

EAGLES LANDING SUBDIVISION, RESUBDIVISION OF LOTS 1 AND 3

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.

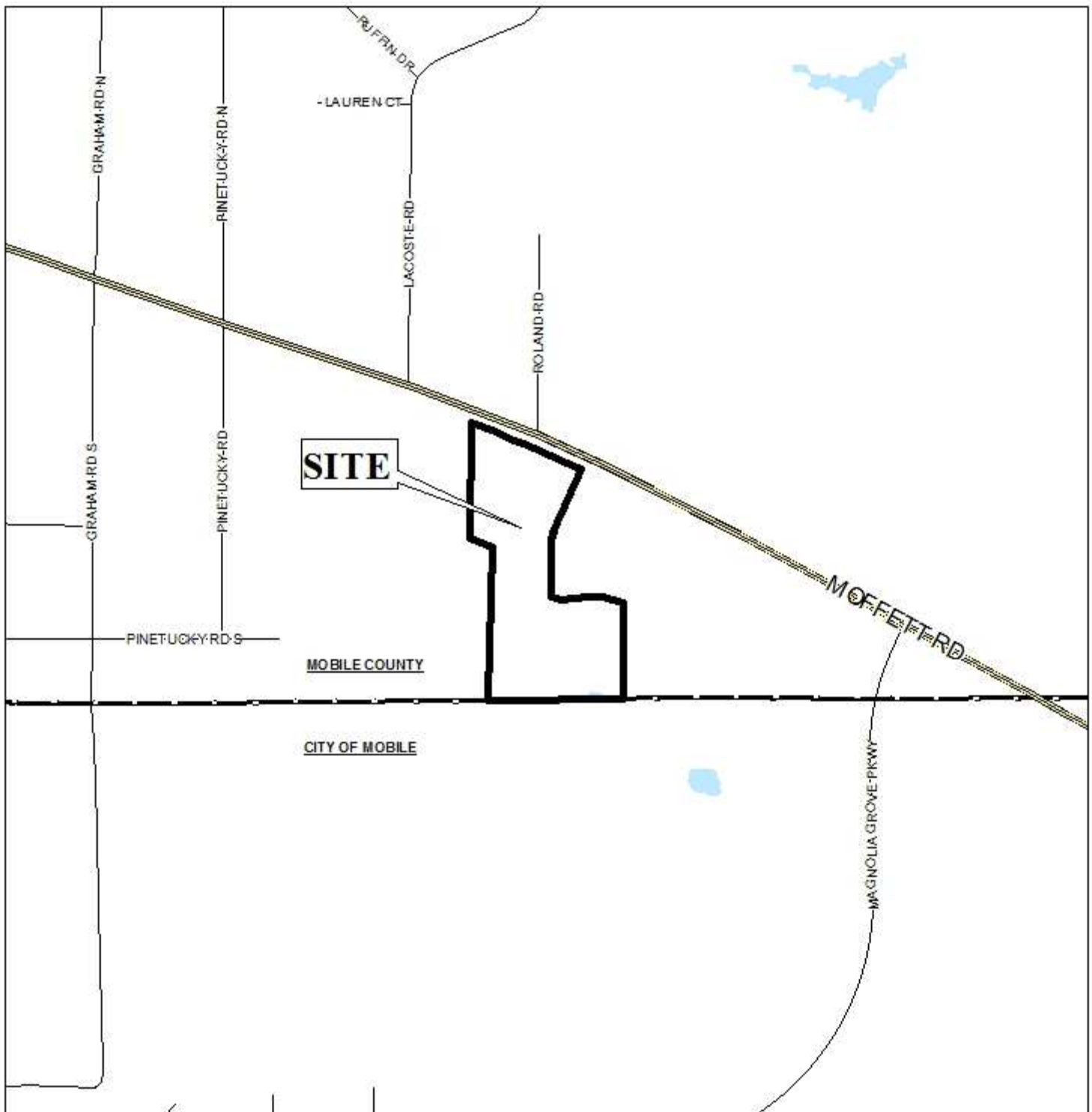
The plat illustrates the proposed 2-lot, 7.69 ± acre subdivision which is located on the South side of Moffett Road at the South terminus of Roland Road, within the Planning Jurisdiction. The applicant states that the subdivision is served by public water and sanitary sewer services.

The purpose of this application is to resubdivide two existing legal lots of record into two legal lots of record. The site is currently Lots 1 and 3, Eagles Landing Subdivision, approved by the Commission in December, 2012. A minor shift in the common interior line between the two lots is proposed.

The plat indicates an existing building on proposed Lot A encroaching into the “pole” for proposed Lot B. The “pole” is in the same location as on the recorded plat for Eagles Landing Subdivision, and the building existed at the time of that subdivision’s approval but was not indicated on the preliminary or final plat. Conversations with the applicant’s engineer indicate there was an error in the preliminary plat for Eagles Landing Subdivision and the intention is to correct this by relocating the “pole” further to the East. This will require existing Lot 2, Eagles Landing Subdivision, to be modified and included as a third lot in the current application. Therefore, this application should be heldover to the May 1st meeting to allow the applicant to revise the plat to eliminate the building encroachment along the internal lot line between proposed Lots A and B, and to modify the application to a three-lot subdivision, with new labels and postage required. A revised plat, revised application to three lots, and new postage fees and labels should be submitted no later than April 11th.

Based upon the preceding, this application is recommended for holdover to the May 1st meeting to allow the applicant to revise the plat to eliminate the building encroachment along the internal lot line between proposed Lots A and B, and to modify the application to a three-lot subdivision, with new labels and postage required. A revised plat, revised application to three lots, and new postage fees and labels should be submitted no later than April 11th.

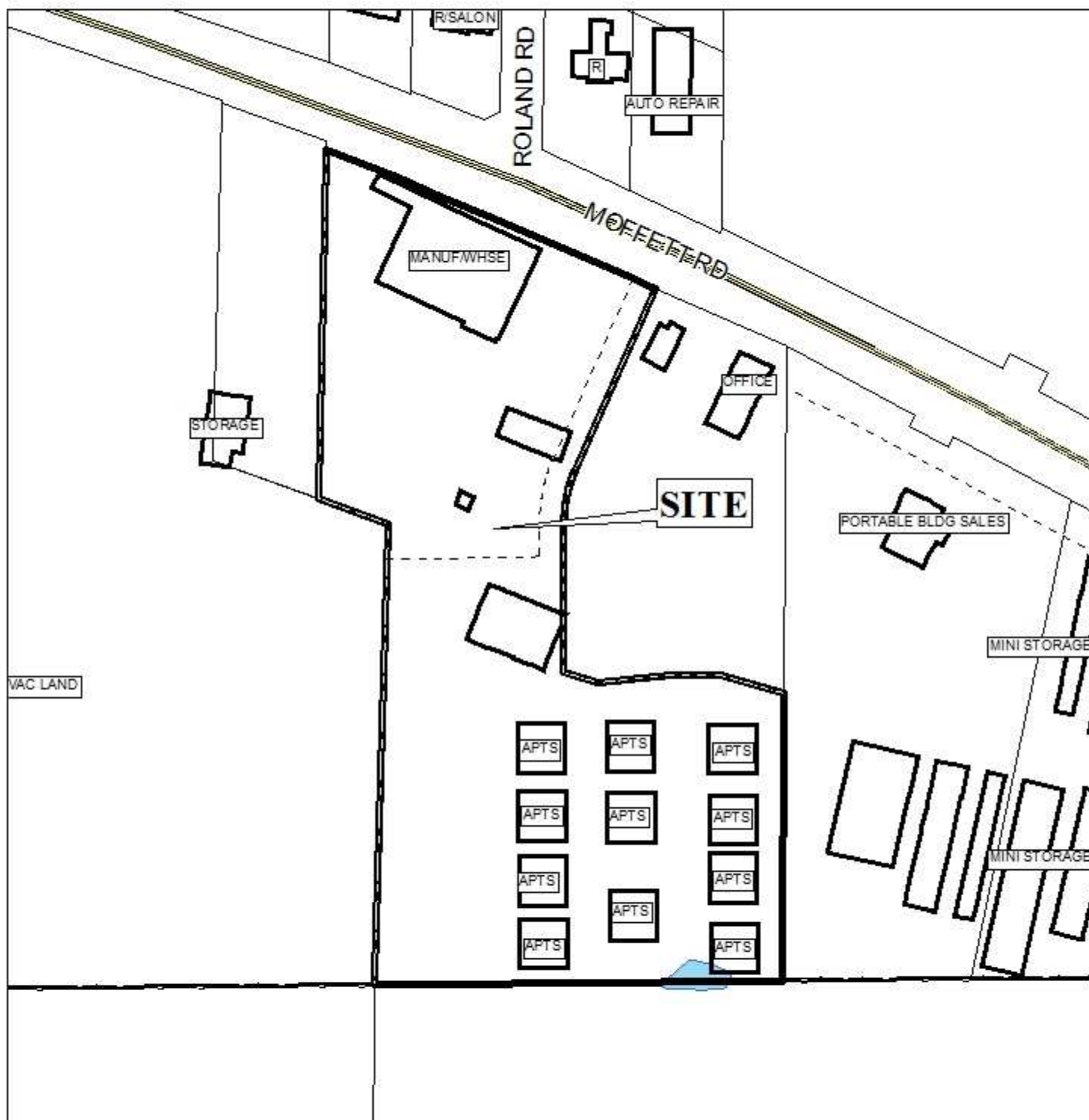
LOCATOR MAP



APPLICATION NUMBER 5 DATE April 3, 2014
APPLICANT Eagles Landing Subdivision, Resubdivision of Lots 1 and 3
REQUEST Subdivision



EAGLES LANDING SUBDIVISION, RESUBDIVISION OF LOTS 1 AND 3



APPLICATION NUMBER 5 DATE April 3, 2014

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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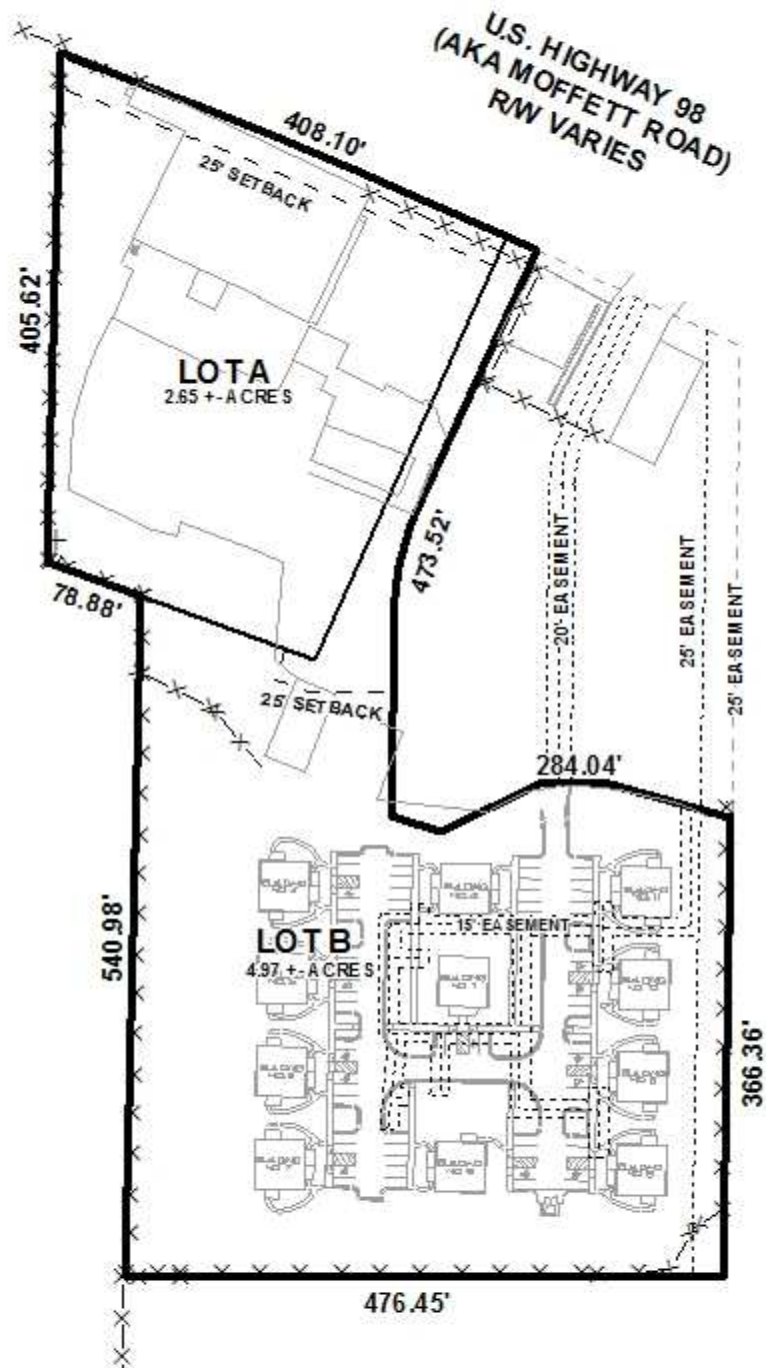
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APPLICATION NUMBER 5 DATE April 3, 2014



DETAIL SITE PLAN



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 APPLICANT Eagles Landing Subdivision, Resubdivision of Lots 1 and 3
 REQUEST Subdivision

