

DARREN LANIER 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: 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.

MAWWS Comments: No comments.

The plat illustrates the proposed 1 lot, 1.0± acre subdivision which is located at the Southwest corner of Novatan Road North and Hidden Place (private road). The applicant states that the subdivision is served by public water and individual septic tank.

The purpose of this application is to combine two existing metes and bounds parcels into a single legal lot of record.

The proposed lot appears to meet the minimum size requirements as regulated by Section V.D.2 of the Subdivision Regulations. The proposed lot size is not indicated on the preliminary plat, and the final plat should be revised to depict the size in square feet, or a table be provided with the same information, if approved. It should be noted that the lot is 99.35 feet wide, and as such, under Section V.D.3 of the Subdivision Regulations, the maximum allowable depth of the lot would be 3.5 times the width, or 347.7 feet. The lot is depicted with a depth of 438.65 feet, and thus, does not comply with Section V.D.3. A review of the surrounding lots in the area reveals that lots of this nature are not uncommon in the area, and, as such, a waiver of this Section could be considered appropriate.

The proposed lot has adequate frontage on a public right-of-way. The site fronts Novatan Road North, a minor street not provided with curb and gutter. Section V.B.14 of the Subdivision Regulations requires a right-of-way width of 60 feet for minor streets not provided with curb and gutter. The road is depicted with an adequate 80-foot right-of-way, and, as such, no dedication should be required. The 25-foot building setback line is not indicated on the preliminary plat along Novatan Road North, and the final plat should be revised to depict the setback line along the Novatan Road North frontage.

It should further be mentioned that the proposed lot also abuts a 50-foot-wide private road, Hidden Place, to the North. The private road is recorded in Map Book 85, Page 98 of the Mobile County Probate Court Records. Hidden Place is a dirt road and is not county-maintained. As this is a private road, access to the roadway should be denied, however, given the fact that this roadway is currently involved in a tax sale, and is of sufficient right-of-way to at some point become a public roadway, a 25-foot building setback line should be indicated along the North property line.

Based on aerial photography, there appears to be one curb cut to Novatan Road North for the proposed lot. As such, the site should be limited to the existing curb cut with the size, design, and location of all curb cuts to be approved by Mobile County Engineering.

While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the final plat, if approved, stating that the development will 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.

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.

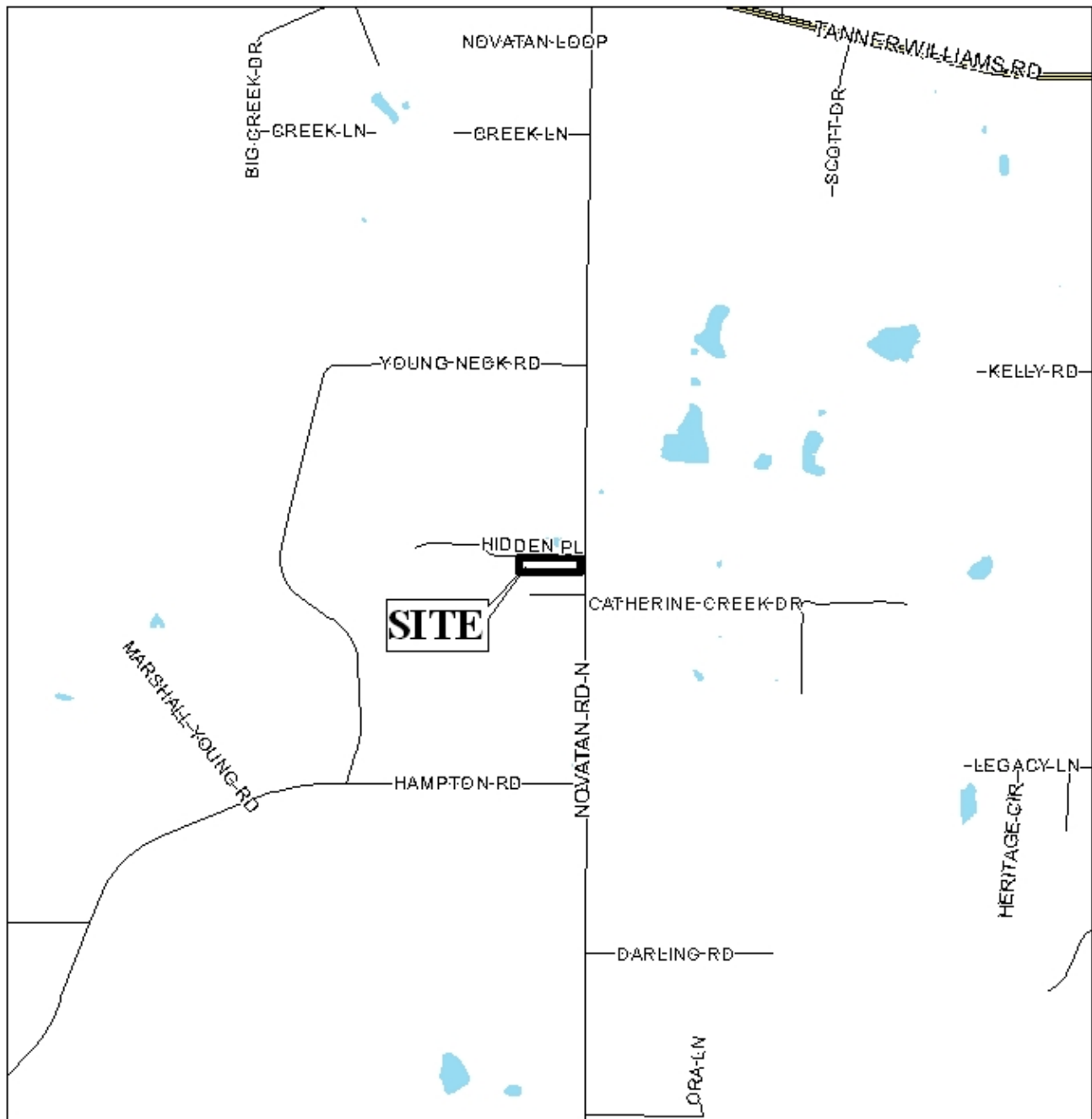
This site is located in the County, thus any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8 of the Subdivision Regulations.

Based on the preceding, and with a waiver of Section V.D.3, this application is recommended for tentative approval subject to the following conditions:

- 1) Provision of labeling of the lot size, in square feet, on the final plat, or provision of a table on the final plat with the same information;
- 2) Depiction of the 25-foot minimum building line along the Novatan Road North right-of-way, and the along the North property line where the site abuts the private Hidden Place;
- 3) Placement of a note on the final plat denying the site access to Hidden Place;
- 4) Placement of a note on the final plat limiting the site to the existing curb cut to Novatan Road, with the size, design, and location of all curb cuts to be approved by Mobile County Engineering;
- 5) Placement of a note on the final plat stating that the development will 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 development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 7) 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.

LOCATOR



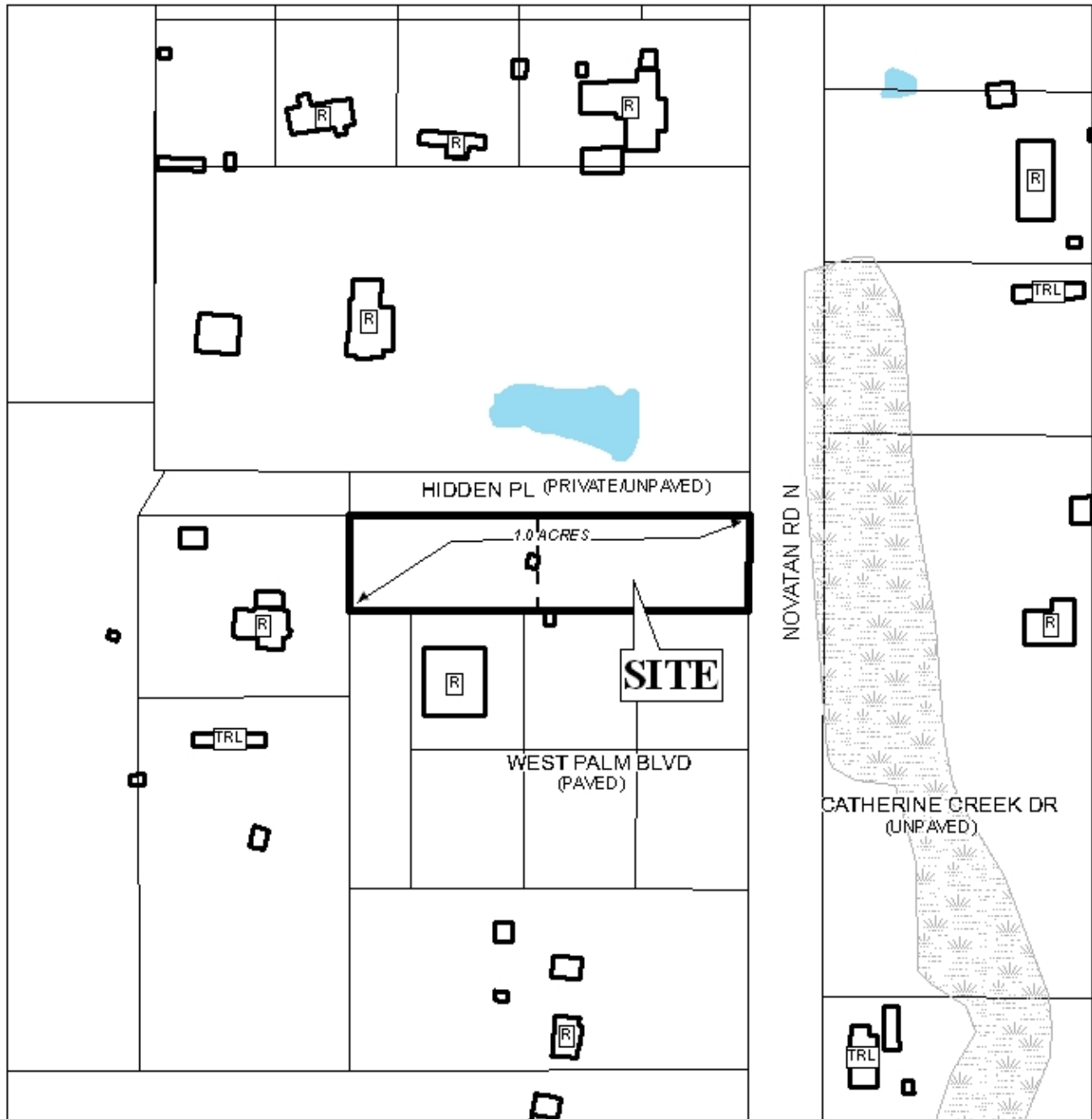
APPLICATION NUMBER 11 DATE January 21, 2010

APPLICANT Darren Lanier Subdivision

REQUEST Subdivision



DARREN LANIER SUBDIVISION



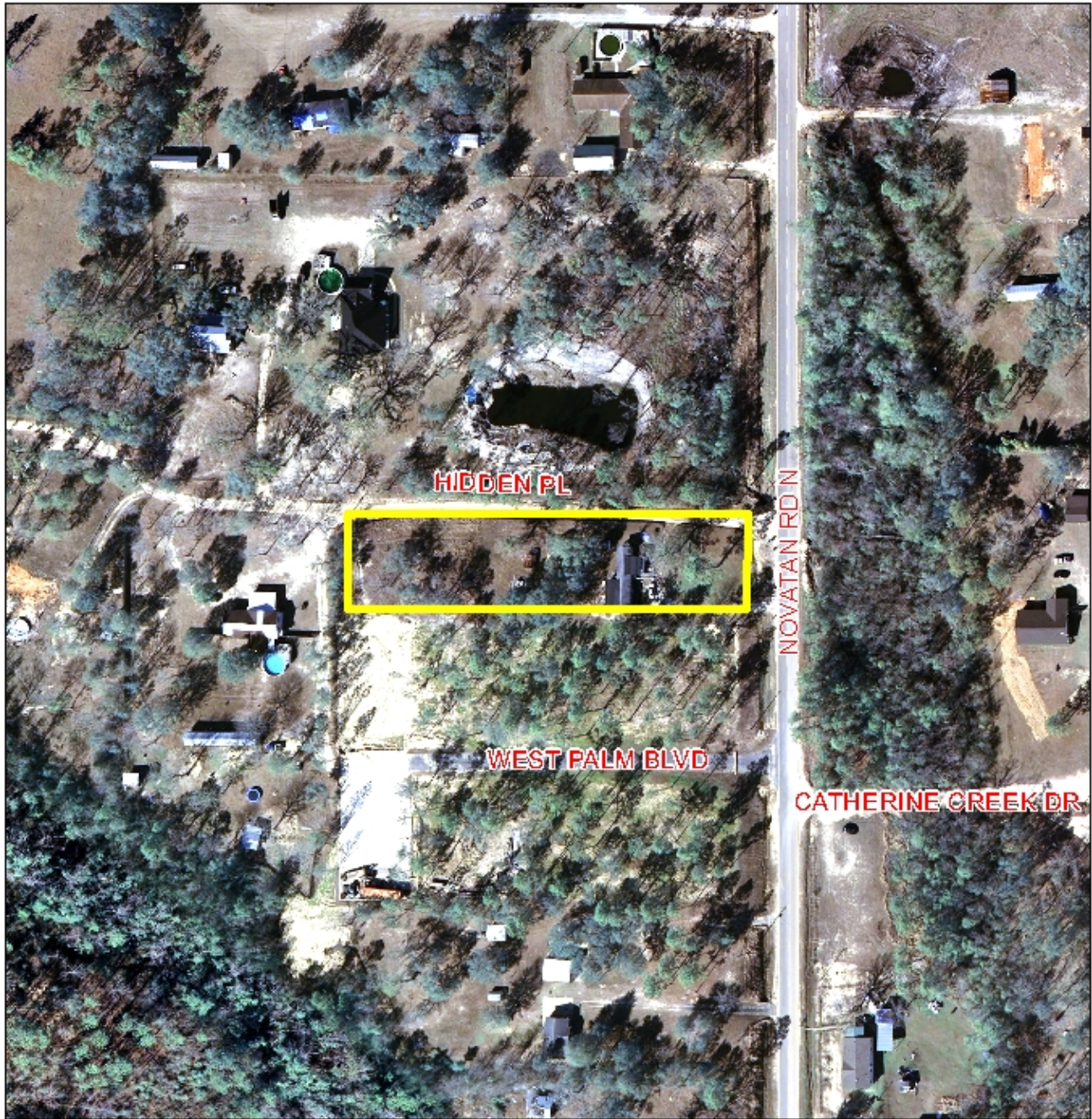
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LEGEND

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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