

BURLINGTON PLACE SUBDIVISION, **UNIT THREE-A**

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: No comments.

The plat illustrates the proposed 1-lot, 0.3± acre subdivision which is located at the Southern terminus of Burlington Drive East, within the planning jurisdiction. The applicant states that the subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a legal lot of record and a “future development” area from two metes-and-bounds parcels. It should be noted that the “future development” portion will need to be brought back to the Planning Commission before it can be developed.

It should be noted that the currently proposed lot is labeled as “Lot 125” on the preliminary plat. Because this subdivision is not part of the already recorded Burlington Place Subdivision, Unit Three, “Lot 125” should be re-labeled as “Lot 1”.

It should also be noted that while the proposed Lot 125 is not located in a flood zone as depicted on FEMA Flood Insurance Rate Maps, the Southern boundary of the “future development” area consists of Hamilton Creek. The presence of this creek 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.

It appears that there is an error in the legal description at the point of beginning for Lot 125. This error should be corrected on the Final Plat, if approved.

The lot size is not labeled on the preliminary plat; therefore, this information should be placed in square feet and acres, on the Final Plat, if approved. However, it should be noted that the proposed lot would exceed the minimum required lot size in Section V.D.2. of the Subdivision Regulations.

It appears that the 25-foot minimum building setback is shown, but it is not labeled on the preliminary plat. This information should be retained and labeled on the Final Plat.

If approved, a note should be placed on the Final Plat limiting the lot to one curb cut to Burlington Drive East with the size, design, and location of all curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards.

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 reflecting this requirement should appear on the Final Plat.

This site is located in the County, thus 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 note regarding this requirement should also appear on the Final Plat, if approved.

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.

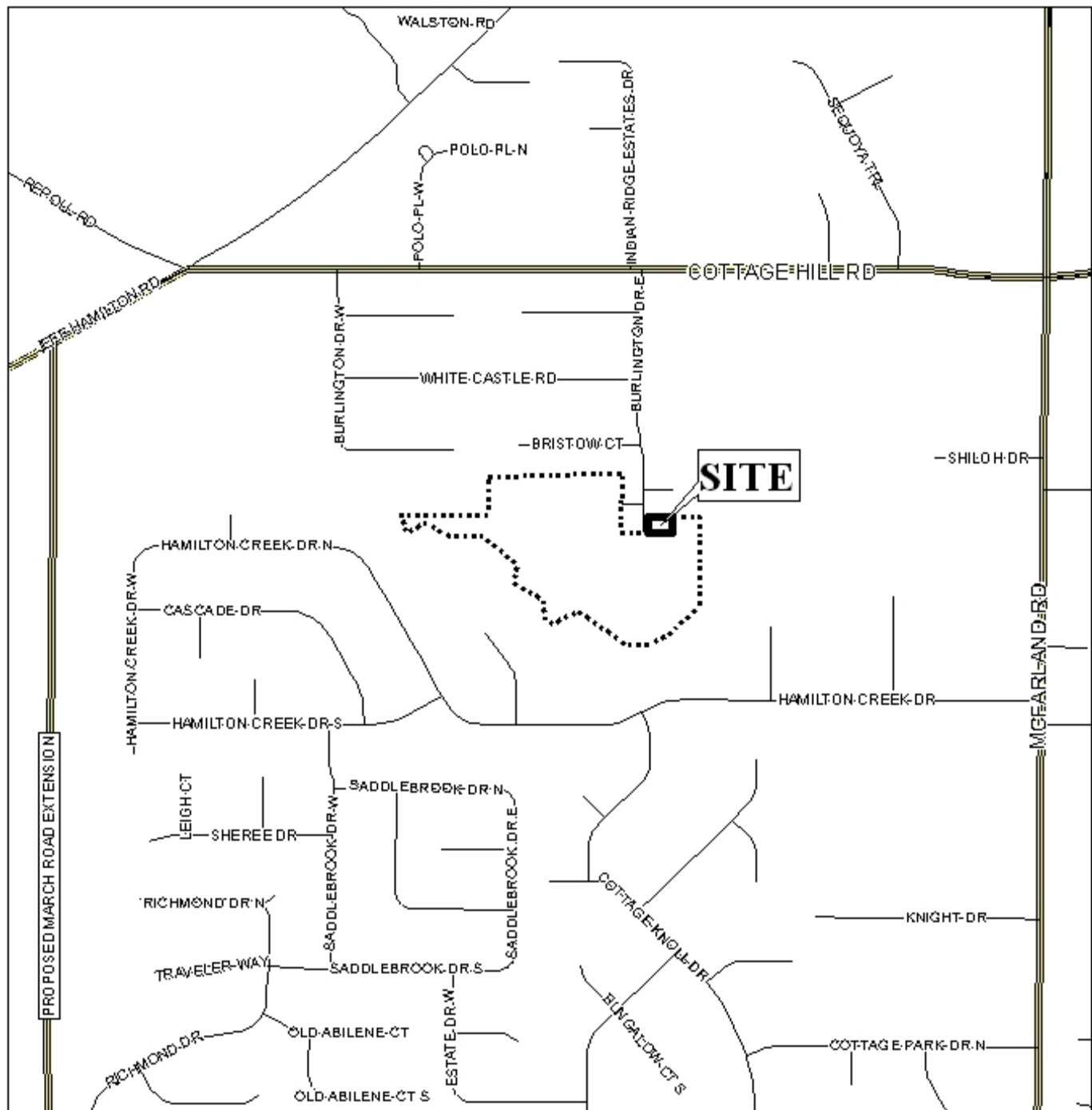
Based upon the preceding, the application is recommended for tentative approval subject to the following conditions:

- 1) change the label of “Lot 125” to “Lot 1”;
- 2) correct the legal description at the point of beginning for Lot 125;
- 3) depiction of the 25-foot minimum building setback line from all public right-of-ways, as required by Section V.D.9. of the Subdivision Regulations;
- 4) placement of a note on the Final Plat limiting the lot to one curb cut to Burlington Drive East, with the size, design, and location of all curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 5) labeling of the lot area size, in square feet, or provision of a table on the Final Plat with the same information;
- 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.);

- 8) approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities; and
- 9) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

LOCATOR MAP

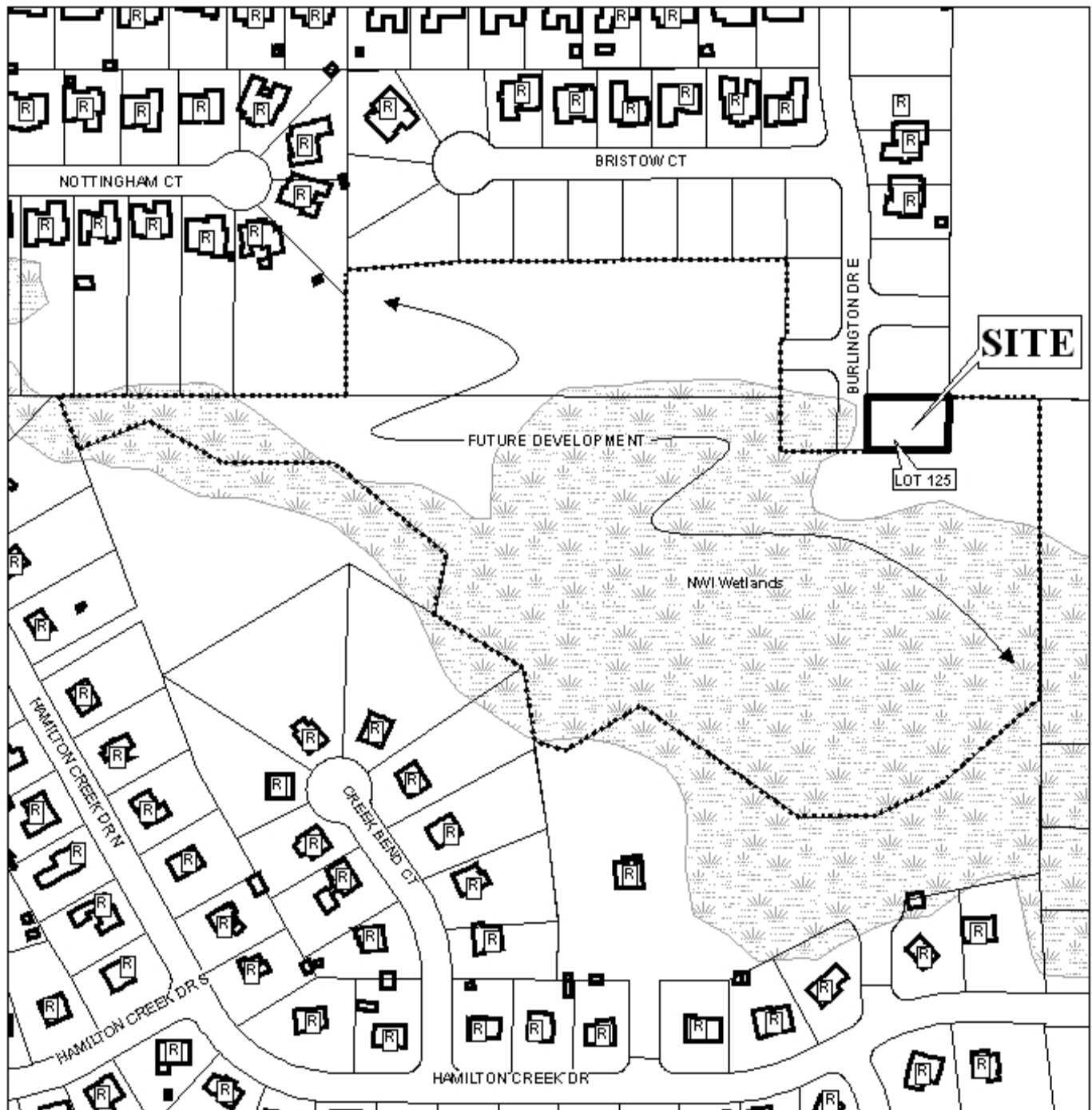


APPLICATION NUMBER 10 DATE September 1, 2011
 APPLICANT Burlington Place Subdivision, Unit Three-A
 REQUEST Subdivision



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BURLINGTON PLACE SUBDIVISION, UNIT THREE-A



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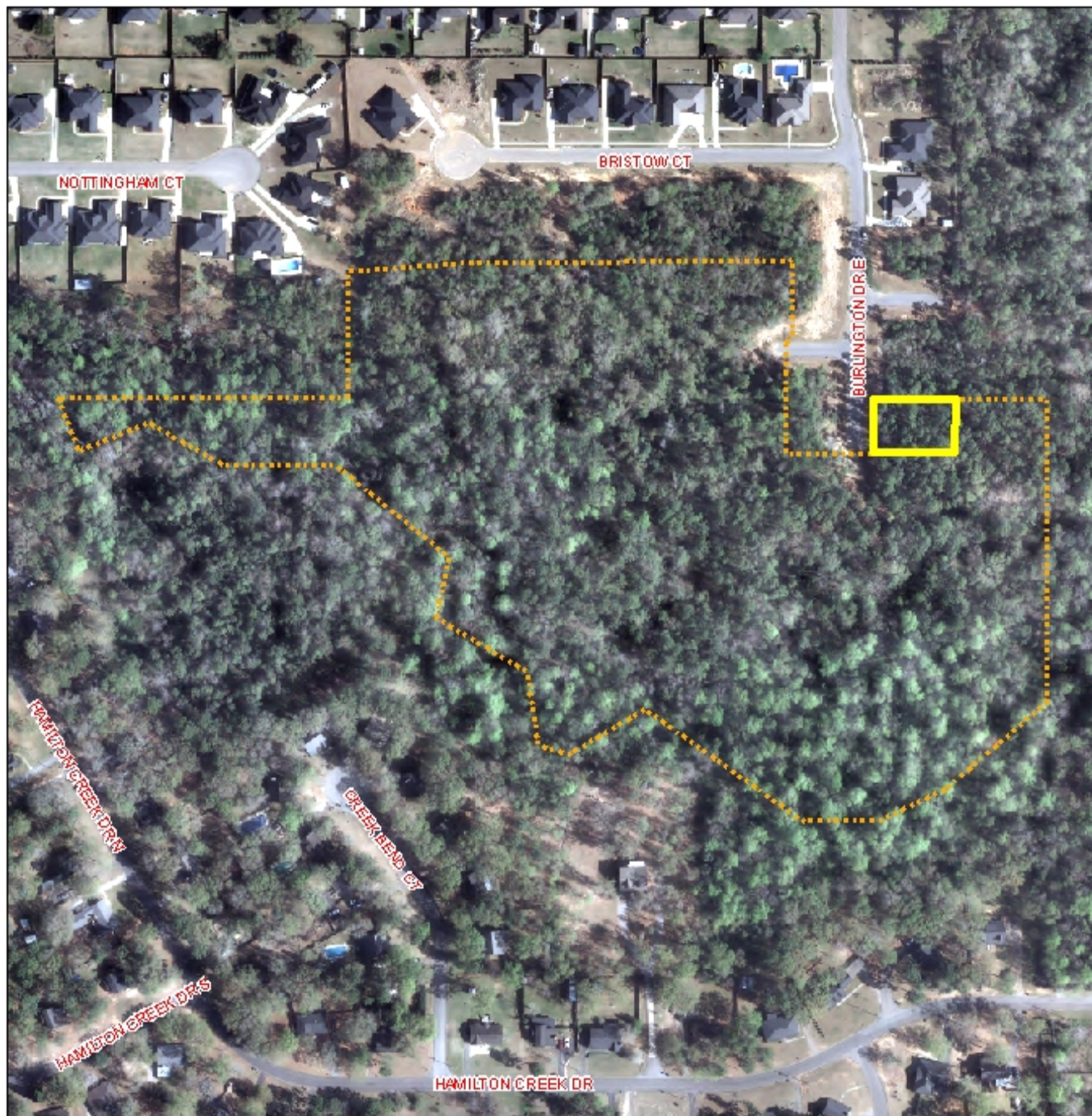
LEGEND

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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