

CAROL PLANTATION SUBDIVISION, UNIT FIVE, **RESUBDIVISION OF LOT 616**

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 3-lot, 2.4± acre subdivision which is located on the Southeast corner of Three Notch Kroner Road and Gunn Road. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by public water and septic tanks. The purpose of this application is to create three legal lots of record from three metes and bounds parcels.

There is an existing convenience store located on the proposed Lot 1. A dwelling and a wooden shed are located on the proposed Lot 2. Section V.A.8. of the Subdivision Regulations state, *"Every effort shall be made to protect adjacent residential areas from potential nuisance from a proposed multi-family, commercial or industrial subdivision, including the provision of extra depth in parcels adjoining existing or potential residential development. In such cases the provision of a buffer consisting of landscaping, a six- foot wooden privacy fence, or when necessary due to negative impacts a combination thereof, is required."* If approved, a buffer will be required where any commercial use abuts a residential use.

The proposed lots front Three Notch Road, a major street on the Major Street Plan and Gunn Road, a minor street without curb and gutter. As a major street, Three Notch Road requires a 100' wide right-of-way width. The existing right-of-way width for Three Notch Road is depicted as 95' on the preliminary plat and therefore dedication to provide 50' from the centerline should be required, if approved. Gunn Road is depicted as having an 80' right-of-way width on the preliminary plat. As a paved street without curb and gutter, a minimum 60' right-of-way width is required, therefore no dedication is required.

In accordance with Section V.D.2. of the Subdivision Regulations, the proposed lots exceed the 15,000 square foot minimum lot size requirement for lots served by public water and septic tanks. 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.

The preliminary plat illustrates a 25' minimum building setback along Three Notch and Gunn Roads. If approved, the setbacks should be retained on the Final Plat, adjusted for any dedication. There is a drainage easement located within the building setback on the proposed Lot 1. If approved, a note should be placed on the Final Plat stating that no structures shall be erected in any easement.

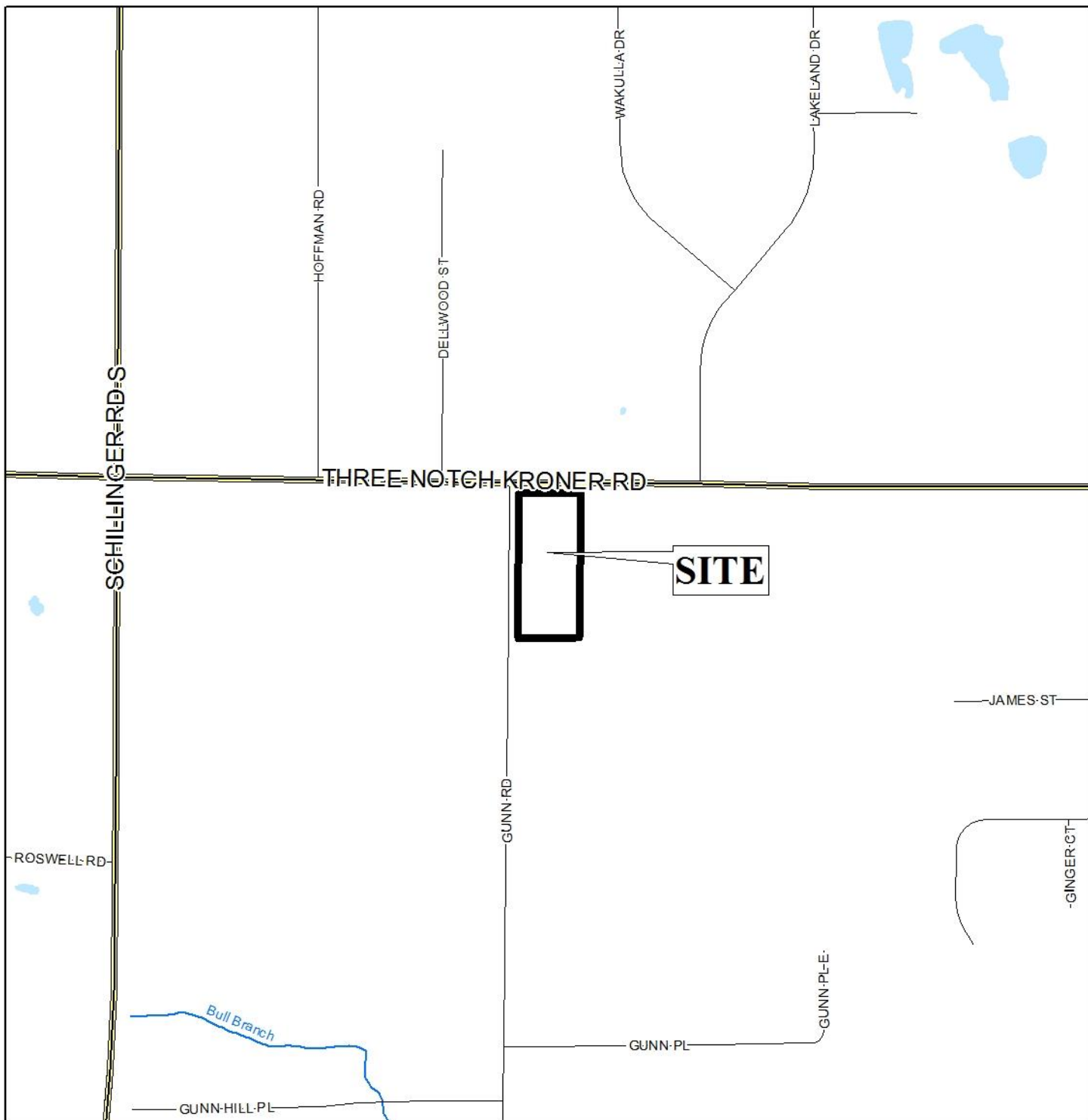
As a means of access management, a note should be placed on the Final Plat, if approved, stating that Lot 1 is limited to a total of two curb cuts, Lot 2 is limited to two curb cuts, and Lot 3 is limited to one curb cut, with the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards.

This 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. A note should be placed on the Final Plat, if approved.

Based upon the preceding, this application is recommended for Tentative Approval subject to the following conditions:

- 1) Dedication to provide 50' from the centerline of Three Notch Road;
- 2) Retention of a 25' minimum building setback line along Three Notch and Gunn Roads, adjusted for dedication;
- 3) Retention of the lot size information in both square and in acres on the Final Plat, adjusted for dedication;
- 4) Retention of 80' right-of-way width along Gunn Road;
- 5) Provision of fence height and type in compliance with Section V.A.8. of the Subdivision Regulations;
- 6) Placement of a note on the Final Plat stating that Lot 1 is limited to a total of two curb cuts, Lot 2 is limited to two curb cuts, and Lot 3 is limited to one curb cut, with the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards;
- 7) 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;
- 8) Placement of a note stating that no structure shall be erected in any easement;
- 9) 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*
- 10) 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



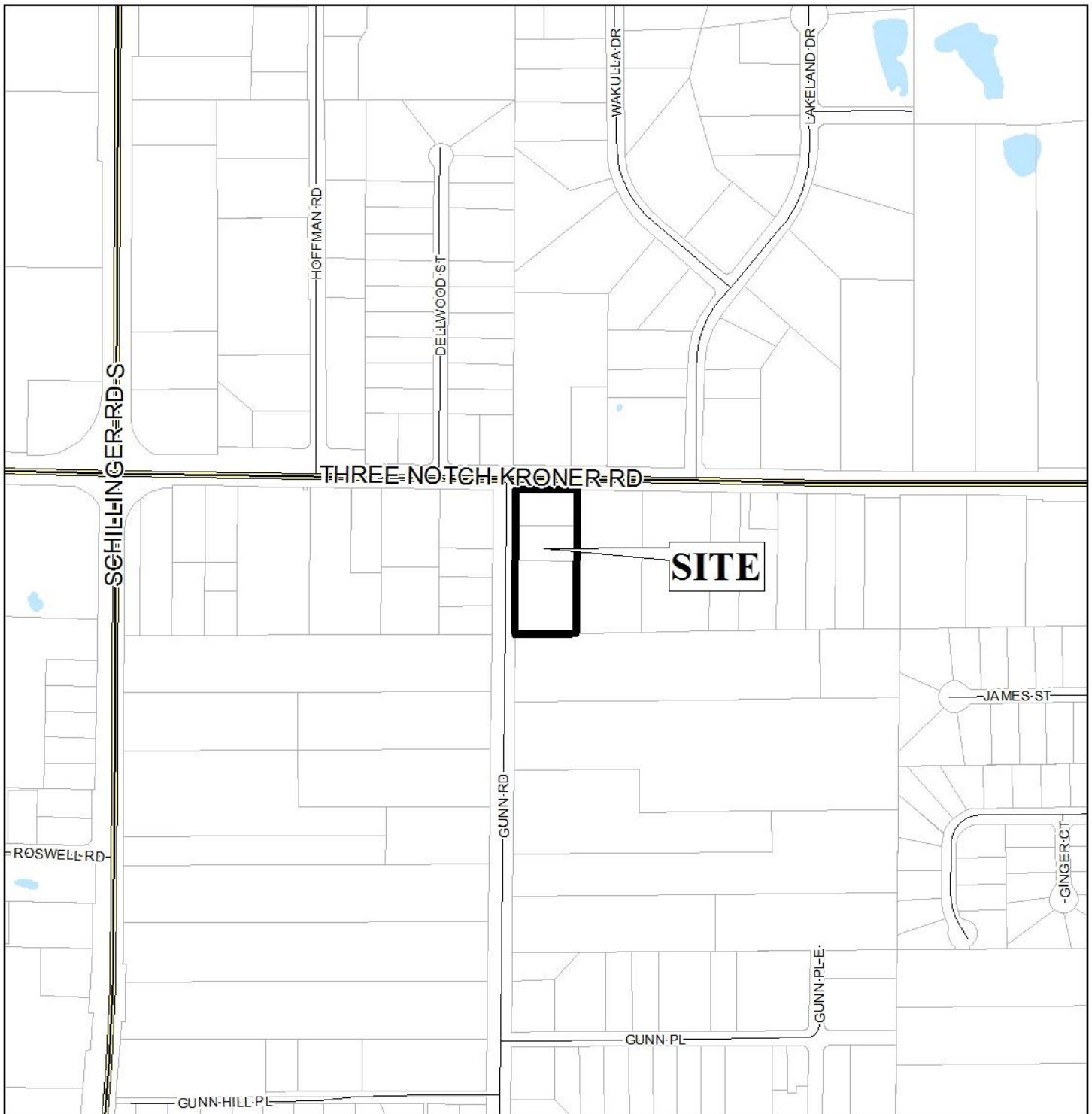
APPLICATION NUMBER 10 DATE September 7, 2017

APPLICANT Carol Plantation Subdivision, Unit Five, Resubdivision of Lot 616

REQUEST Subdivision



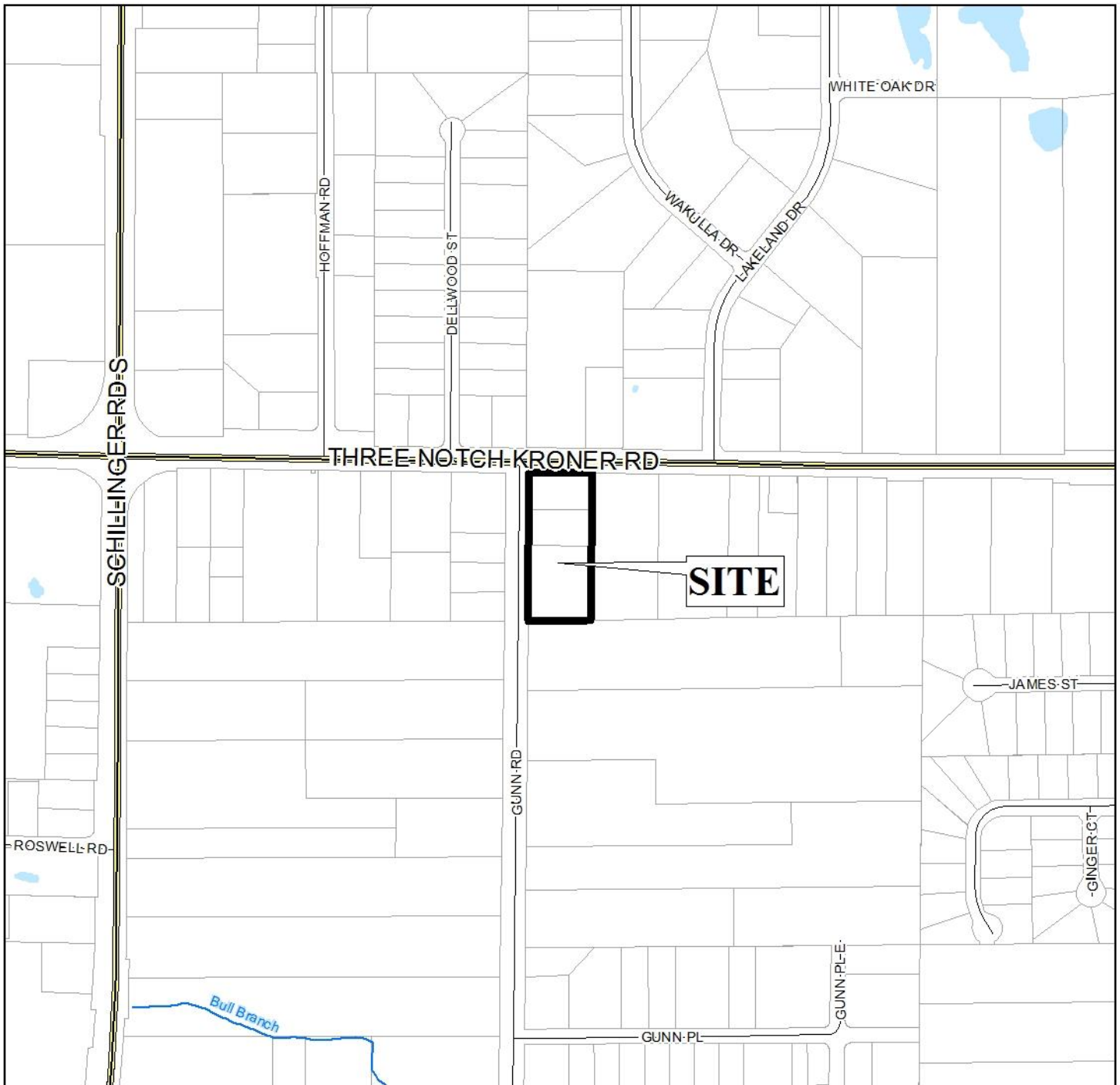
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



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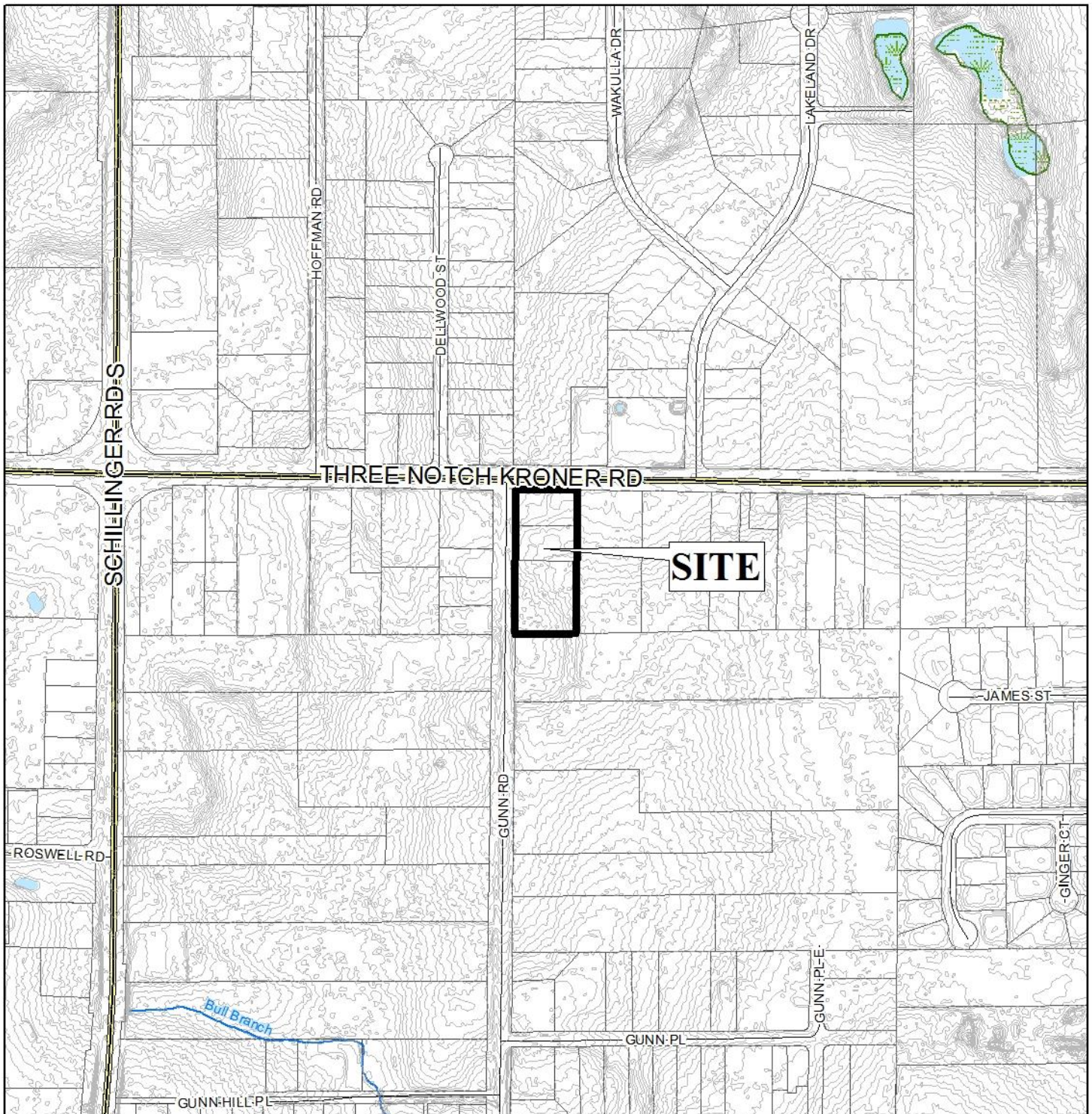
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Low Density Residential	Neighborhood Center- Traditional	Downtown Waterfront	Water Dependent
Mixed Density Residential	Traditional Corridor	Light Industry	Parks & Open Space
Downtown	Neighborhood Center- Suburban	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



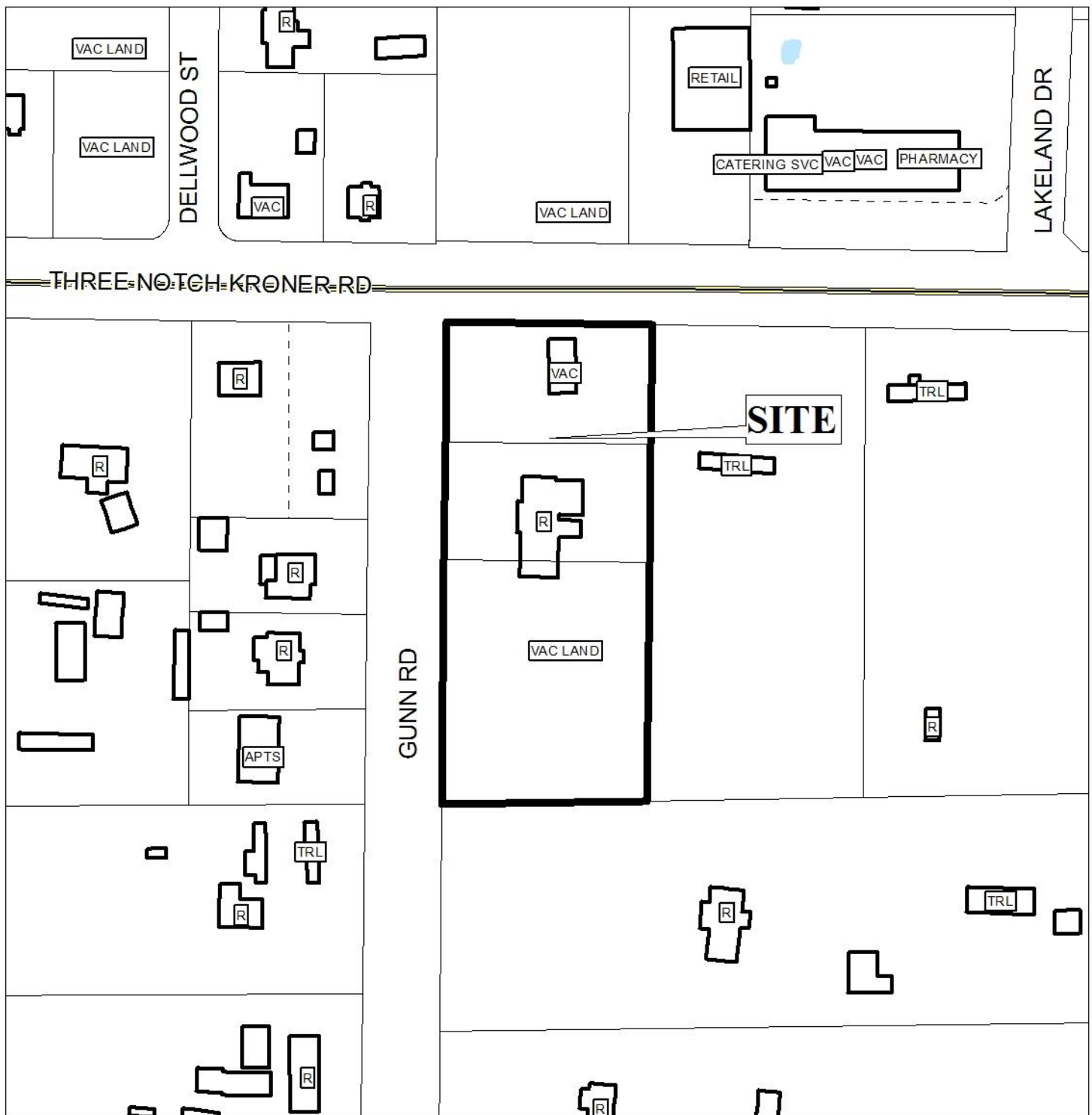
ENVIRONMENTAL LOCATOR MAP



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



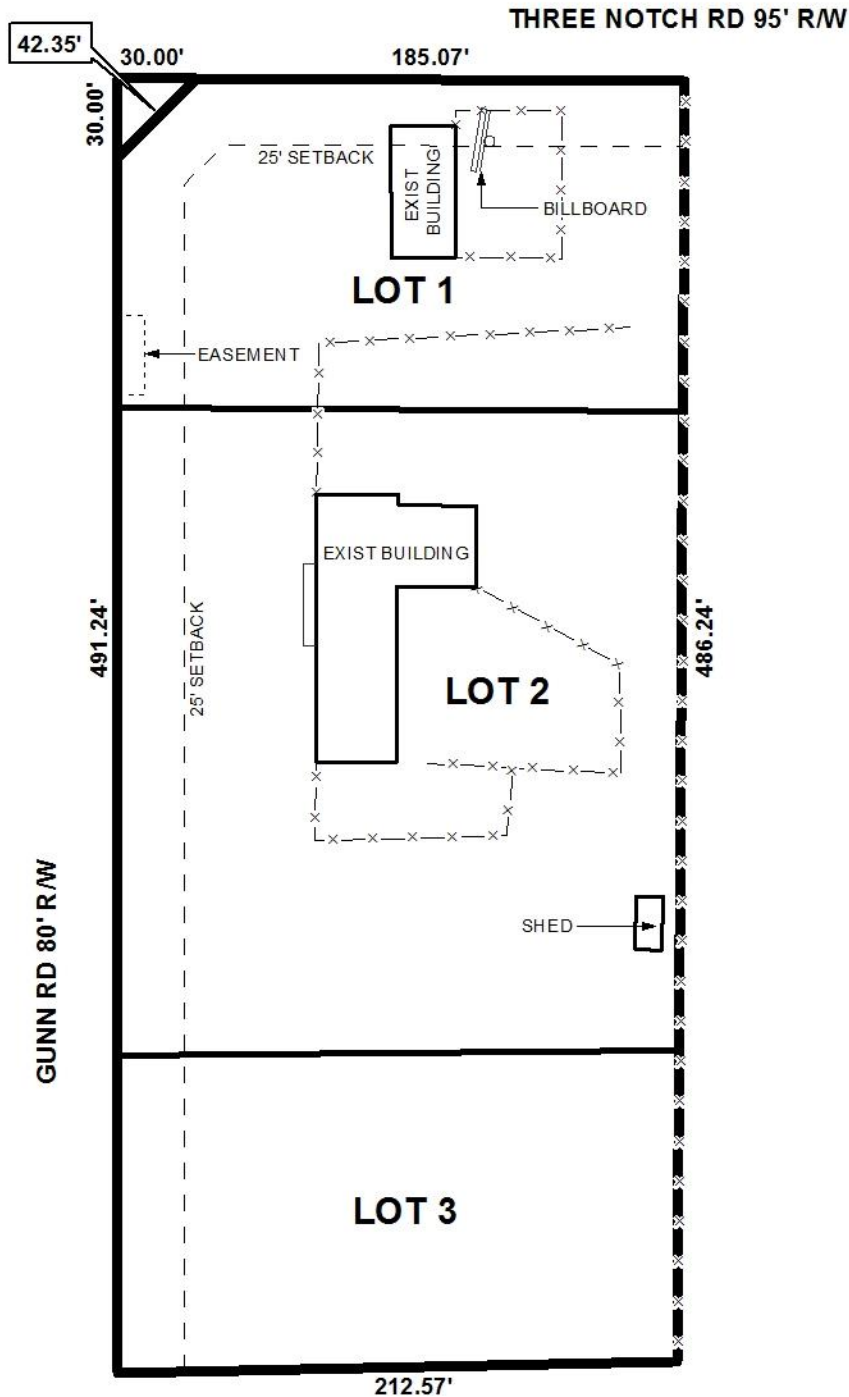
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DETAIL SITE PLAN



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