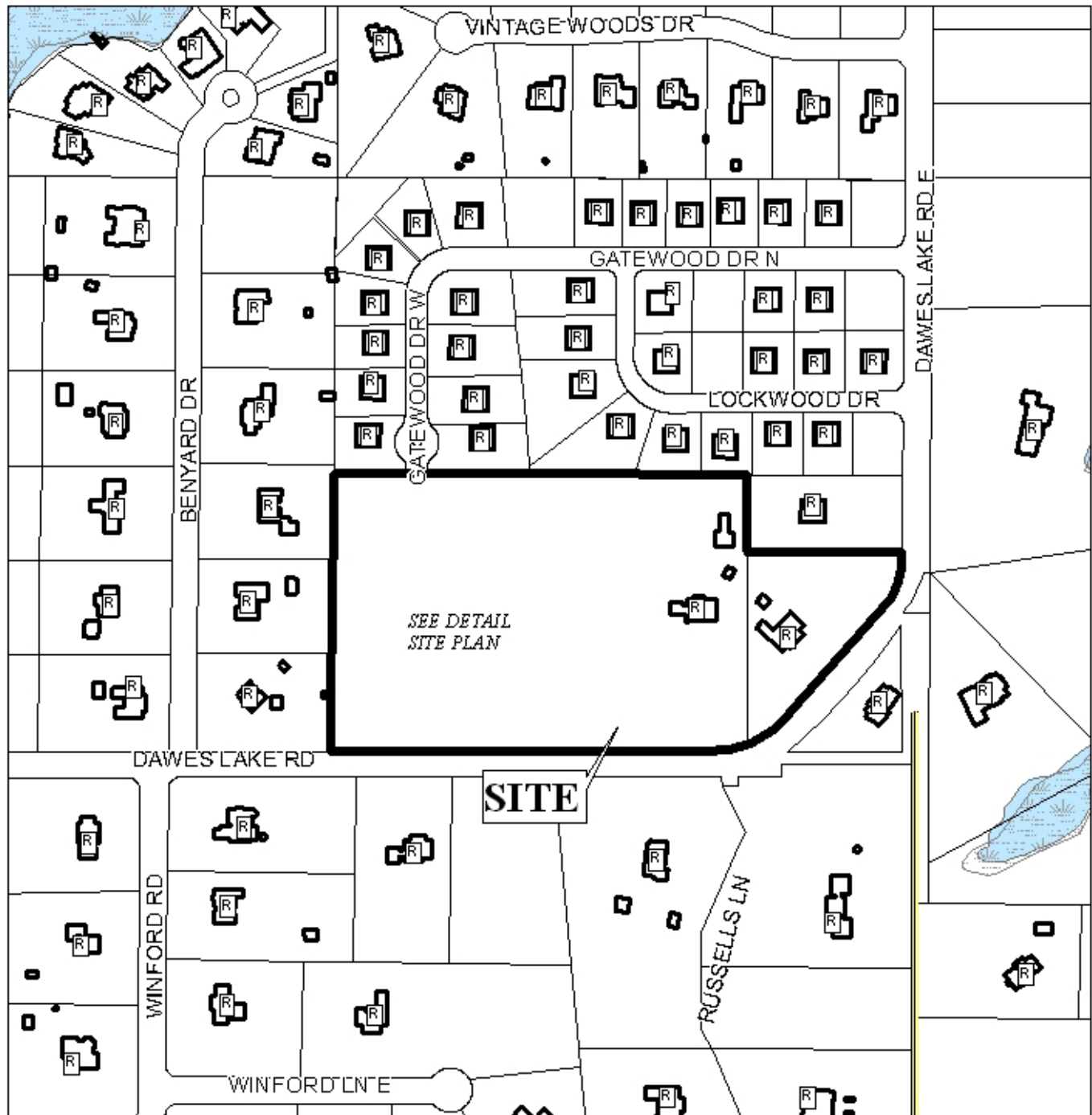
APPLICATION NUMBER 8 DATE May 5, 2011

APPLICANT JaLin Estates Subdivision, Resubdivision of Lot 2

REQUEST Subdivision



JALIN ESTATES SUBDIVISION, RESUBDIVISION OF LOT 2



APPLICATION NUMBER 8 DATE May 5, 2011

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
-----	-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----



JALIN ESTATES SUBDIVISION, RESUBDIVISION OF LOT 2

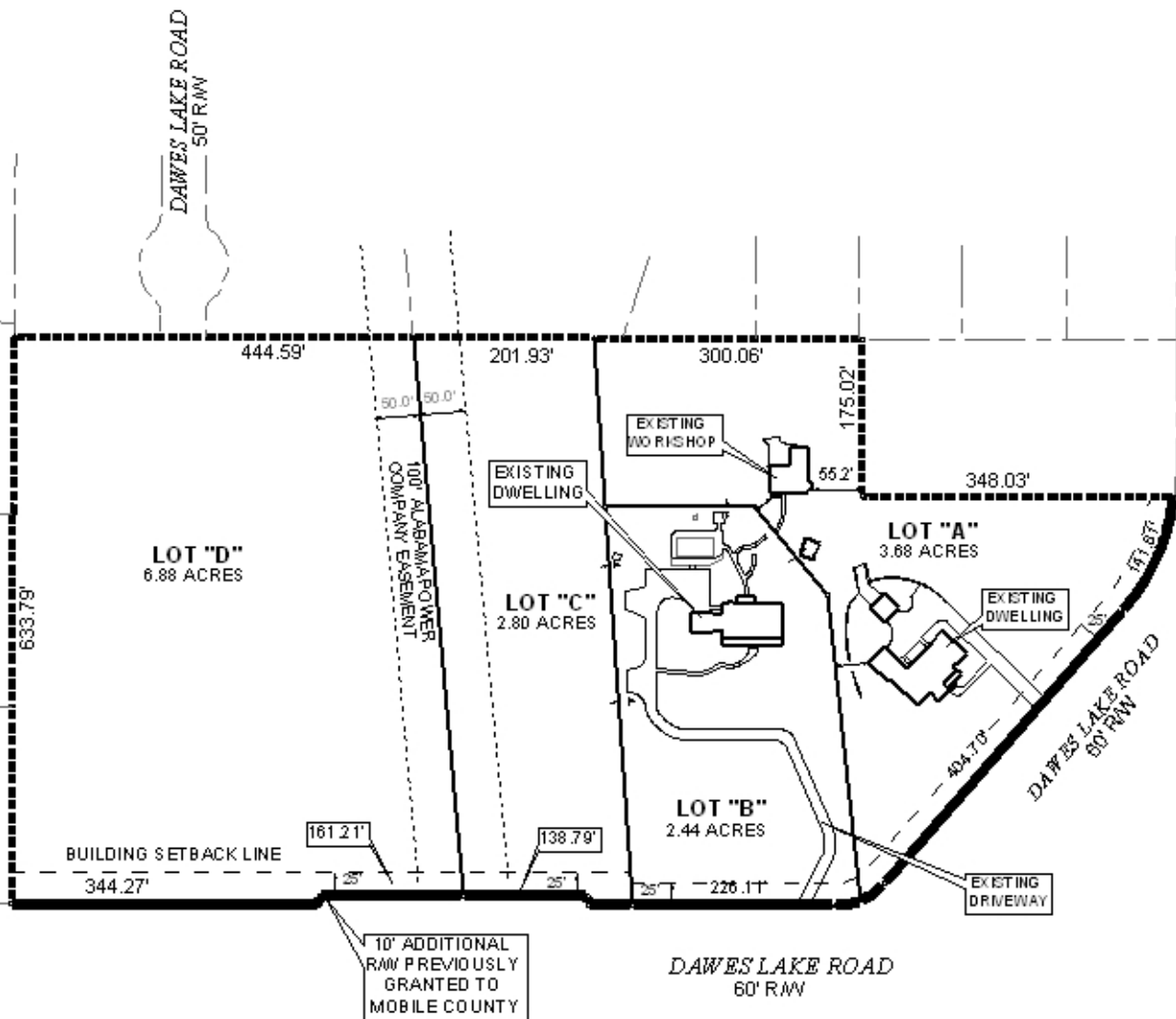


APPLICATION NUMBER 8 DATE May 5, 2011



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 8 DATE May 5, 2011
APPLICANT JaLin Estates Subdivision, Re-Subdivision of Lot 2
REQUEST Subdivision

