LIBERTY 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.

Mobile Area Water and Sewer Systems Comments:

The plat illustrates the proposed 0.5± acre, 1-lot subdivision, which is located on the South side of Grelot Road, 420'± East of Westchester Lane, within the planning jurisdiction. The site is served by public water and individual septic facilities.

The purpose of this application is to combine an existing metes-and-bounds parcel with a portion of an adjacent metes-and-bounds parcel to create a legal lot of record.

The site fronts Grelot Road, a proposed major street, with 100' of right-of-way, compliant with the street plan; therefore, no dedication is required.

The proposed lot would have approximately 125' of frontage along Grelot Road. As a means of access management, a note should be placed on the final plat stating that Lot 1 is limited to one curb cut to Grelot Road, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards.

No building setback line is indicated on the plat; therefore, the plat should be revised to indicate a minimum 25' building setback line along Grelot Road.

No lot size is indicated on the plat; therefore, the plat should be revised to label all lots with their size in square feet, or a table should be provided furnishing the same information.

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. Therefore, a note should be placed on the final plat stating that any lots developed commercially and adjoining residentially developed property must provide a buffer, in compliance with Section V.A.7. 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.

The owner of the major metes-and-bounds parcel involved in this subdivision has acquired a large portion of the adjacent smaller metes-and-bounds parcel to the West (Parcel R022809311000011) which was owned by the adjacent neighbor to the South on Lot 19, Westchester Place Subdivision, First Addition. The Southern portion of the parcel was retained by that owner which has created a separate land-locked parcel. Therefore; the land-locked remainder of Parcel R022809311000011 should be included in this subdivision, either as part of Lot 1, or as an addition to Lot 19, Westchester Place Subdivision, First Addition, which would then require this application to be a two-lot subdivision. In either case, a deed of sale of the larger portion or all of Parcel R022809311000011 should be furnished with this application.

Based on the preceding, this application is recommended for holdover to the March 6th meeting to allow the applicant to provide the following:

1) revision of the plat to eliminate the land-locked parcel which would be created at the Southern end of Parcel R022809311000011, either by inclusion of that portion into Lot 1, or as an addition to Lot 19, Westchester Place Subdivision, First Addition, as a two-lot revision to this application;
2) revision of the plat to label each lot with its size in square feet, or the provision of a table on the plat furnishing the same information; and
3) provision of a deed of sale of the Northern portion of Parcel R022809311000011 for a two-lot subdivision, or the entire parcel for a one-lot subdivision.

Concurrent with the review of this application, the applicant requested a holdover to the March 6th meeting.

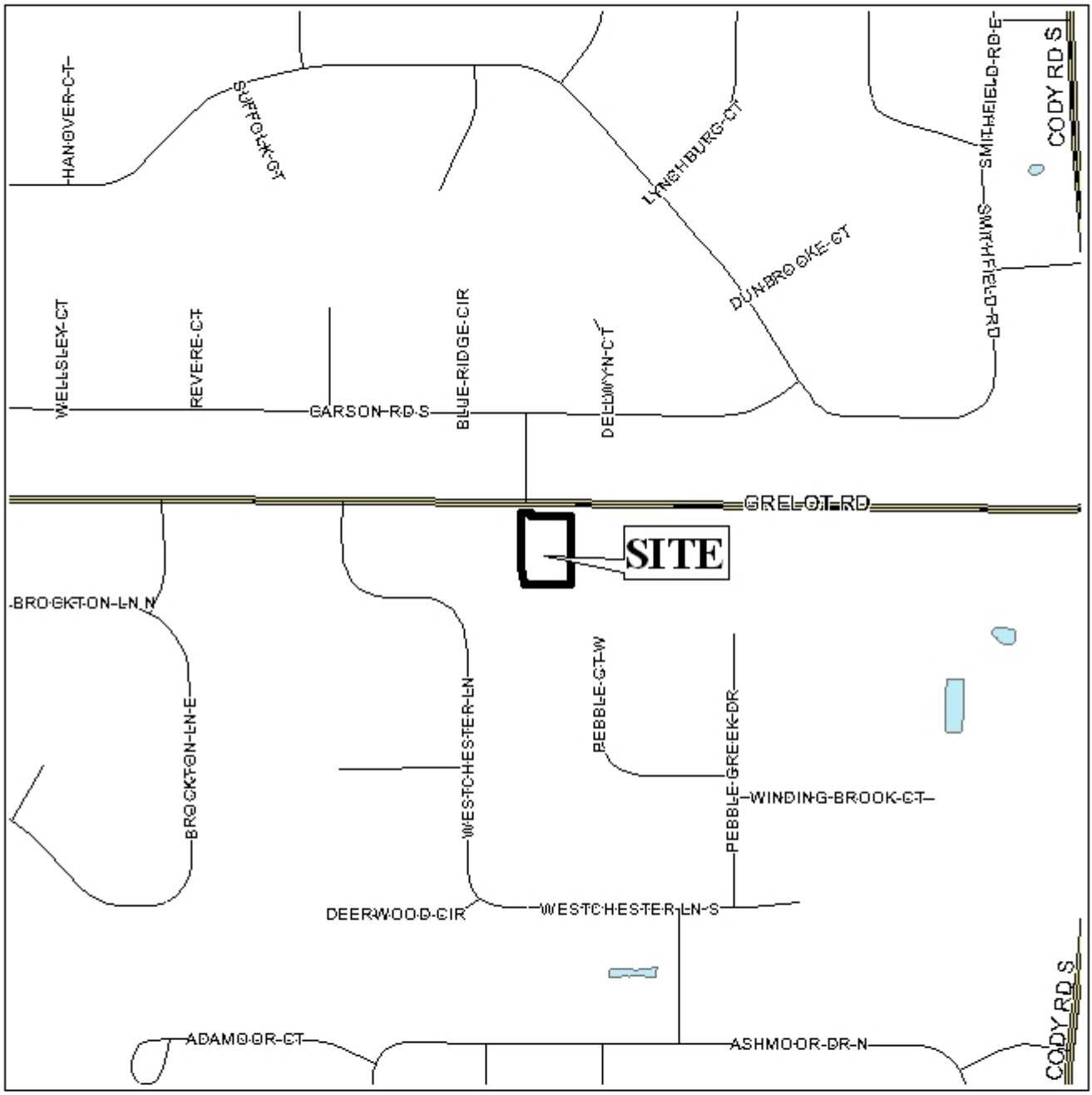
Revised for the March 6th meeting:

This application was held over from the February 7th meeting at the applicant's request. None of the required revisions or information have been submitted; however, since the applicant requested the holdover prior to the meeting and this application was not heard at the February 7th meeting, the same request for revisions and information would stand.

Therefore, this application is recommended for holdover to the meeting of April 3rd to allow the applicant to provide the following:

1) *revision of the plat to eliminate the land-locked parcel which would be created at the Southern end of Parcel R022809311000011, either by inclusion of that portion into Lot 1, or as an addition to Lot 19, Westchester Place Subdivision, First Addition, as a two-lot revision to this application;*
2) *revision of the plat to label each lot with its size in square feet, or the provision of a table on the plat furnishing the same information; and*
3) *provision of a deed of sale of the Northern portion of Parcel R022809311000011 for a two-lot subdivision, or the entire parcel for a one-lot subdivision.*

LOCATOR MAP



APPLICATION NUMBER 2 DATE March 6, 2008

APPLICANT Liberty Subdivision

REQUEST Subdivision

N

NTS

LIBERTY SUBDIVISION

APPLICATION NUMBER 2 DATE March 6, 2008

N

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

NTS