

LANCASTER ESTATES SUBDIVISION

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 5 lot, 9.0 ± acre subdivision which is located at the West side of Lancaster Road, 1.5± mile South of Laurendine Road. The applicant states that the subdivision is served by public water and individual septic systems.

The purpose of this application is create five legal lots of record from one metes and bounds parcel. Lot sizes will range from 1.5 ± to 2.1± acres, exceeding the minimum area required for lots with public water and individual septic systems.

The site fronts Lancaster Road, a minor street with a 60-foot right-of-way. As the existing right-of-way is of a sufficient width for a road lacking curb-and-gutter, no dedication will be required.

Each proposed lot will have a frontage width ranging from 143 ± to 175 ± feet along Lancaster Road, and will comply with the width to depth ratios of the Subdivision Regulations. The 25-foot minimum building setback line is not depicted, as required by Section V.D.9. of the Subdivision Regulations.

As each lot will have frontage widths less than 200 feet, they should be limited to one curb-cut each, with the size, design and location to be approved by Mobile County Engineering. A note on preliminary plat reflects this requirement, and should also appear on the final plat.

The preliminary plat does not label each lot with a number or letter. Thus the plat should be revised to label each lot so that it may be identified in a manner such as Lot 1 or Lot A of Lancaster Estates.

The northern-most proposed lot is “L”-shaped, however it does not meet the flag-shape lot criteria, in that the bulk of the lot fronts Lancaster Road. The odd shape of the lot is required in order to incorporate the entirety of the existing parcel, thus Section V.D.1. of the Subdivision Regulations should be waived

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.

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.

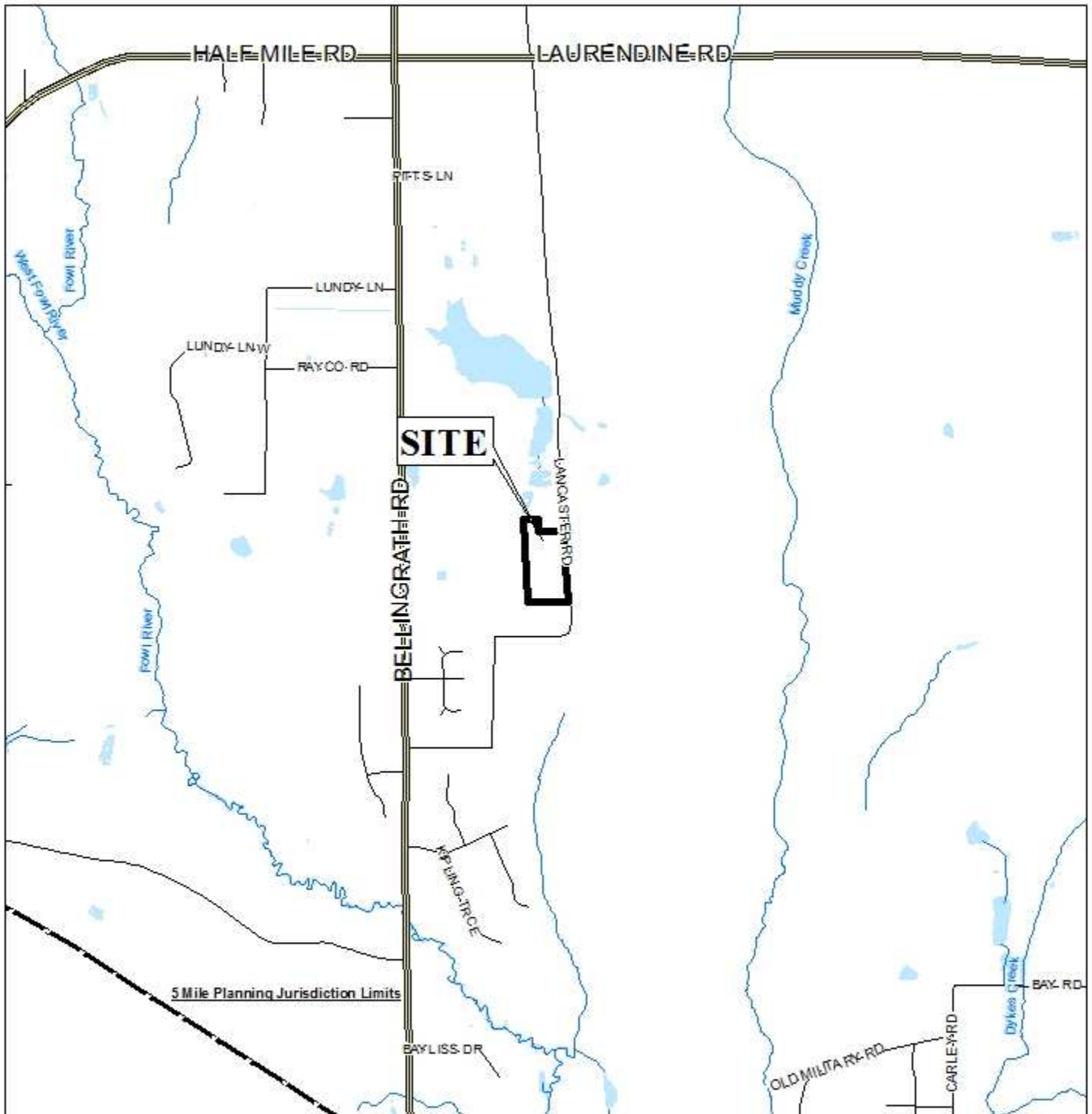
The site will have to comply with the City of Mobile storm water and flood control ordinances. The note on the preliminary plat regarding this requirement should also appear on the final plat.

The lot size information on the preliminary plat is only depicted in acres, thus the plat should be revised to also include the lot size in square feet.

With a waiver of Section V.D.1. of the Subdivision Regulations, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) Revision of the plat to label each lot so that it may be identified in a manner such as Lot 1 or Lot A of Lancaster Estates;
- 2) Retaining of the note on the final plat stating that each lot is limited to one curb-cut, with the size, design and location to be approved by Mobile County Engineering;
- 3) Depiction and labeling of the 25-foot minimum building setback line;
- 4) Revision to include the size of each lot in square feet, in addition to acres; and
- 5) Retaining of notes on the final plat relating to endangered/threatened species, buffering of commercial development, and storm water compliance.

LOCATOR MAP



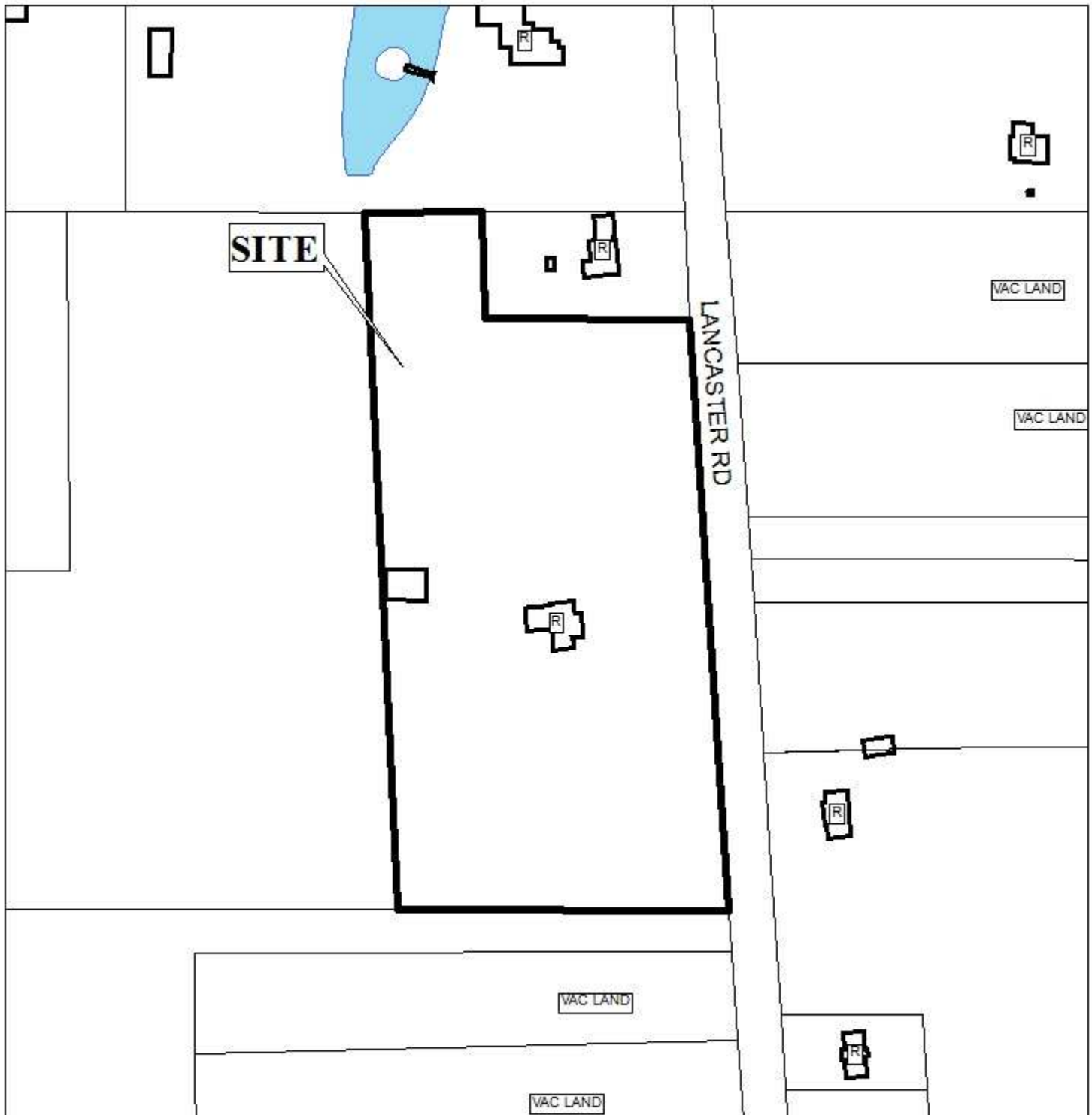
APPLICATION NUMBER 13 DATE February 20, 2014

APPLICANT Lancaster Estates Subdivision

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



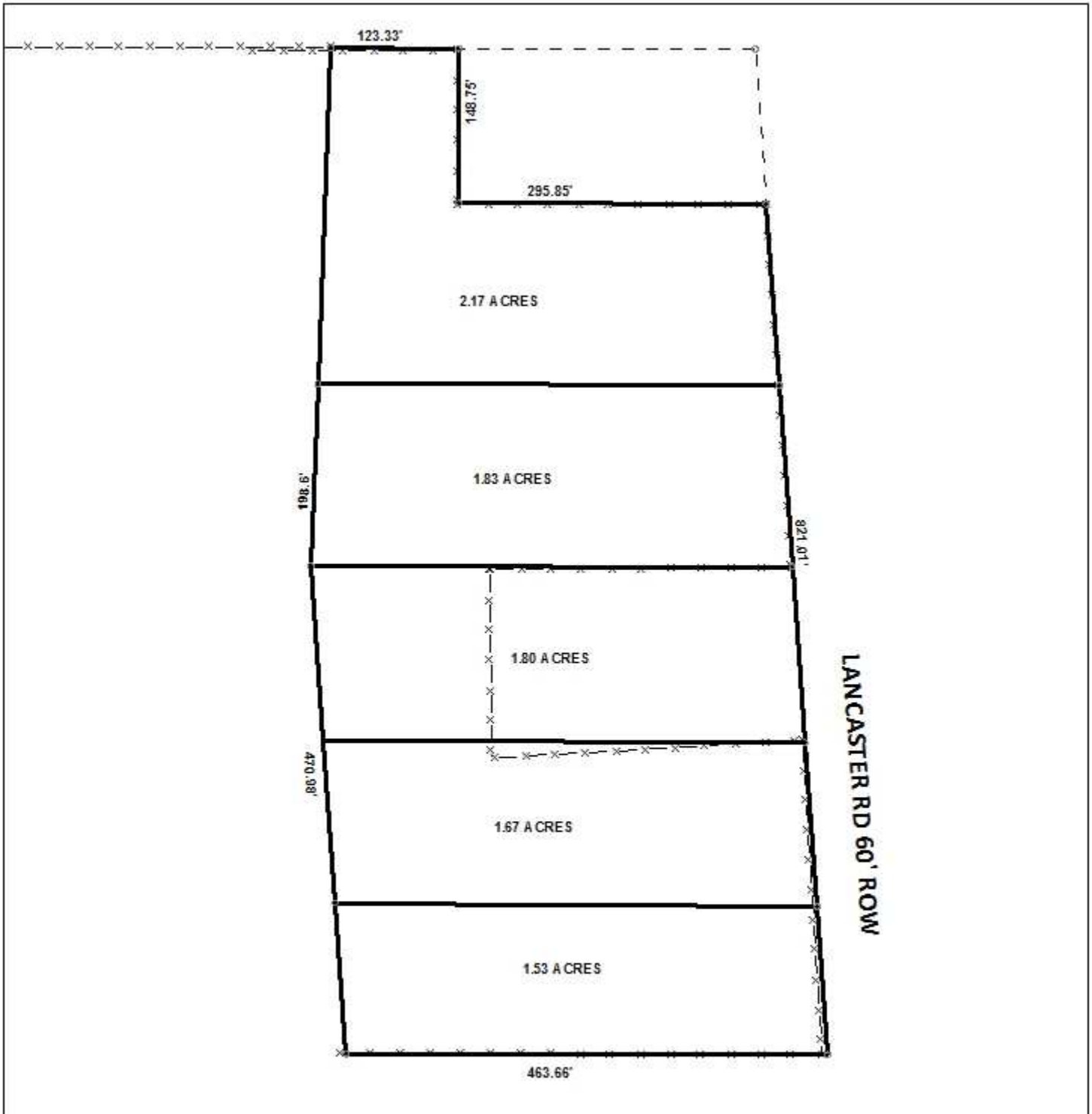
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DETAIL SITE PLAN



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REQUEST Subdivision

