

CRAWFORD 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.

Fire-Rescue Department Comments: All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

MAWSS Comments: MAWSS has **No** water or sewer services available.

The preliminary plat illustrates the proposed 1-lot, 2.1± acre subdivision which is located on the Southeast corner of Novatan Road South and Ora Lane (a private street). The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by city water and individual septic tank. The purpose of this application is to subdivide a portion of one (1) metes-and-bounds parcel into one (1) legal lot of record.

It should be noted that the proposed subdivision is adjacent to Lot 1 of the Jennifer Lawler Subdivision, a flag lot approved at the July 21, 2011 Planning Commission meeting. The remainder of the metes-and-bounds parcel is “reserved for future development” as indicated on the preliminary plat.

The proposed lot fronts Novatan Road, a minor street without curb and gutter. Novatan Road is depicted as having an 80’ right-of-way width on the preliminary plat. As a paved street without curb and gutter, a minimum 60’ right-of-way width is required, therefore no dedication is required. If approved, the 80’ right-of-way width along Novatan Road should be retained on the Final Plat

The preliminary plat illustrates the required 25’ minimum building setback line along Novatan Road. If approved, the setback line should be retained on the Final Plat.

In accordance with Section V.D.2. of the Subdivision Regulations, the proposed lots exceed the 7,200 square foot minimum lot size requirement for lots served by public water and sanitary sewer systems. The lot size information is depicted in both square feet and in acres on the preliminary plat and should be retained on the Final Plat, if approved.

It should be noted that, if approved, the “Future Development” area will be required to be presented before the Planning Commission to create a legal lot of record before any development will be allowed. It should also be noted that the “Future Development” area has a 200’ Alabama Power easement across it, which will require that no structures be built within the easement.

It should also be noted that the “Future Development” site is located within the X-unshaded, X-shaded and AE flood zones as shown on FEMA flood Insurance Rate Maps. The presence of floodplains would indicate the area may be environmentally sensitive; therefore, if approved, the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities.

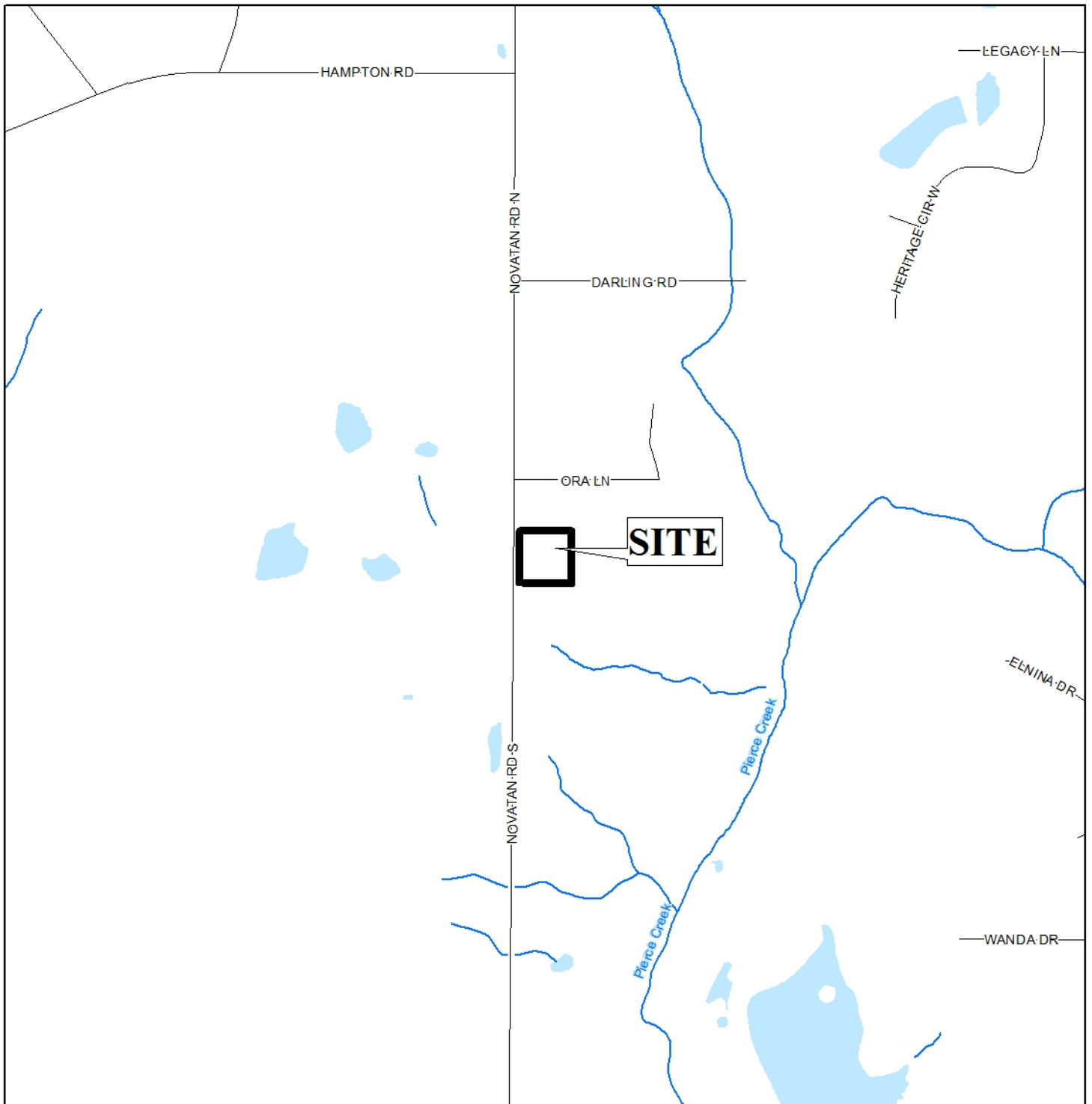
As a means of access management, a note should be placed on the Final Plat, if approved, stating that the proposed lot is limited to one curb cut, with the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards.

This site is located in the County; therefore, 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. A note should be placed on the Final Plat, if approved.

Based upon the preceding, this application is recommended for Tentative Approval subject to the following conditions:

- 1) Retention of 25' minimum building setback line along Novatan Road;
- 2) Retention of the lot size information in both square and in acres on the Final Plat;
- 3) Retention of 80' right-of-way width along Novatan Road North;
- 4) Placement of a note on the Final Plat stating that the proposed lot is limited to one curb cut along Novatan, with the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards;
- 5) Placement of a 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;
- 6) Compliance with Engineering Comments and placement as a note on the Final Plat: *(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.); and*
- 7) Compliance with Fire Comment: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).*

LOCATOR MAP



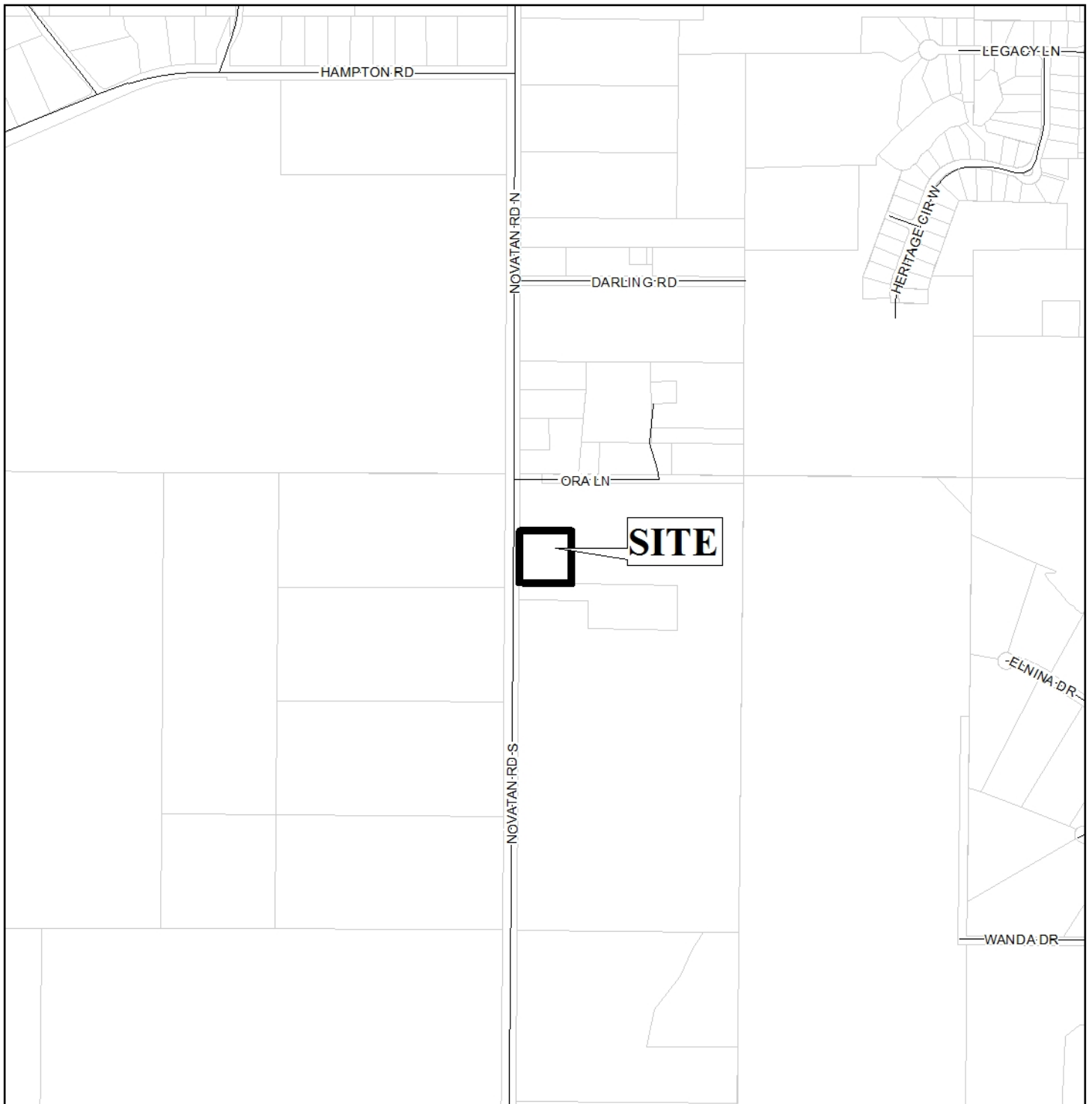
APPLICATION NUMBER 3 DATE November 17, 2016

APPLICANT Crawford Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



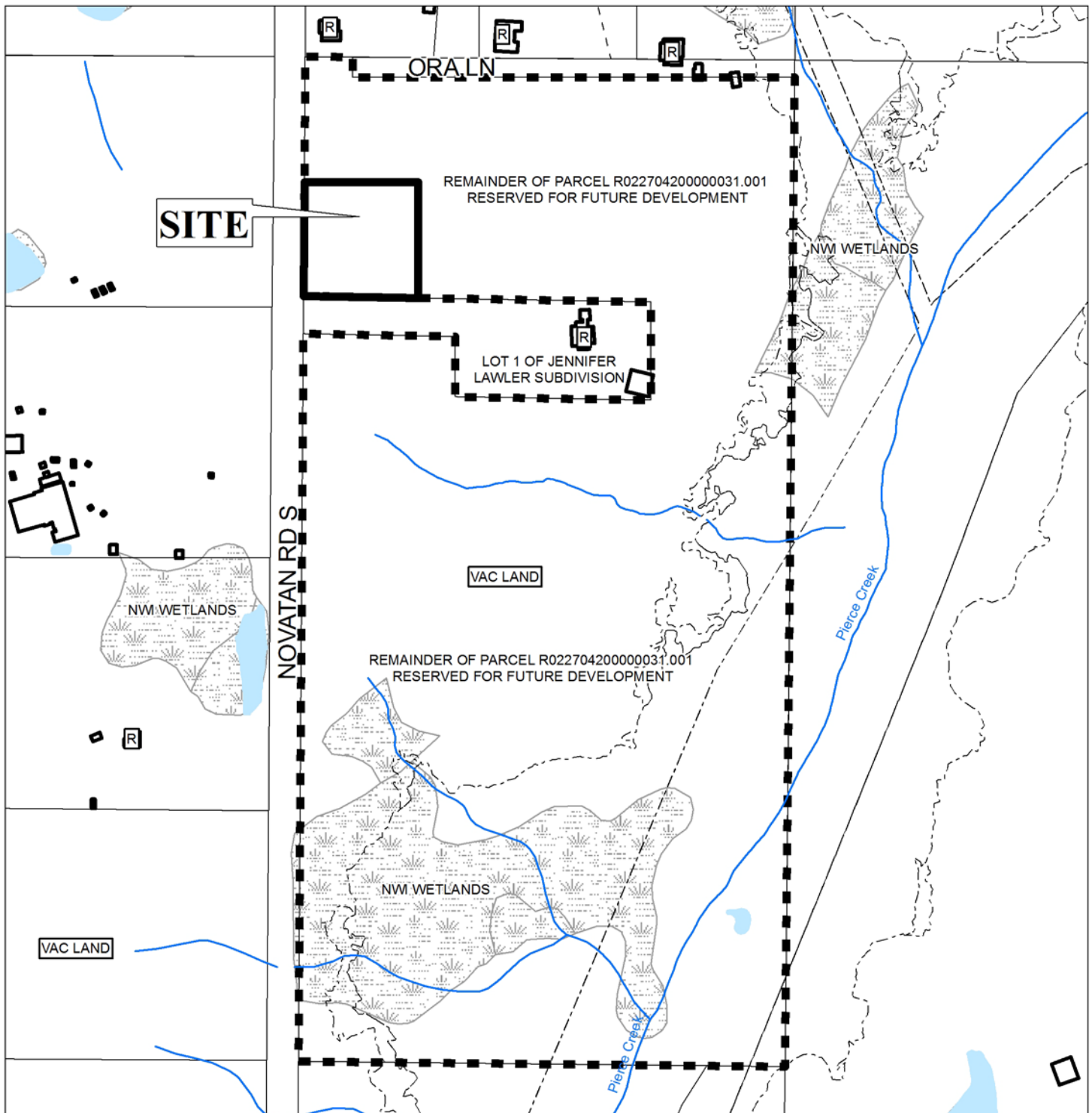
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REQUEST Subdivision



CRAWFORD SUBDIVISION

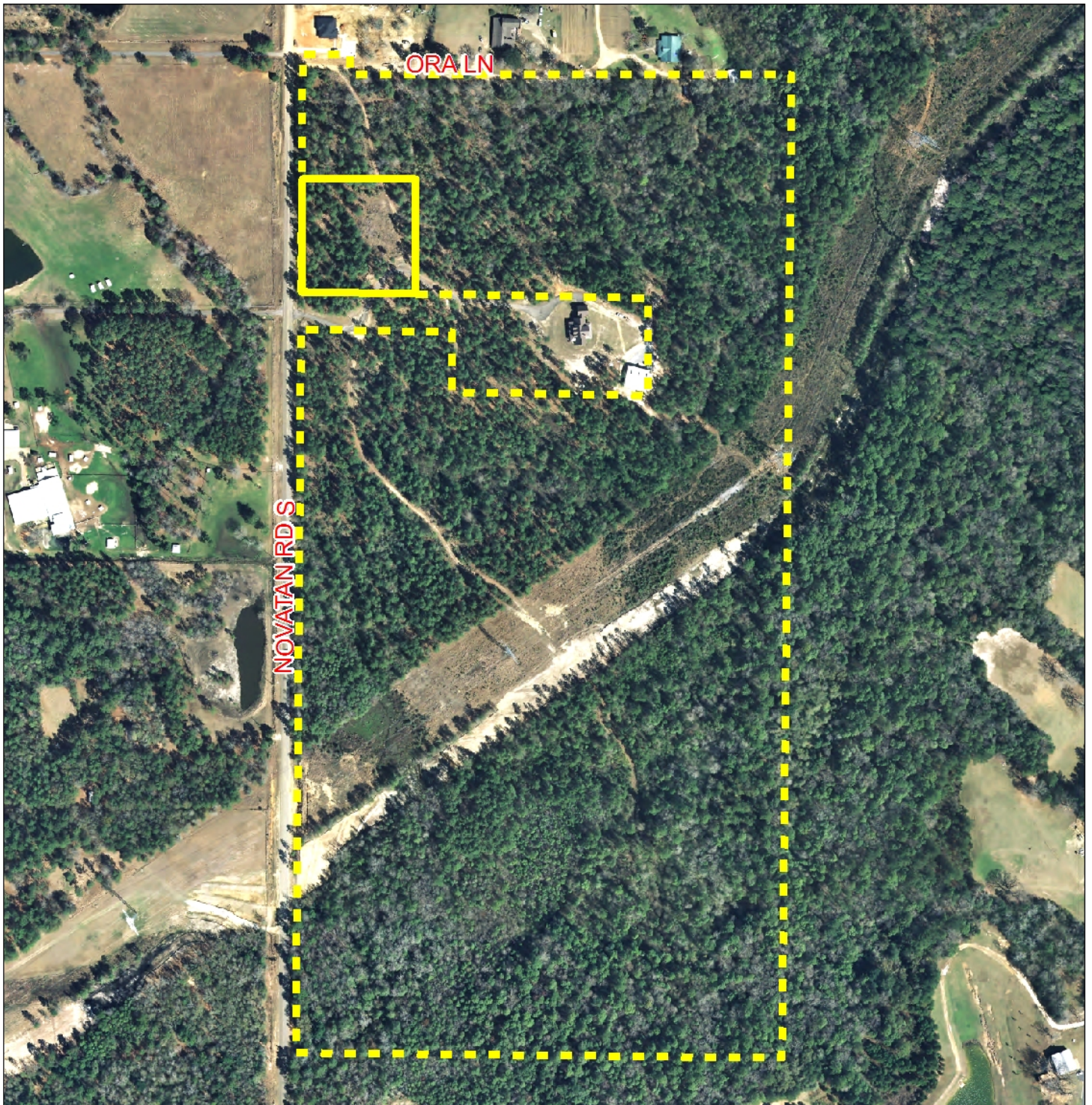


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



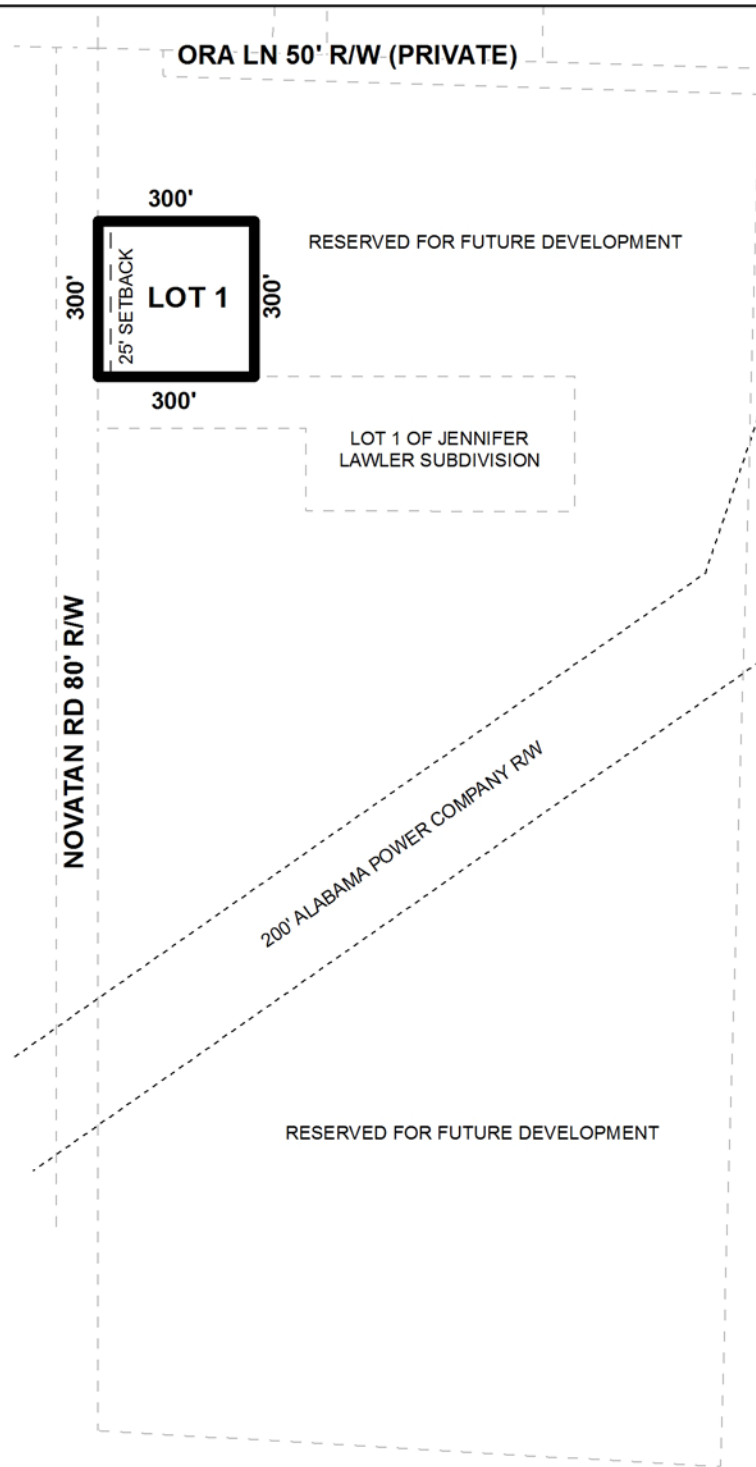
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APPLICATION NUMBER 3 DATE November 17, 2016



DETAIL SITE PLAN



APPLICATION NUMBER 3 DATE November 17, 2016
APPLICANT Crawford Subdivision
REQUEST Subdivision

