

NANNYBO CURVES 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: MAWSS has NO water or sewer services available.

The plat illustrates the proposed 2 lot, 1.5 \pm acre subdivision which is located on the North side of Leatherwood Drive, 375' \pm South of Carol Plantation Road. The applicant states that the subdivision is served by public water and sanitary sewer systems.

The purpose of this application is to create two legal lots from an existing metes and bounds parcel. The site is developed with multiple buildings.

The site fronts onto Leatherwood Drive, an unpaved public street with a 50-foot wide right-of-way according to the preliminary plat. As Leatherwood Drive lacks curb and gutter, Section V.B.14. of the Subdivision Regulations requires that the right-of-way be a minimum of 60-feet in width. Therefore, dedication sufficient to provide 30-feet from centerline should be provided along the entire street frontage of the proposed subdivision. The corner radius depicted on the preliminary plat should be adjusted for dedication, and shown on the final plat, if approved.

The 25-foot minimum setback line is depicted on the preliminary plat, but will need adjustment due to right-of-way dedication.

As the site fronts onto an unpaved street and at a curve, access management is a concern. The existing development on the site has a total of four (4) existing curb-cuts, two for what will become Lot 1 and two for what will become Lot 2. The site should be limited to the existing curb-cuts, with any change in the size, location or design to be approved by Mobile County Engineering, and with changes to conform with AASHTO standards.

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. A note reflecting this requirement should appear on the final plat.

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. A note regarding this requirement should appear on the final plat.

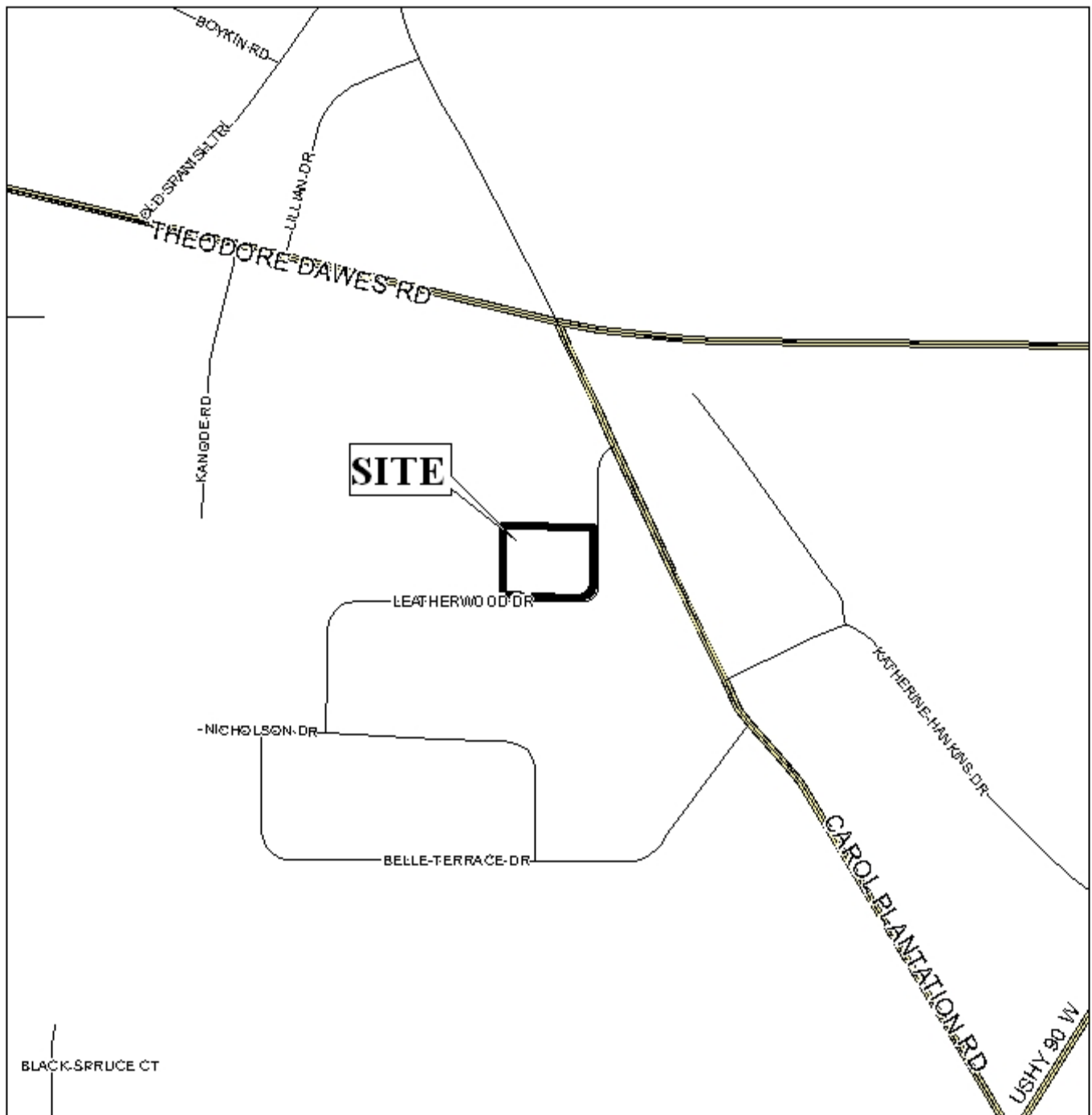
Any new construction on the site will have to comply with the City of Mobile storm water and flood control ordinances. A note regarding this requirement should appear on the final plat.

The lot size information on the preliminary plat should be retained for the final plat, adjusted for any required right-of-way dedication.

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

- 1) Dedication of right-of-way along Leatherwood Drive sufficient to provide 30-feet from centerline, with corner radius dedication;
- 2) Revision of the 25-foot minimum building setback line to reflect dedication;
- 3) Revision of the lot sizes to reflect dedication;
- 4) Placement of a note on the final plat stating that each lot is limited to the two existing curb-cuts per lot, with any changes to the size, design or location to be approved by Mobile County Engineering and to comply with 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) Placement of a note on the final plat stating that new development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 7) Placement of a note on the final plat stating that new development 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
- 8) Compliance with 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.*).

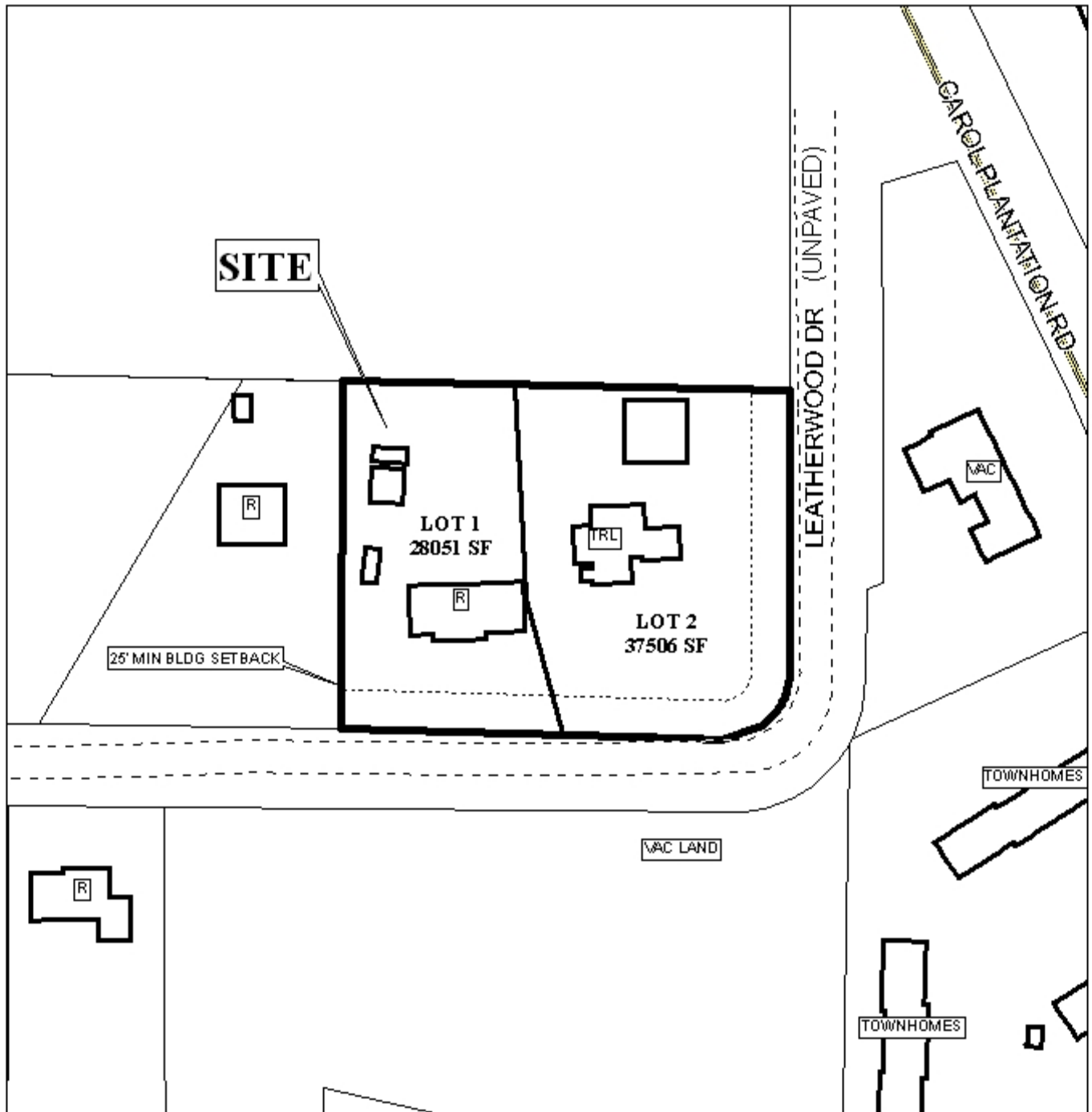
LOCATOR MAP



APPLICATION NUMBER 16 DATE August 2, 2012
APPLICANT Nannybo Curves Subdivision
REQUEST Subdivision



NANNYBO CURVES SUBDIVISION



APPLICATION NUMBER 16 DATE August 2, 2012

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
-----	-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----

NTS

NANNYBO CURVES SUBDIVISION



APPLICATION NUMBER 16 DATE August 2, 2012



NTS