

MAHESH 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: 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, 0.72± acre subdivision which is located at 8730 Moffett Road (Northeast corner of Moffett Road and Camellia Drive). The applicant states that the subdivision is served by public water and individual septic tank.

The purpose of this application is to create a legal lot of record from an existing metes and bounds parcel.

The proposed lot meets the minimum size requirements as regulated by Section V.D.2 of the Subdivision Regulations. The proposed lot size is indicated on the plat and should be retained on the final plat.

The site fronts Moffett Road to the South and Camellia Drive to the West. Moffett Road is a planned major street, with an 80-foot right-of-way depicted. The Major Street Plan component of the Comprehensive Plan calls for a 100-foot right-of-way for this road, therefore, as per section V.B.14 of the Subdivision Regulations, dedication sufficient to provide 50-feet from the centerline of Moffett Road should be required. Camellia Drive is depicted with a 50-foot right-of-way. Per section V.B.14 of the Subdivision Regulations, minor streets not provided with curb and gutter require a right-of-way of 60 feet, therefore, dedication sufficient to provide 30 feet from the centerline of Camellia Drive should be required. Additionally, the 25-foot minimum building setback line depicted on the plat should be adjusted to reflect the recommended right-of-way dedication.

The site currently has two curb cuts along Moffett Road and one curb cut along Camellia Drive, which is more than adequate for this site. Because of this, a note should be placed on the final plat limiting the site to the existing curb cuts.

According to the record of the Probate Court of Mobile County, the proposed Lot 1 appears to have been divided from its parent parcel, which lies to the north and east of said proposed lot. The division appears to have taken place sometime around 1989, which would have been after

1984, when subdivision regulations took effect in the unincorporated county. As a result, an improper subdivision appears to have taken place. The applicant should be required to provide evidence that either the lot existed prior to 1984 or should include the parent parcel in this application.

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. A note on preliminary plat reflects this requirement, and should also appear on the final plat, with all spelling errors corrected.

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.7 of the Subdivision Regulations. The note regarding this requirement should also appear on the final plat.

Based on the preceding, this application is recommended for holdover until the December 4, 2008, meeting, with revisions due by November 3, 2008, to address the following:

- 1) depiction of the dedication of right of way sufficient to provide 50-feet from the centerline of Moffett Road and 30 feet from the centerline of Camellia Drive;
- 2) submittal of evidence showing that the lot was subdivided from the parent parcel prior to 1984, or revision to include the parent parcel;
- 3) placement of a note on the final plat limiting the site to the existing number of curb cuts;
- 4) revision of the 25-foot minimum building setback line to reflect the recommended right of way dedications;
- 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; and
- 6) Retaining of notes (with spelling corrections) on the plat relating to endangered/threatened species, buffering of commercial development, and lot size information.

LOCATOR MAP



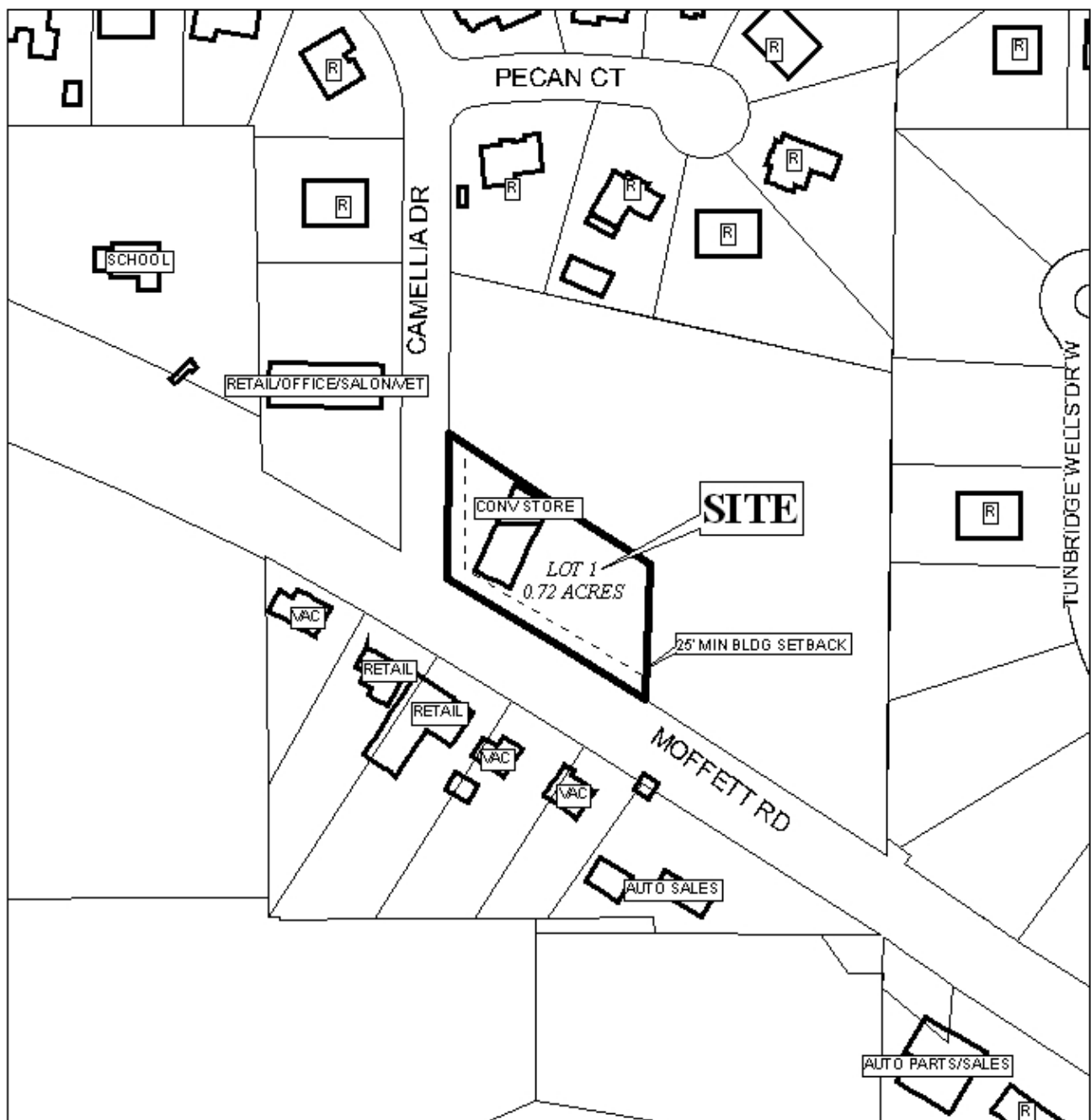
APPLICATION NUMBER 21 DATE October 16, 2008

APPLICANT Mahesh Subdivision

REQUEST Subdivision

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NTS

MAHESH 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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