

J. TURNER'S PLACE 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.

Fire-Rescue Department Comments: No comments.

MAWSS Comments: No comments.

The plat illustrates the proposed 2 lot, 8.0 acre \pm subdivision which is located on the West side of Travis Road at the West terminus of Whitehall Drive in the Planning Jurisdiction. The applicant states that the subdivision is served by public water and individual sanitary systems.

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

The site has frontage on Travis Road which has a compliant 60' right-of-way. No building setback line is indicated on the plat, therefore, the plat should be revised to illustrate a 25' minimum building setback line along Travis Road for both lots. Lot sizes are labeled on the plat in both acres and square feet and should also be labeled on the final plat, or a table should be furnished providing the same information. As a means of access management, a note should be placed on the final plat stating that each lot is limited to one curb cut to Travis Road, with the size, location and design to be approved by County Engineering and conform to AASHTO standards.

According to Section V.D.3. of the Subdivision Regulations, the maximum depth of any lots shall not be more than 3.5 times the width of the lot at the building setback line. While the proposed lots will exceed this ratio, long, narrow lots are common to the area and a waiver of Section V.D.3. would be required and appropriate.

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 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.

A note should be required on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provided a buffer, in compliance with Section V.A.7 of the Subdivision Regulations. The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened

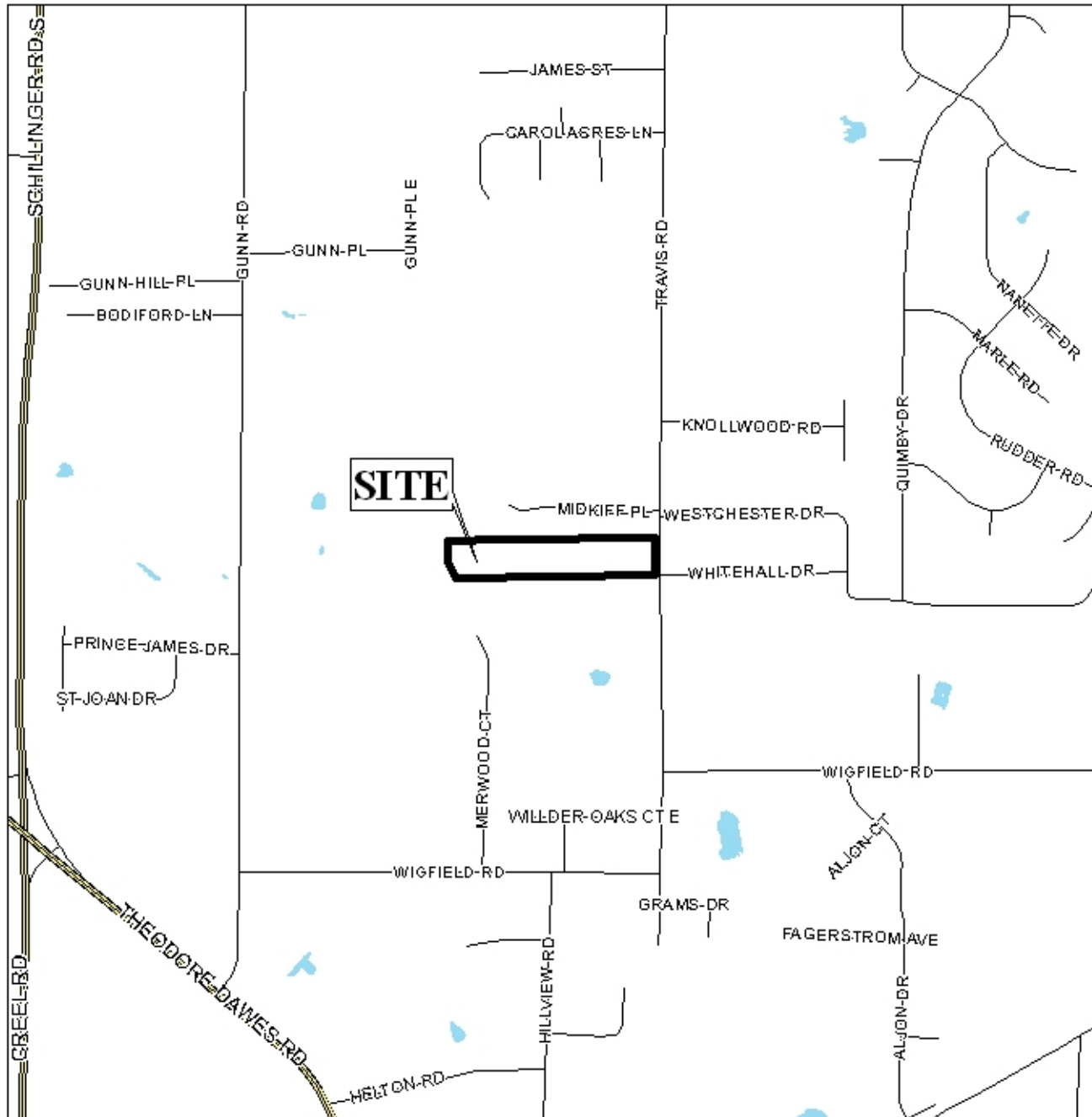
or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Whereas the plat generally meets the requirements for subdivision, there are discrepancies between the submitted legal description and those on record with the Mobile County Tax Assessor's Office for the two existing parcels, and the plat dimensions also disagree with the Tax Assessor's plat. The plat does not appear to contain the Southern portion of Parcel R023309304000061. A revised plat and legal description have been requested but not yet received. Therefore, this application should be heldover to the meeting of January 8, 2009 to allow the applicant to submit the revised/corrected plat and legal description for the site. The revised/corrected plat should be submitted to Planning by December 15, 2008.

Based on the preceding, this application is recommended for holdover to the meeting of January 8, 2009, with a revised/corrected plat and legal description due by December 15, 2008, for the following reason:

- 1) the applicant must submit a revised/corrected plat and legal description for the site to include the remainder of Parcel R023309304000061.

LOCATOR MAP



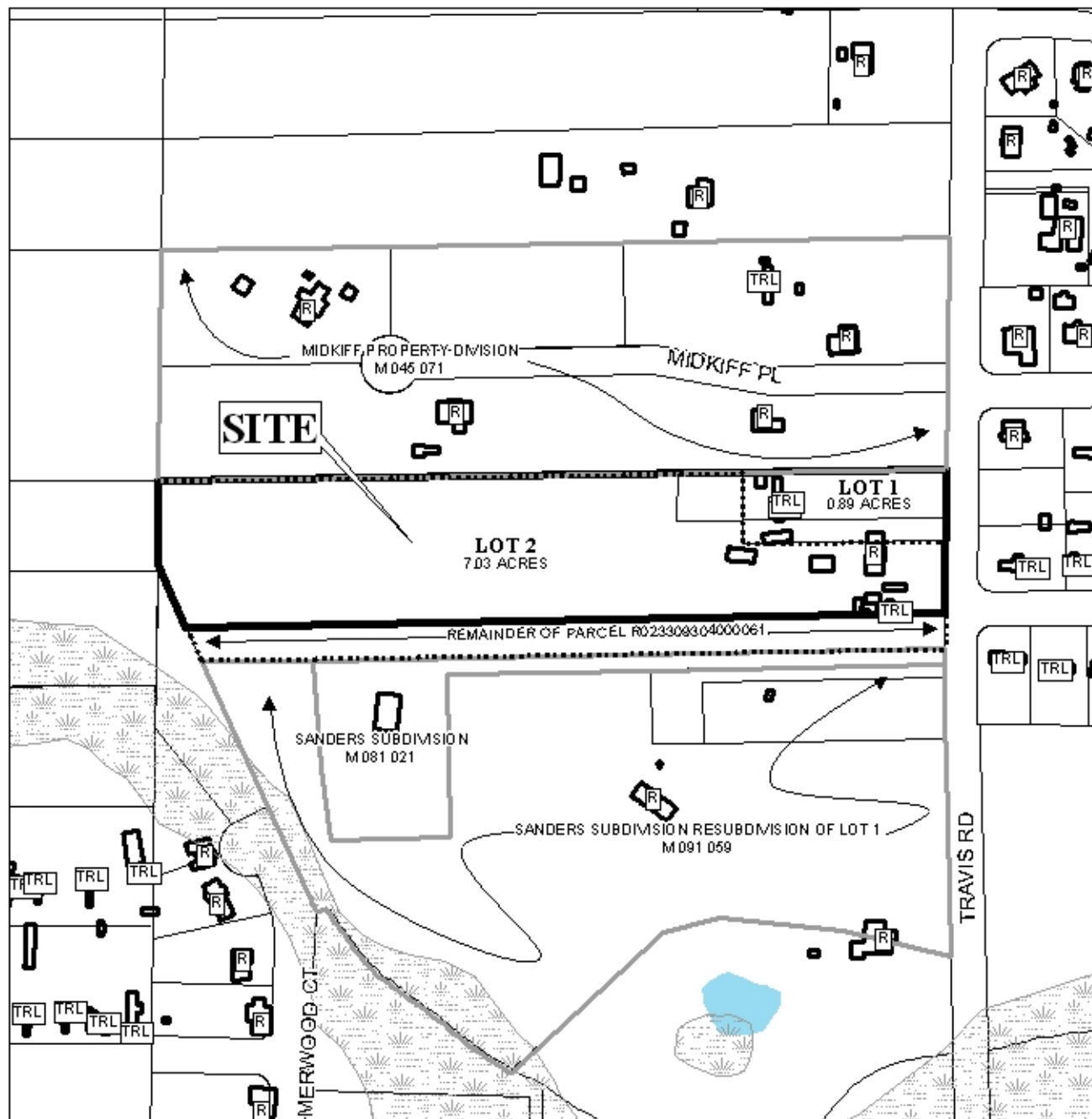
APPLICATION NUMBER 19 DATE December 4, 2008

APPLICANT J. Turner's Place Subdivision

REQUEST 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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