

## **COLE'S PLACE SUBDIVISION, UNIT THREE**

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: 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.

Mobile Area Water and Sewer Systems Comments: No comments.

The plat illustrates the proposed 22.0± acre, 6-lot subdivision, which is located at 1105 Dykes Road North on the West side of Dykes Road North, 6/10± mile South of Tanner Williams Road. The applicant states that the subdivision is served by public water and individual septic tanks.

The purpose of this application is to resubdivide three metes and bounds parcels and three legal lots into six legal lots of record. All lots would meet the minimum area requirements.

The site has frontage on Dykes Road North, a minor street not provided with curb and gutter providing 60-foot of sufficient right-of-way.

Four of the proposed six lots will be flag-lots. As proposed, Lots 3, 4, 5 and 6 exceed the maximum width to depth ratio; therefore, a waiver of Section V.D.3. of the Subdivision Regulations would be required. The Subdivision Regulations state that the maximum depth of a lot should not exceed 3.5 times the width of the lot. While this Section (V.D.3.) is often waived by the Commission, the lots are typically along waterways, or the proposed lots would be characteristic of the surrounding development. In this situation, there is an almost identical flag-lot subdivision approved in 2008 located across the street, making the proposed plat in character with the area. Furthermore, a 100-foot wide Alabama Power easement crosses the property, constraining how the property can be developed; thus, a note should be placed on the Final Plat stating that no construction will be allowed within this easement.

The lot is labeled on the plat with its size in square feet, and should be retained on the Final Plat, if approved.

Due to the limited width of several of the proposed lots, access management is a concern. Proposed lots 1, 2, 3 and 6 should be limited to one curb-cut each, while proposed lots 4 and 5 should be limited to one shared curb-cut, with the size, design and location of all curb-cuts to be approved by Mobile County Engineering and comply with 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.

The 25-foot minimum building setback line is not depicted on all lots, and should be revised on the Final Plat to depict the 25' setback line on all lots and on the flag lots where the pole meets the flag, if approved.

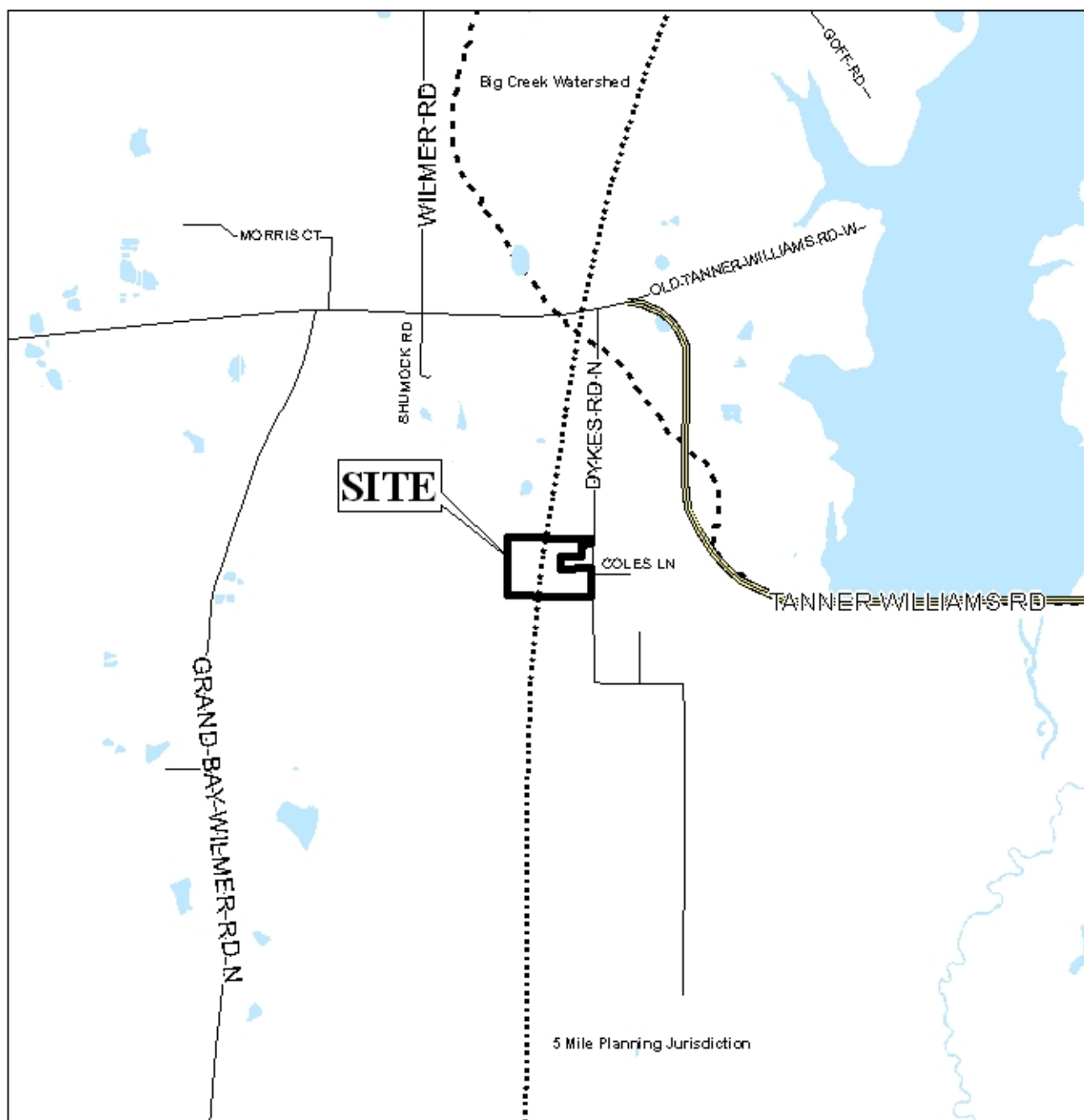
The site is located in the county. Therefore, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8 of the Subdivision Regulations.

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.

With a waiver of Section 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) no construction allowed in the 100' Alabama Power easement;
- 2) depiction of the 25-foot minimum building setback line on all lots and on the flag lots where the pole meets the flag;
- 3) placement of a note on the Final Plat stating that lots 1, 2, 3 and 6 are limited to one curb-cut each, while proposed lots 4 and 5 are limited to one shared curb-cut, with the size, design and location of all curb-cuts to be approved by Mobile County Engineering and comply with AASHTO standards;
- 4) retention of the labeling of the size of the lot, in square feet, or provision of a table on the plat with the same information;
- 5) Must comply with 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;*
- 6) placement of a note on the Final Plat stating that no future resubdivision until adequate frontage on a County maintained public right-of-way is provided;
- 7) revision of the 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) revision of the note on the Final Plat stating that approval of all applicable Federal, state and local agencies for endangered, threatened or otherwise protected species is required prior to the issuance of any permits or land disturbance activities; and
- 9) full compliance with all municipal codes and ordinances.

# LOCATOR MAP



APPLICATION NUMBER 3 DATE May 20, 2010

APPLICANT Cole's Place Subdivision, Unit Three

REQUEST Subdivision





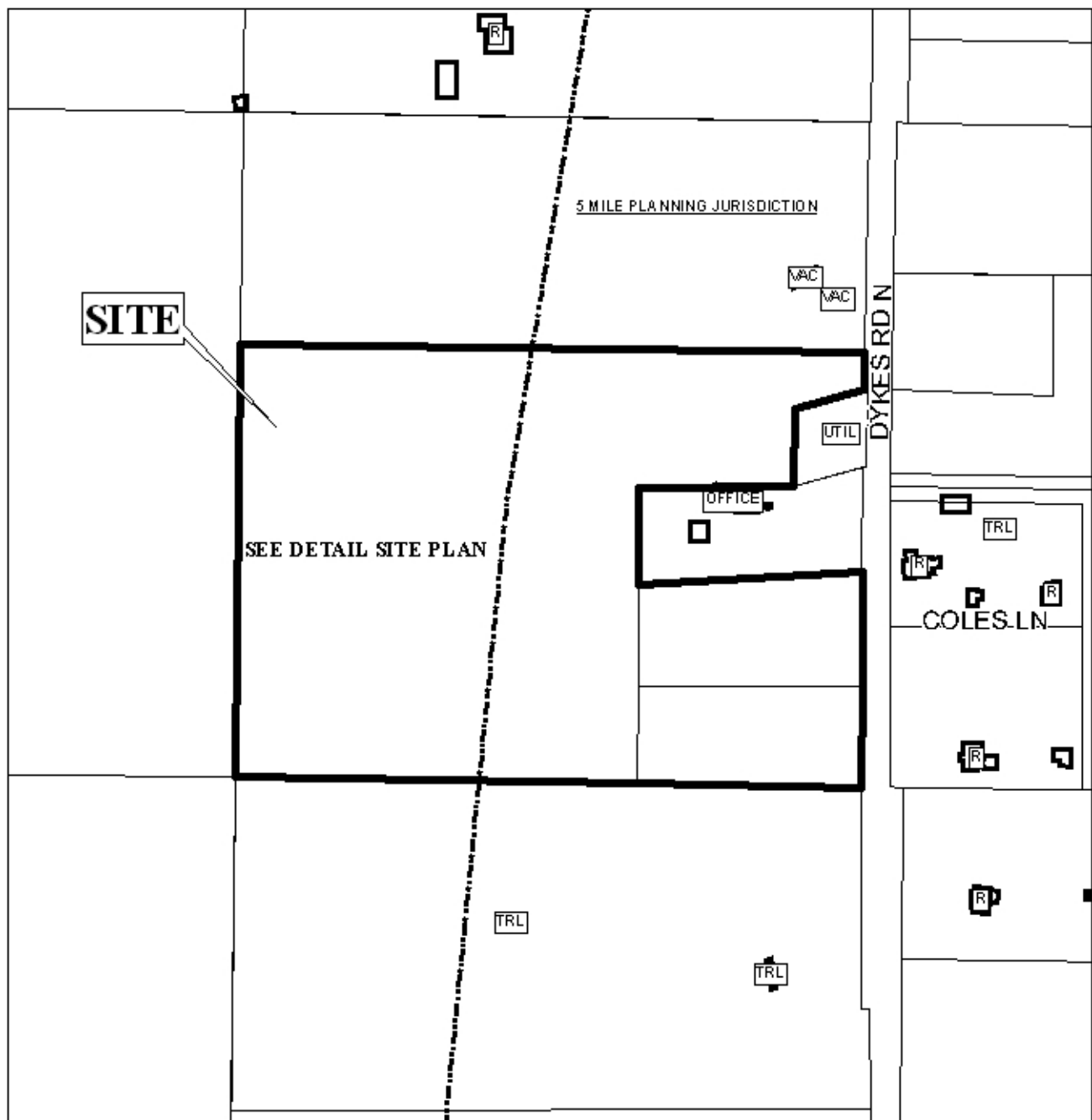
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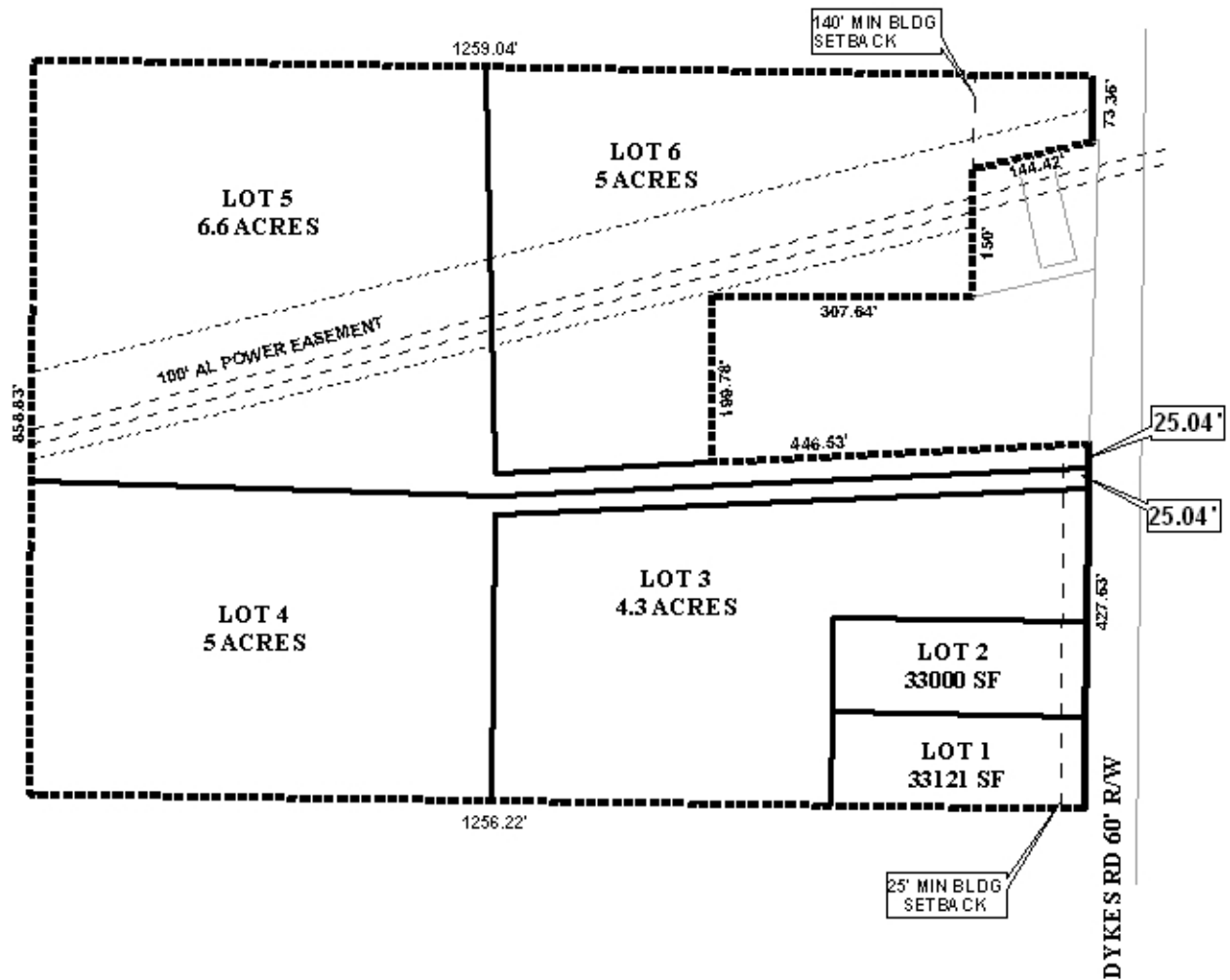
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LEGEND

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



# DETAIL SITE PLAN



APPLICATION NUMBER 3 DATE May 20, 2010

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REQUEST Subdivision

