

**PINE SPRING FARM SUBDIVISION,  
RE-SUBDIVISION OF LOT 6, BLOCK C**

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 **NO** water or sewer services available.

The plat illustrates the proposed 3-lot, 5.0± acre subdivision which is located on the South side of Taylor Avenue, 1,800'± West of Taylor Avenue South, and is located within the planning jurisdiction. The applicant states that the subdivision is served by public water and individual septic tanks; however MAWSS states that there are no water services available.

The purpose of this application is to create three legal lots of record from one legal lot of record.

The applicant proposes that Lot 3 be a “flag” lot, with a 25 foot wide by 302.41'± long pole connecting the lot to Taylor Avenue. There are currently no other “flag” lots in the area.

As proposed, Lot 3 will be 1.56± acres in size, with a pole of 25-feet in width. If approved, future resubdivision of Lot 3 should be not be allowed until such time that additional frontage on a public street or compliant public/private street is provided.

It should also be noted that the proposed Lot 1 is 161'± wide at the building setback line and 659'± deep. Section V.D.3. of the Subdivision Regulations states that the maximum depth of any lots, exclusive of unusable land shall not be more than 3.5 times the width at the building setback line. Using this calculation, proposed Lot 1 is 95.5'± deeper than allowed.

A portion of the site appears to contain wetlands and floodplains. The potential presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies for wetland and floodplain issues will be required prior to the issuance of any permits or land disturbance activities. A note should be placed on the Final Plat stating this requirement. The site will have to comply with the City of Mobile storm water and flood control ordinances.

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 on preliminary plat reflects this requirement, and should also appear on the final plat.

The 25-foot minimum building setback line, required in Section V.D.9. of the Subdivision Regulations, is shown for the subdivision, and should be shown along all frontages, if approved. It should be noted that there is a barn on the proposed Lot 3, which appears to abut the proposed property line to Lot 1.

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.

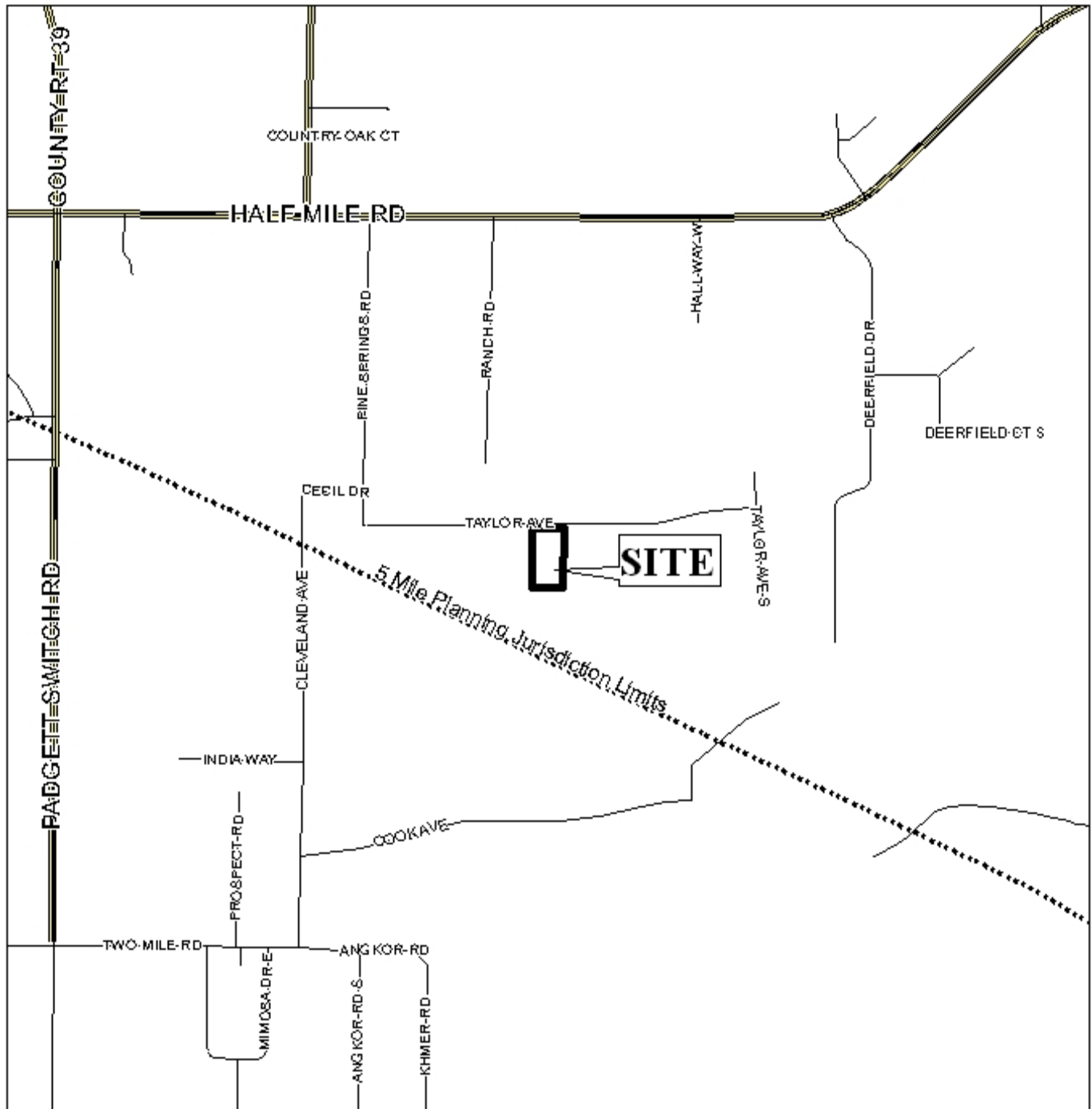
The site will have to comply with the City of Mobile storm water and flood control ordinances. A note stating *“Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of 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.

The lot sizes are labeled on the preliminary plat with the sizes in acres, but not square feet. If approved, both should be labeled on the Final Plat, if approved.

Based upon the preceding, the application is recommended for denial for the following reasons:

1. “flag” lots are not common in the area; and
2. no unusual circumstances or hardships exist which require the creation of a “flag” lot.

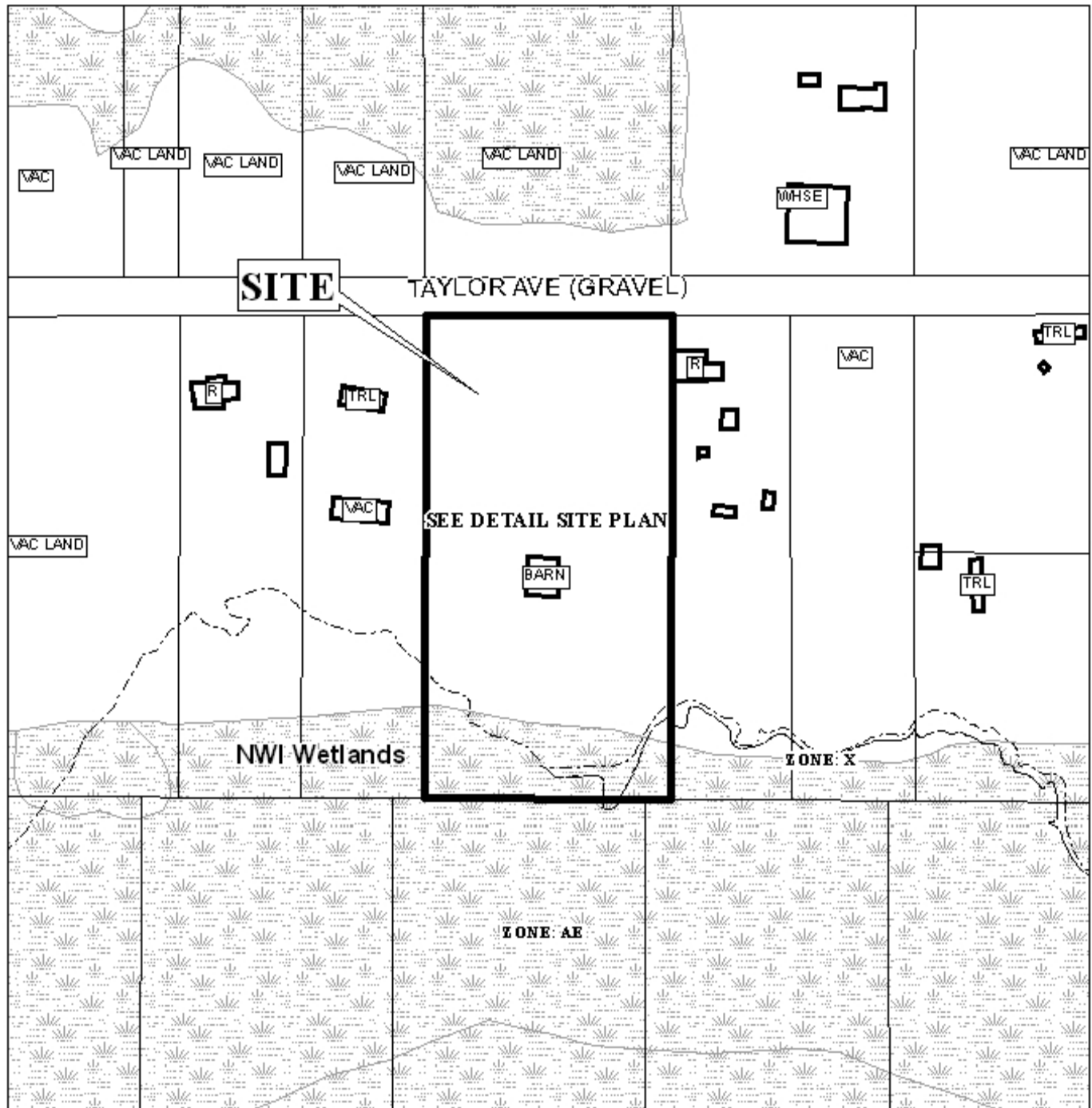
# LOCATOR MAP



APPLICATION NUMBER 13 DATE June 16, 2011  
APPLICANT Pine Spring Farm Subdivision, Resubdivision of Lot 6, Block C  
REQUEST Subdivision

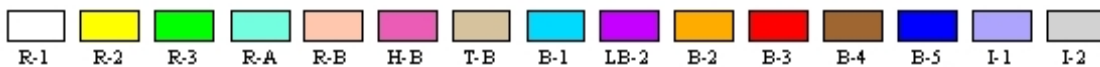


# PINE SPRING FARM SUBDIVISION, RESUBDIVISION OF LOT 6, BLOCK C



APPLICATION NUMBER 13 DATE June 16, 2011

LEGEND



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NTS

**PINE SPRING FARM SUBDIVISION, RESUBDIVISION OF LOT 6, BLOCK C**

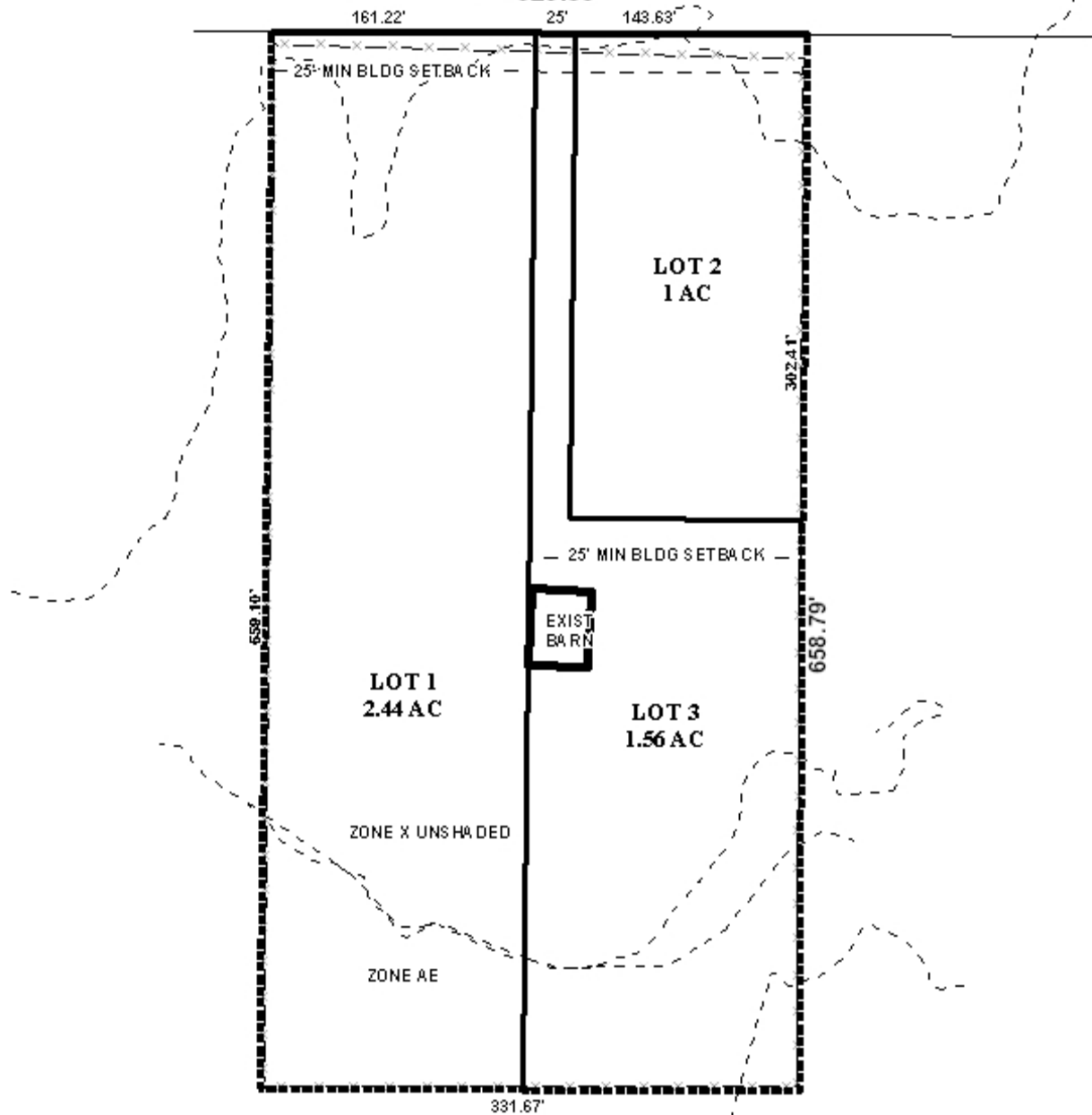


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# DETAIL SITE PLAN

TAYLOR AVE 50' R/W (GRAVEL) 329.85'



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