

JENNIFER LAWLER 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: ??????????????????????????????

The plat illustrates the proposed 2-lot, 74.7± acre subdivision which is located at the Southeast corner of Novatan Road and Ora Lane (private street), within the Planning Jurisdiction. The applicant states that the subdivision is served by public water service and individual septic tanks.

The purpose of this application is to subdivide an existing metes-and-bounds parcel into two legal lots of record.

Both lots would meet the minimum required lots sizes. As on the preliminary plat, the lots should be labeled with their sizes in acres and square feet on the Final Plat, if approved, or a table should be furnished providing the same information. The 25' minimum building setback line along Novatan Road should also be illustrated on the Final Plat as on the preliminary plat.

The site fronts onto Novatan Road, a minor street with a compliant 80' right-of-way; therefore, no dedication would be required. As a means of access management, a note should be required on the Final Plat, if approved, stating that Lot 1 is limited to one curb cut to Novatan Road, and Lot 2 is limited to two curb cuts to Novatan Road, with the size, location and design to be approved by County Engineering and conform to AASHTO standards. A note should also be required on the Final Plat, if approved, stating that Lot 2 is denied access to Ora Lane.

It should be noted that the 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 that 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.

Lot 2 would have a 200' Alabama Power Company easement across it; therefore, a note should be required on the Final Plat stating that no structures are to be built within the Alabama Power Company easement over Lot 2.

This site is located in the County, thus a note should be placed 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.

The site will have to comply with the City of Mobile storm water and flood control ordinances. A note stating *“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.”* should be placed on the Final Plat.

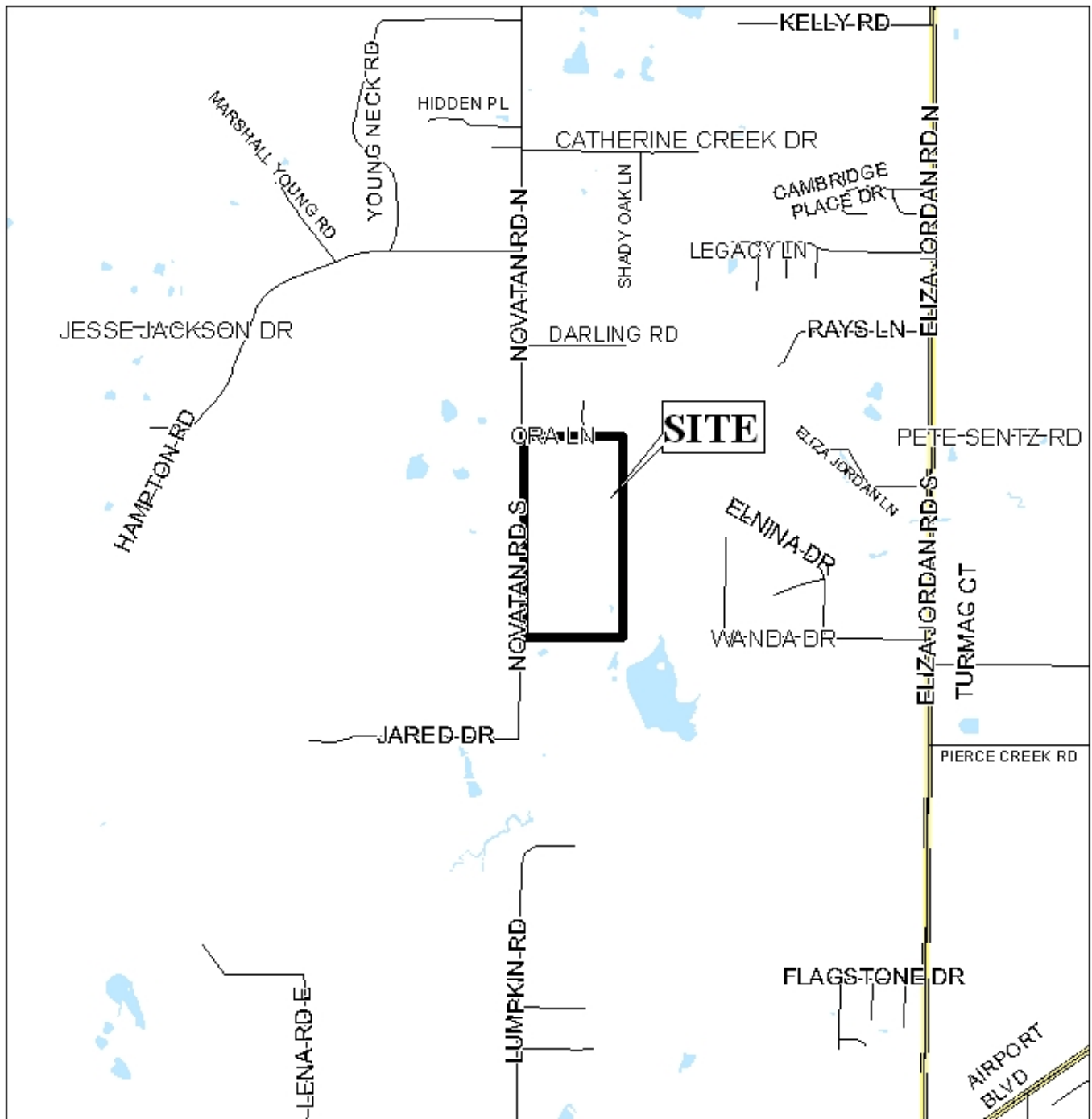
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

As proposed, both lots would require a waiver of Section V.D.1. of the Subdivision Regulations due to their irregular shapes, and Lot 1 would require a waiver of Section V.D.3. due to its excessive depth-to-width ratio. There are some irregularly-shaped lots within the area, and some which exceed the depth-to-width ratio, but none of which have been approved by the Commission. Lot 1 would be a flag lot and Section V.D.1. does not allow flag lots unless such are common within the area or in the case of a family division of property. However, no documentation has been submitted with this application to substantiate a family division. Therefore, a waiver of Sections V.D.1. would not be justified in this instance.

Based upon the preceding, this application is recommended for denial for the following reasons:

- 1) as proposed, the lot shapes are not typical of other lots in the area; and
- 2) no documentation has been submitted to substantiate a family subdivision.

LOCATOR MAP



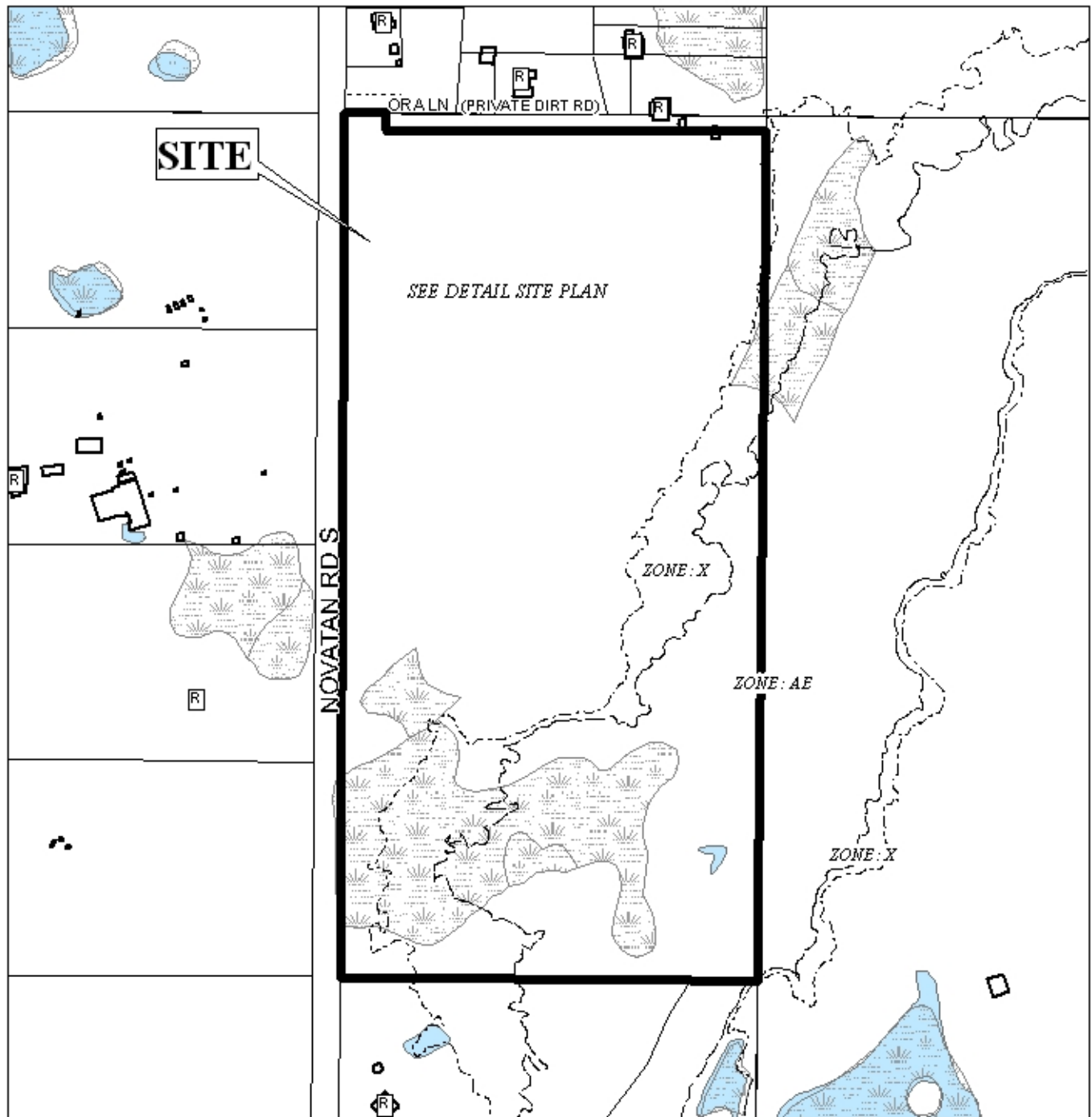
APPLICATION NUMBER 13 DATE May 19, 2011

APPLICANT Jennifer Lawler Subdivision

REQUEST Subdivision



JENNIFER LAWLER SUBDIVISION



APPLICATION NUMBER 13 DATE May 19, 2011

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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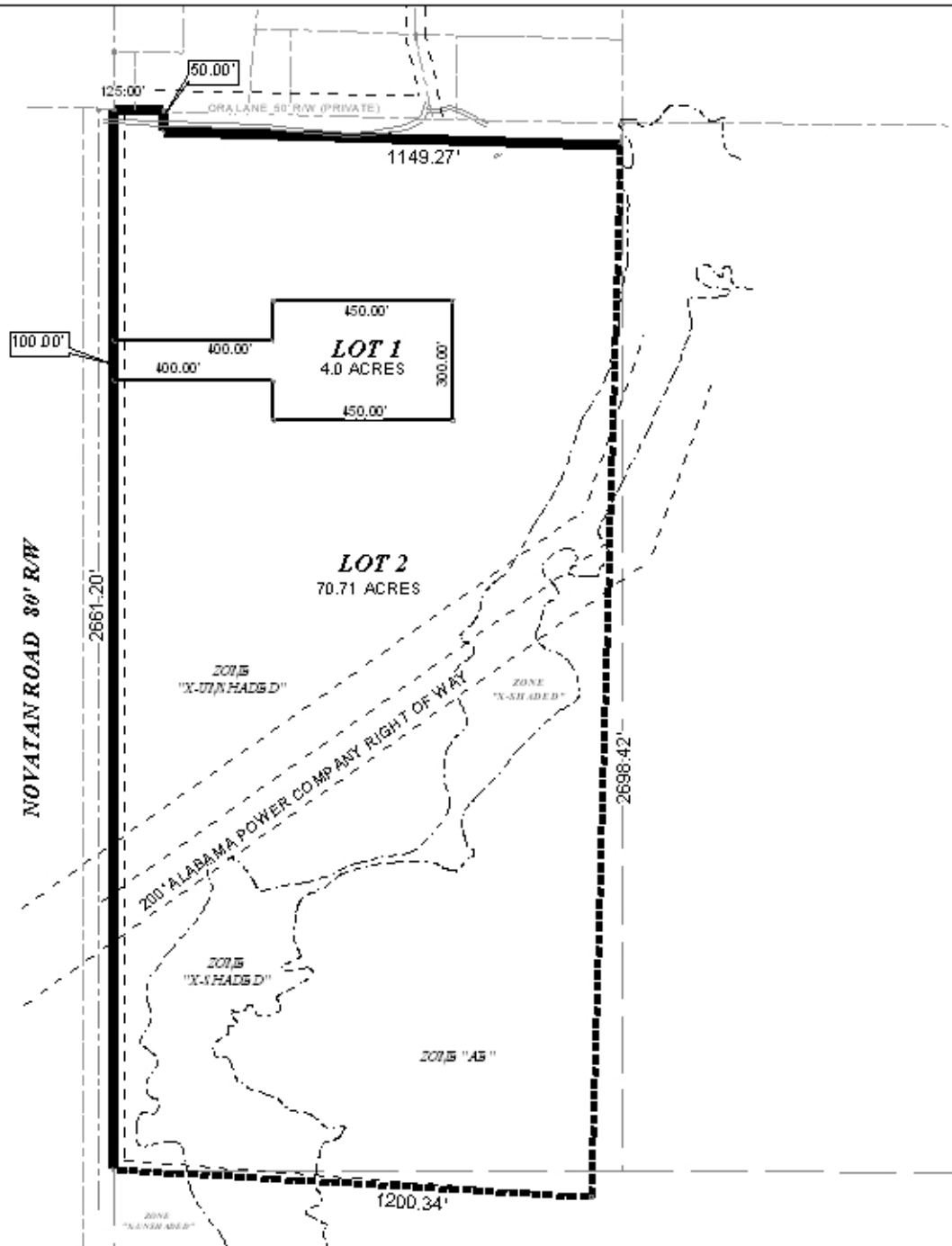
JENNIFER LAWLER SUBDIVISION



APPLICATION NUMBER 13 DATE May 19, 2011



DETAIL SITE PLAN



APPLICATION NUMBER 13 DATE May 19, 2011
APPLICANT Jennifer Lawler Subdivision
REQUEST Subdivision



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