

LEGACY SUBDIVISION, PHASE TWO

RESUBDIVISION OF LOTS 1 & 6

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: No comments.

The plat illustrates the proposed 4-lot, 2.25± acre subdivision which is located at the West terminus of Legacy Lane, and is located within the planning jurisdiction. The applicant states that the subdivision is served by public water and sanitary sewer systems.

The purpose of this application is to split two legal lots of record to create four legal lots of record. The site was most recently approved by the Planning Commission at its January 21, 2010 meeting as being part of the Legacy Subdivision, Phase Two & Phase Three.

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.

The 25-foot minimum building setback is shown and labeled on the preliminary plat, and should be retained on the Final Plat.

It should also be noted that the proposed Lot 6-B is 81'± wide at the building setback line and 295.73'± deep. Section V.D.3. of the Subdivision Regulations states that the maximum depth of any lots, exclusive of unusable land shall not be more than 3.5 times the width at the building setback line. Using this calculation, proposed Lot 6-B is 12.23'± deeper than allowed.

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. The note regarding this requirement should also appear on the Final Plat, if approved.

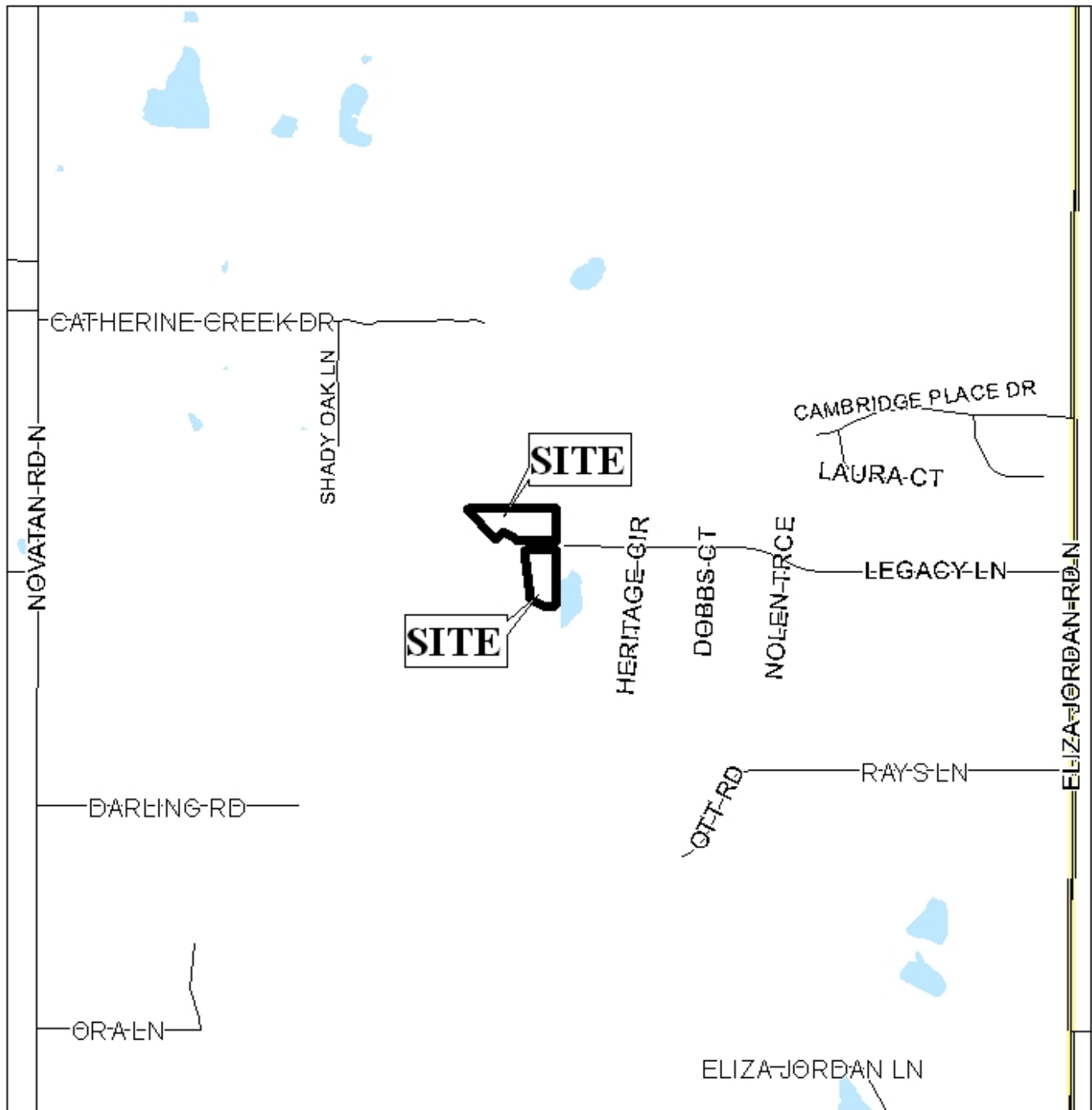
The site will have to comply with the City of Mobile storm water and flood control ordinances. A note stating “*Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of 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 lot sizes are labeled on the preliminary plat with the sizes in square feet and acres, and should be retained on the Final Plat, if approved.

Based upon the preceding, the application is recommended for Tentative Approval with a waiver of Section V.D.3. of the Subdivision Regulations, subject to the following conditions:

- 1) depiction of the 25-foot minimum building setback line from all public right-of-ways, as required by Section V.D.9. of the Subdivision Regulations;
- 2) the labeling of each lot with its size in square feet, or placement of a table on the Final Plat with the same information;
- 3) 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;
- 4) placement of a note on the Final Plat to comply with the City of Mobile storm water and flood control ordinances (*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.*)
- 5) approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities;
- 6) placement of a note on the Final Plat limiting each lot to one curb cut to Legacy Lane, with the size, design, and location of all curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 7) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities; and
- 8) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 4 DATE March 3, 2011

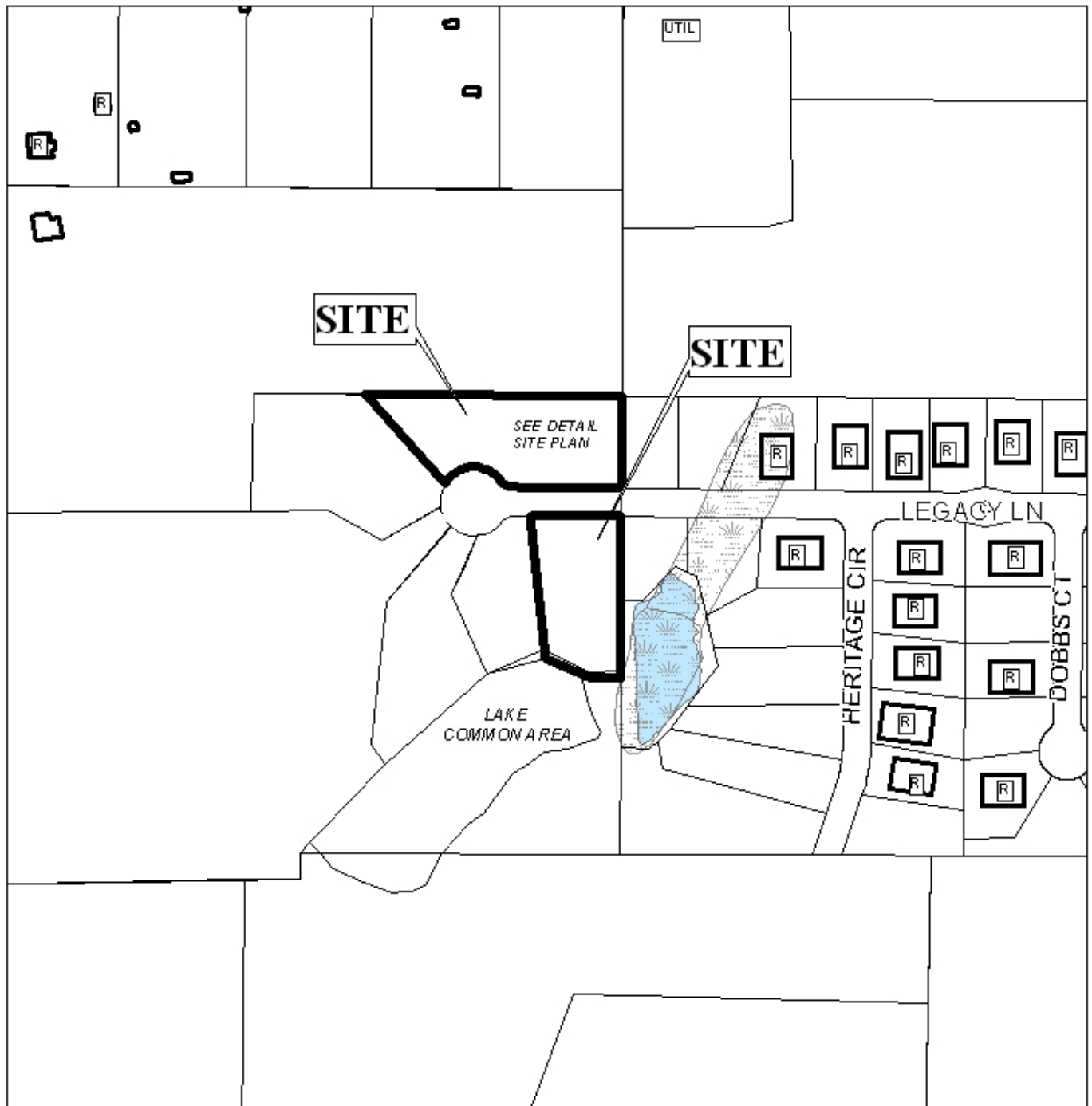
Legacy Subdivision, Phase Two, Resubdivision

APPLICANT of Lots 1 & 6

REQUEST Subdivision



LEGACY SUBDIVISION, PHASE TWO, RESUBDIVISION OF LOTS 1 & 6



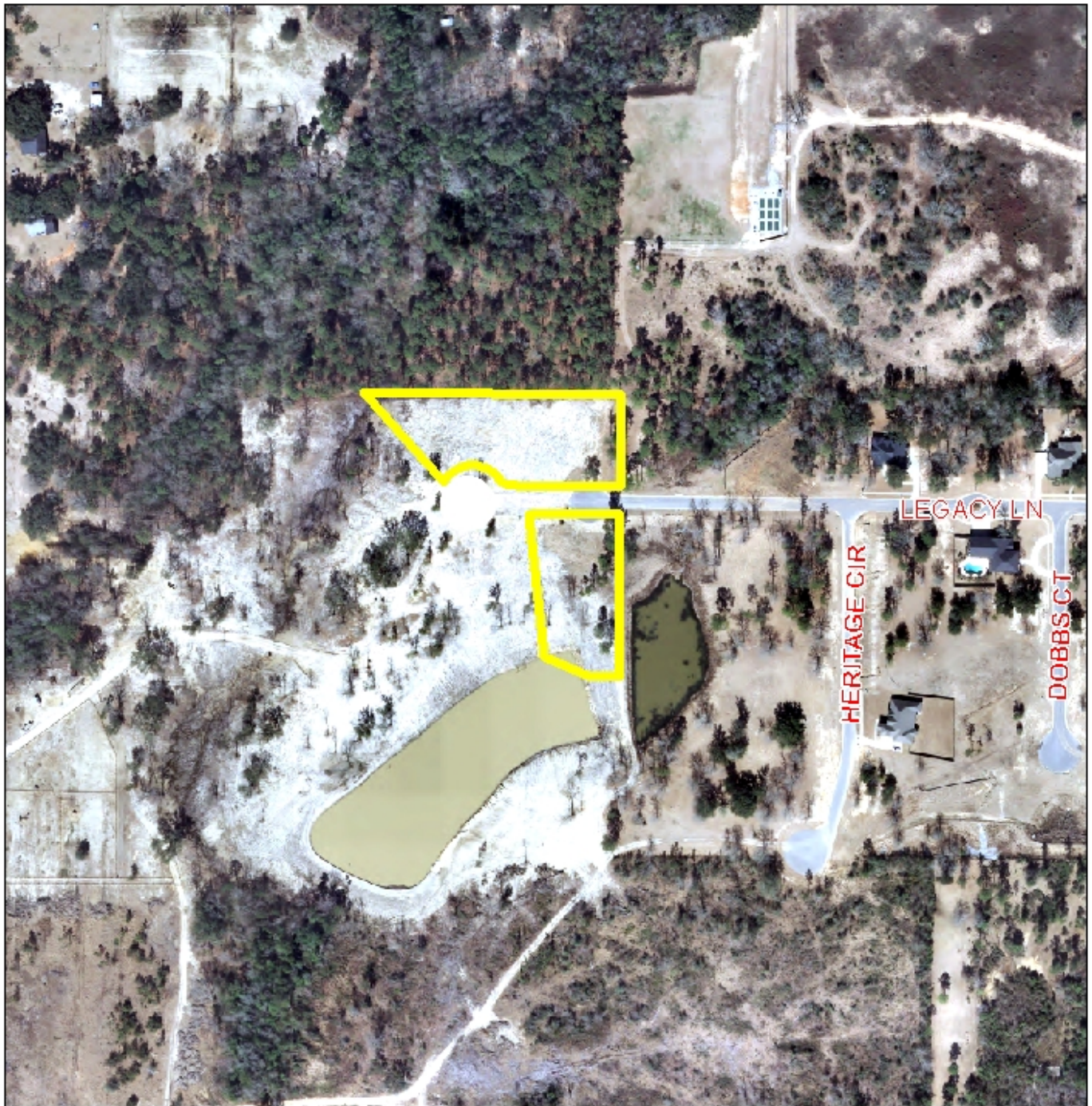
APPLICATION NUMBER 4 DATE March 3, 2011

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



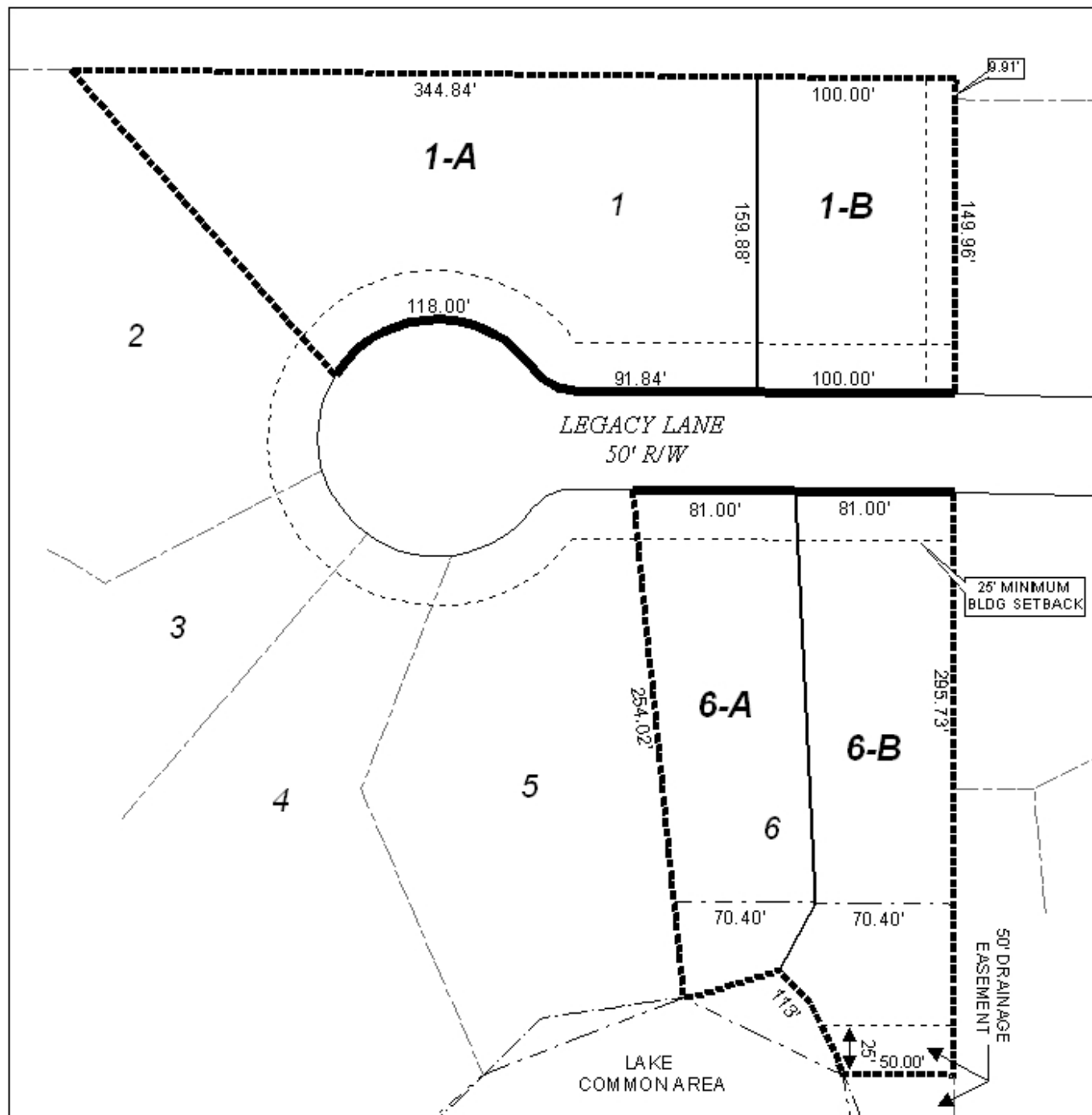
LEGACY SUBDIVISION, PHASE TWO, RESUBDIVISION
OF LOTS 1 & 6



APPLICATION NUMBER 4 DATE March 3, 2011



DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE March 3, 2011

APPLICANT Legacy Subdivision, Phase Two, Resubdivision of Lots 1 & 6

REQUEST Subdivision

