

R & C LEASING 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: No Comments

The plat illustrates the proposed 4.7± acre, 1 lot subdivision, which is located West side of Theodore Dawes Road, 140'± South of the West terminus of Helton Road – within the planning jurisdiction. The site is served by city water and individual septic tanks.

The purpose of this application is to create one legal lot of record from three metes and bounds parcels. It appears that one of the parcels (Parcel B) was illegally parceled out in 1992. The plat should be revised to include the remainder of the parent parcel in the subdivision. Furthermore, the adjacent property to the West of Parcel B is misrepresented as Harris Estates Subdivision, First Addition, which is actually located approximately 900' to the North. It is recommended that this application be held over to allow the applicant to provide the planning staff with an accurate illustration of the existing parcels, along with deeds to all property to be included in the subdivision.

The site fronts Theodore Dawes Road, a proposed major street, with 100' of right-of-way. The Subdivision Regulations only require 100' of right-of-way for major streets; therefore, no dedication is required.

The site has approximately 135' of frontage along Theodore Dawes Road. If approved, a note should be placed on the final plat stating that the site is limited to one curb cut, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards.

As proposed, Lot 1 exceeds the maximum width to depth ratio allowed by the Subdivision Regulations. However, there are several legal lots in the area that exceed the maximum width to depth ratio. Therefore, a waiver of Section V.D.3. of the Subdivision Regulations would be appropriate.

The proposed lot meets the minimum size for developments with access to public water and individual septic tanks. However, it is requested that the applicant revise the preliminary plat to label the lot with its size in square feet, or provide a table on the plat with same information.

Furthermore, the existing interior line that separates Parcel A from Parcel B is depicted on the plat. As the application is only for a one-lot subdivision, the line should be removed from the plat prior to signing the final plat, if approved.

The site is located in the county; therefore if approved, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property shall 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. If approved, 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.

Based on the preceding, this application is recommended for a holdover until the February 7th meeting to allow the applicant to submit the following:

- 1) revised plat accurately illustrating the existing parcels;
- 2) revised plat to include the remainder of the parent parcel (of Parcel B) in the subdivision; and
- 3) postage and fees.

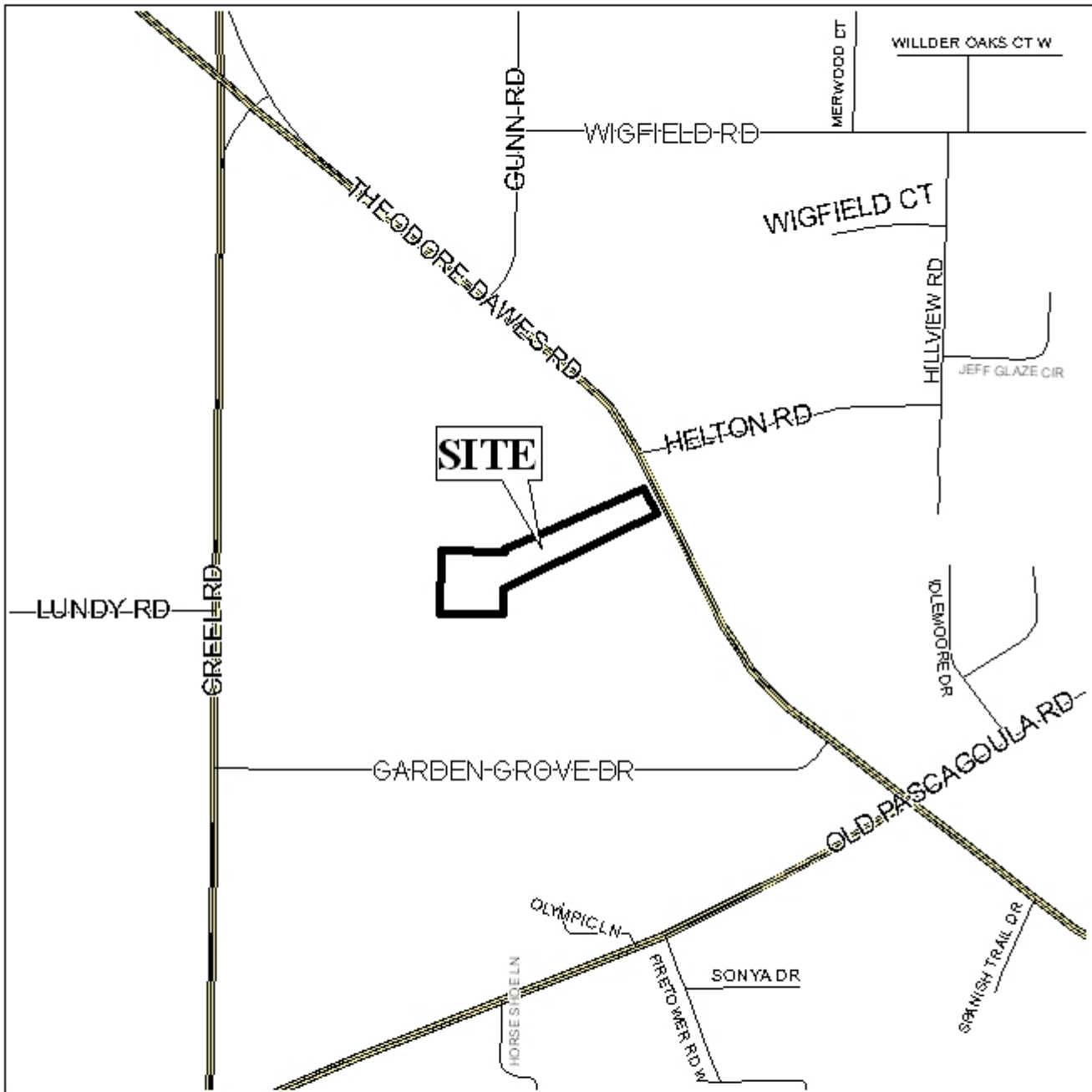
Revised for the February 7th meeting:

This application was held over at the January 3rd meeting to allow the applicant to submit a revised plat to accurately illustrate all subject property and include the remainder of Parcel B in the subdivision.

As no revisions have been submitted, the application is recommended for denial for the following reasons:

- 1) the plat is not accurate; and*
- 2) the plat does not depict the entire parcel that is being subdivided.*

LOCATOR MAP



APPLICATION NUMBER 21 DATE January 3, 2008

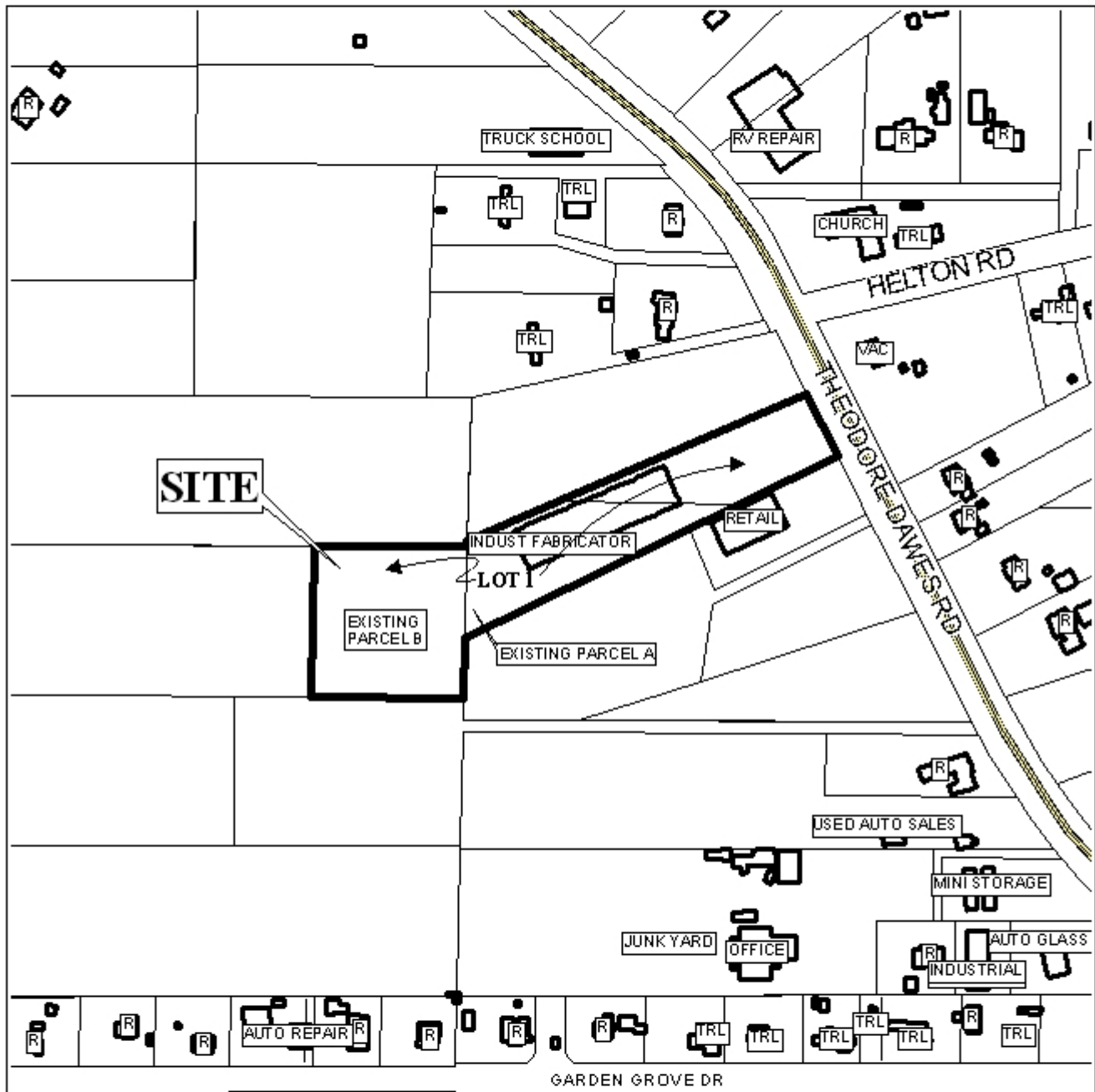
APPLICANT R & C Leasing Subdivision

REQUEST Subdivision



NTS

R & C LEASING SUBDIVISION



APPLICATION NUMBER 21 DATE January 3, 2008

LEGEND

R-1	R-2	R-3	R-4	R-5	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	NTS
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