

JEREMY AND WADE SUBDIVISION

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

Mobile Area Water and Sewer Systems Comments: MAWSS has **NO** water or sewer services available. Water and Sewer lines could be extended (~500')

The plat illustrates the proposed 0.5± acre, 1 lot subdivision, which is located on the East side of Leytham Road, 375'± South of Theodore Dawes Road – within the planning jurisdiction. The site is served by public water and individual septic tanks.

The purpose of this application is to create one legal lot of record from a metes and bounds parcel. It appears that the parcel was illegally subdivided in 1986. However, ownership of it and the adjacent parcels have changed hands multiple times; therefore, they do not need to be included in the subdivision process.

The site fronts Leytham Road, which has 40' of right-of-way. Since this is a minor street without curb and gutter, the plat should be revised to provide a minimum of 30' from the centerline of Leytham Road.

The site has approximately 143' of frontage along Leytham Road. As a means of access management, Lot 1 should be limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

There 25' minimum building setback line, which is required by Section V.D.9 of the Subdivision Regulations, is not shown, but will be required along Leytham Road.

The plat should also be revised to label the lot with its size in square feet, or a table with the same information should be provided.

There is a discrepancy in the legal description provided on the plat. It should be revised prior to signing the final plat.

The site is located in the county; therefore, a note should be place on the final plat stating that any lots developed commercially and adjoin residentially developed property must contain 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. 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, the application meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) revision of the plat to provide a minimum of 30' from the centerline of Leytham Road;
- 2) placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Leytham Road, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) depiction of the 25' minimum building setback line along Leytham Road;
- 4) revision of the legal description prior to signing the final plat;
- 5) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property must contain provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and
- 6) submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.

LOCATOR MAP



APPLICATION NUMBER 14 DATE December 6, 2007

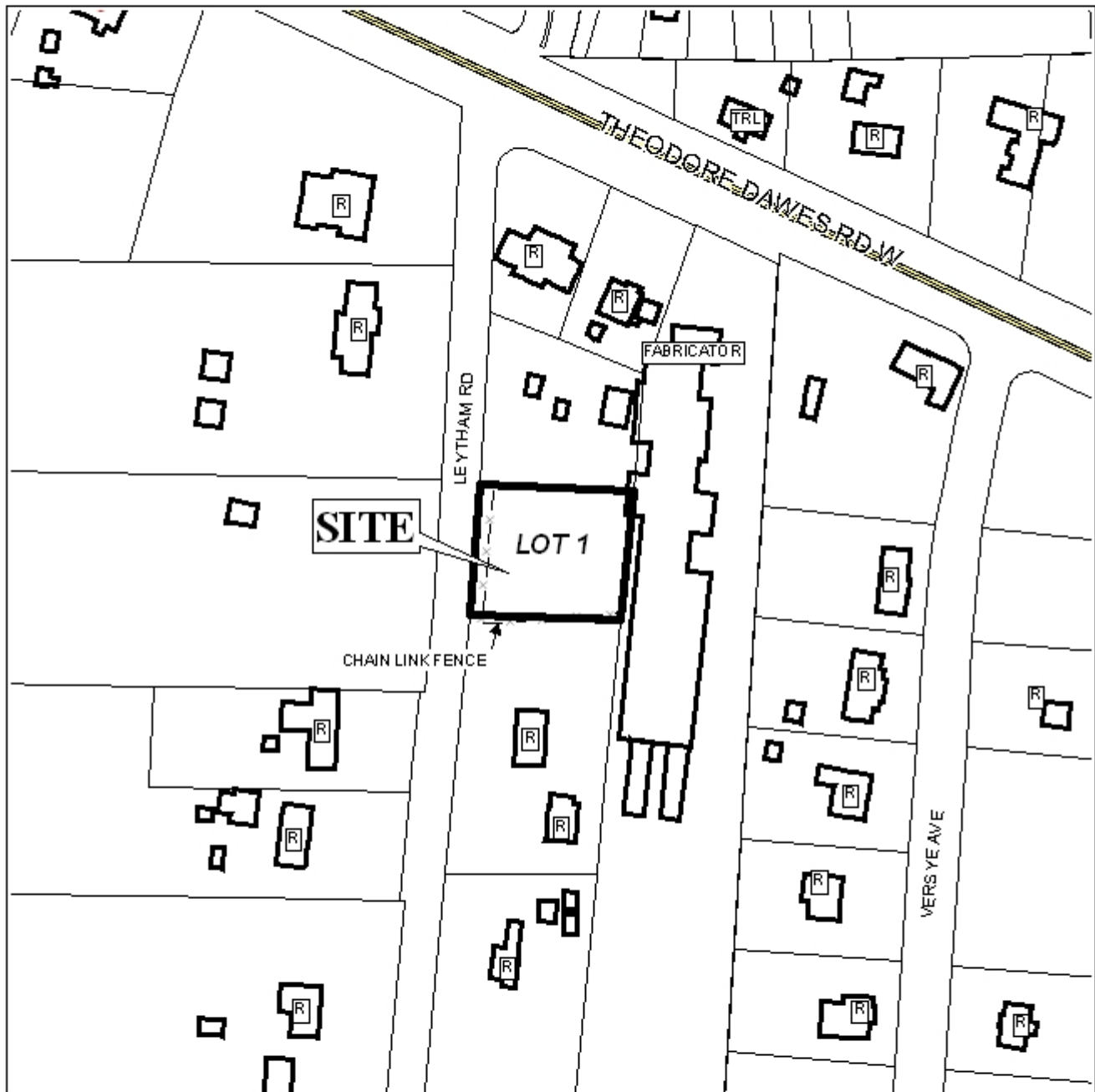
APPLICANT Jeremy and Wade Subdivision

REQUEST Subdivision


















NTS

JEREMY AND WADE SUBDIVISION



APPLICATION NUMBER 14 DATE December 6, 2007

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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