

**WEST HAVEN ESTATES SUBDIVISION,**  
**RESUBDIVISION OF AND ADDITION TO 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: 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: MAWSS has no water or sewer services available.

The plat illustrates the proposed 2-lot, 1.5± acre subdivision which is located at 4855 and 4859 Lakeland Drive (Northeast corner of Lakeland Drive and Three Notch Road), in 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 two legal lots of record from one legal lot of record and a portion of a vacated service road.

The lot was originally recorded in 1962 with a 40' service road along its South side on Three Notch Road. That service road has since been vacated and constitutes the addition to proposed Lot 2A. The site fronts Three Notch Road and Lakeland Drive. Three Notch Road is a component of the Major Street Plan with a planned 100' right-of-way. The plat indicates a current 50' right-of-way from the centerline of Three Notch Road to the vacated service road; therefore, no dedication would be required along Three Notch Road. Lakeland Drive has a compliant 60' right-of-way. As a means of access management, a note should be required on the final plat stating that Lot 2B is limited to one curb cut to Lakeland Drive, and Lot 2A is limited to the one existing curb cut to Lakeland Drive and the one existing curb cut to Three Notch Road.

Each lot is labeled on the preliminary plat with its size in both square feet and acres, and should also be so labeled on the final plat, or a table should be furnished providing the same

information. As on the original subdivision plat, a 50' minimum building setback line is indicated on the preliminary plat and should also be illustrated on the final plat. It should be noted that the setback exceeds the 25' minimum required by the Subdivision Regulations.

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.

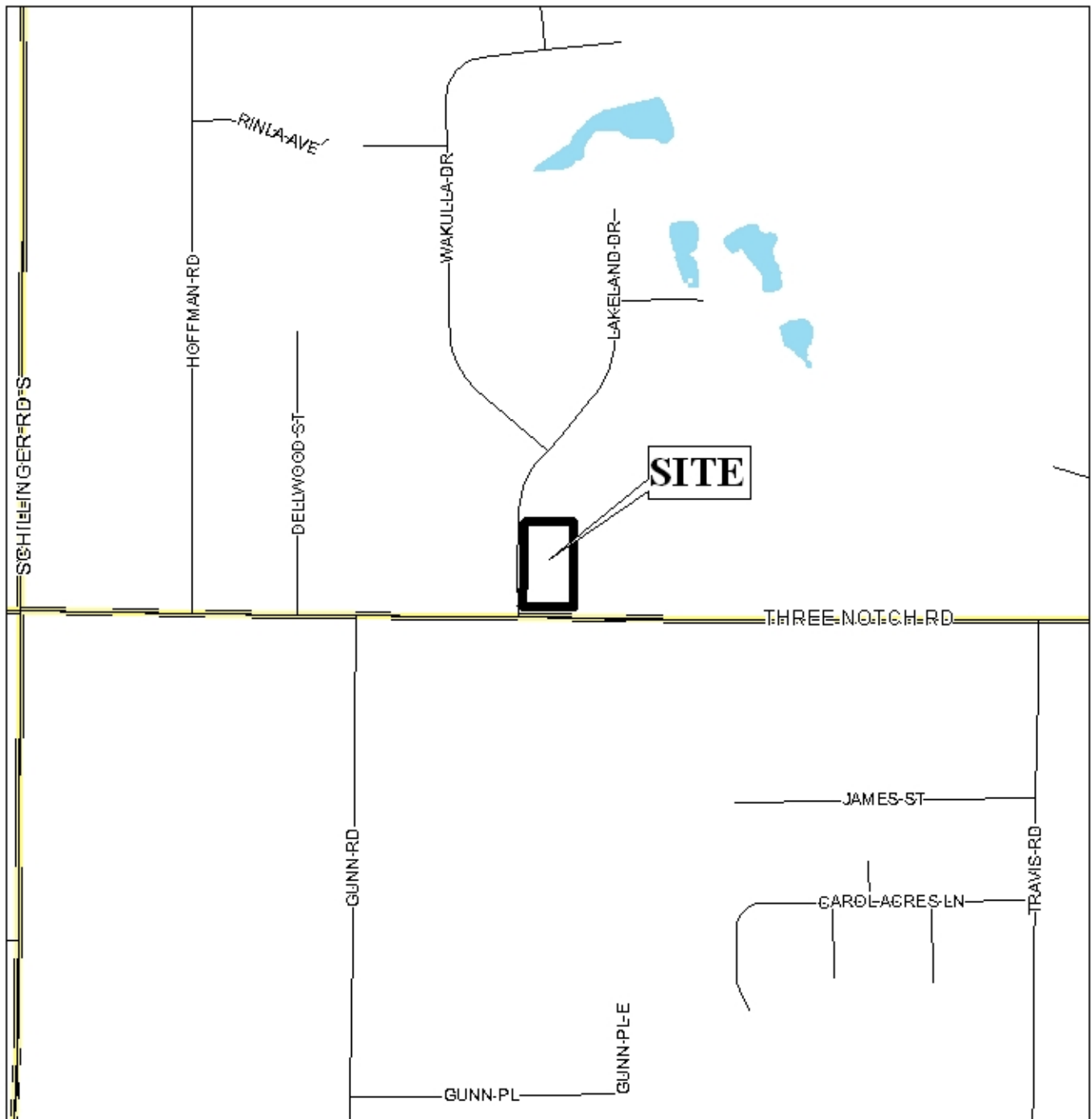
The site is located in the county. The preliminary plat contains a note stating that any lots developed commercially and which adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations. This note should be revised to reference Section V.A.8. of the Subdivision Regulations as per the April 2008 revision of the Regulations.

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

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that Lot 2B is limited to one curb cut to Lakeland Drive, and Lot 2A is limited to the one existing curb cut to Lakeland Drive and the one existing curb cut to Three Notch Road;
- 2) labeling of each lot with its size in both square feet and acres, or the furnishing of a table on the final plat providing the same information;
- 3) illustration of the 50' minimum building setback line on the final plat;
- 4) placement of a note on the final plat stating development of the site must be undertaken in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species;
- 5) placement of a note on the final plat stating that any lots developed commercially and which adjoin residentially developed property shall provide a buffer in compliance with Section V.A.8. of the Subdivision Regulations; and
- 6) placement of a note on the final plat stating development 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.

# LOCATOR



APPLICATION NUMBER 10 DATE February 17, 2011

APPLICANT West Haven Estates Subdivision, Resubdivision of and Addition to Lot 2

REQUEST Subdivision


















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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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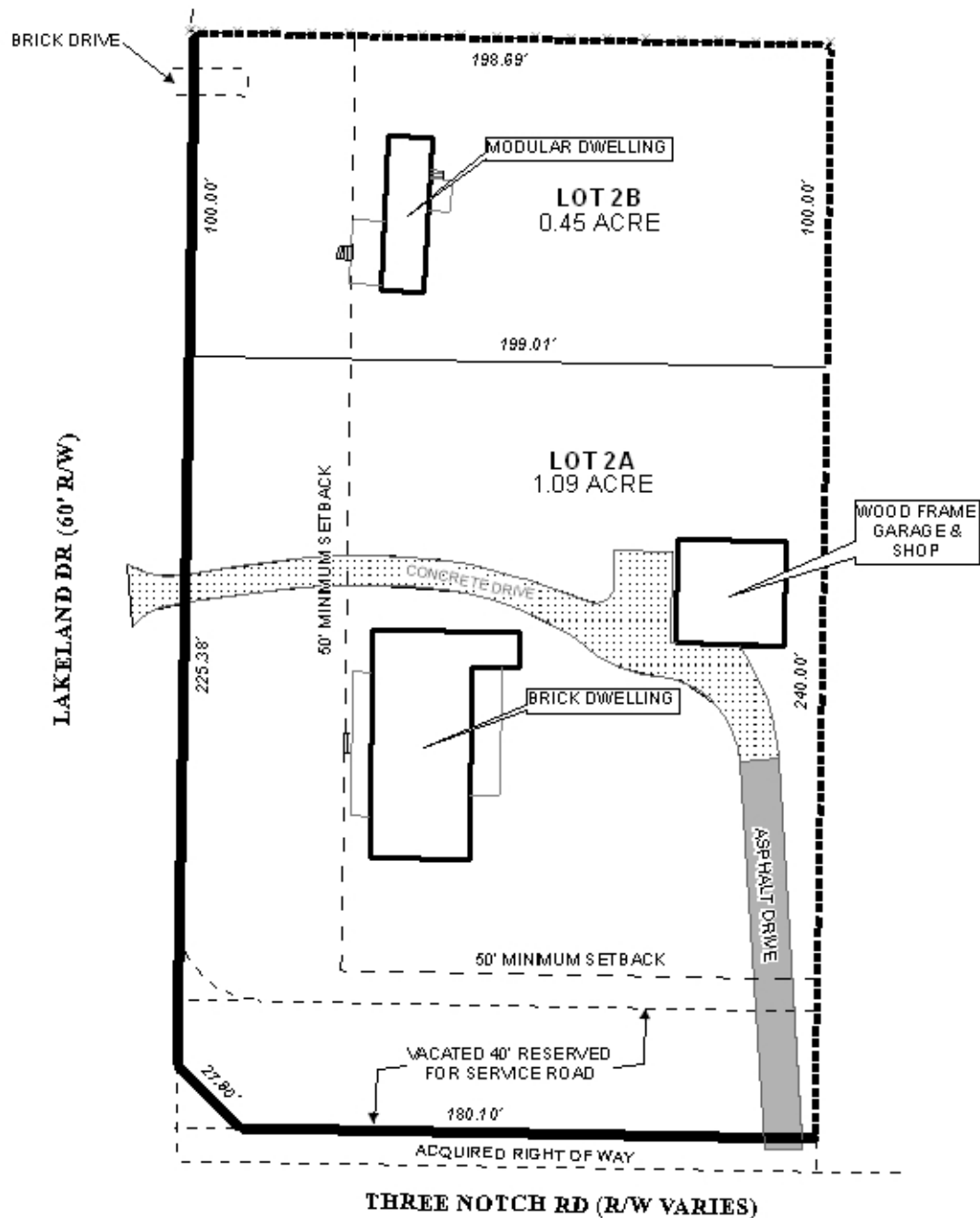
APPLICATION NUMBER 10 DATE February 17, 2011



NTS



# DETAIL SITE PLAN



APPLICATION NUMBER 10 DATE February 17, 2011

APPLICANT West Haven Estates Subdivision, Resubdivision of and Addition to Lot 2

REQUEST Subdivision



NTS