

DYKES ROAD FARMETTES SUBDIVISION, **LOT 12, RESUBDIVISION OF**

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 2 lot, 2.6 ± acre subdivision which is located on the Southeast corner of Eliza Jordan Road South and Turmac Drive. The applicant states that the subdivision is served by public water and individual septic systems.

The purpose of this application is to resubdivide one lot into two lots. The original lot was approved by the Planning Commission in 1971. The site is currently undeveloped.

The site fronts Eliza Jordan Road, a proposed major street, and Turmac Drive, a minor street with adequate right-of-way. Eliza Jordan Road, as a proposed major street, should have a right-of-way of at least 100 feet, instead of the existing 60-feet. The 25-foot minimum building setback line should be adjusted to reflect the future right-of-way width of 50-feet, as measured from the centerline of Eliza Jordan Road (thus the setback line should be 75-feet from the centerline of Eliza Jordan Road).

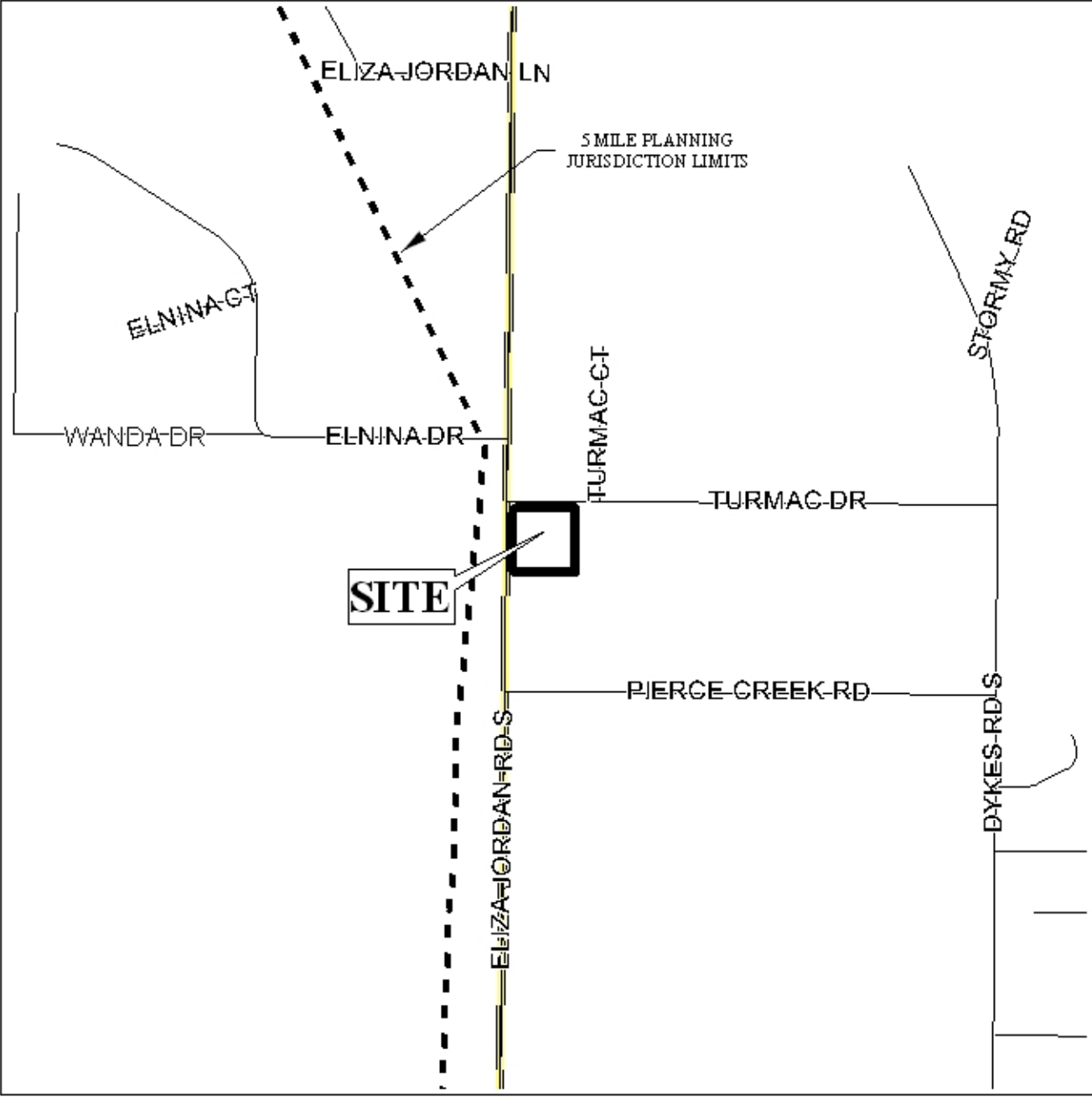
Access management is a concern because of the site's frontage on a proposed major street. It is recommended that each lot be limited to one curb-cut each onto Eliza Jordan Road, and that proposed Lot 1 be additionally allowed a maximum of two curb-cuts onto Turmac Drive. The size, design and location of all curb-cuts are to be approved by the Mobile County Engineering Department.

While the site is located in the county, compliance with the City of Mobile stormwater and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Urban Development prior to the issuance of permits.

This site is located in Mobile County, thus a note should be placed 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.7. of the Subdivision Regulations.

Based on the preceding, the plat is recommended for Tentative Approval, subject to the following conditions: 1) adjustment of the 25-foot minimum building setback line to reflect a future right-of-way width of Eliza Jordan Road of 50-feet, as measured from the centerline of the road; 2) placement of a note on the final plat stating that Lots 1 and 2 are limited to one curb-cut each onto Eliza Jordan Road, and that Lot 1 is allowed a maximum of two curb-cuts onto Turmac Drive, with the size, design and location of all curb-cuts to be approved by the Mobile County Engineering Department; 3) placement of a note on the final plat stating that a letter from licensed engineer certifying compliance with the City of Mobile's stormwater and flood control ordinances must be provided to the Mobile County Engineering Department and the Planning Section of Urban Development prior to the issuance of permits; 4) labeling of each lot with its size in square feet, or provision of a table on the plat with the same information; and 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.7. of the Subdivision Regulations.

LOCATOR MAP



APPLICATION NUMBER 6 DATE February 15, 2007

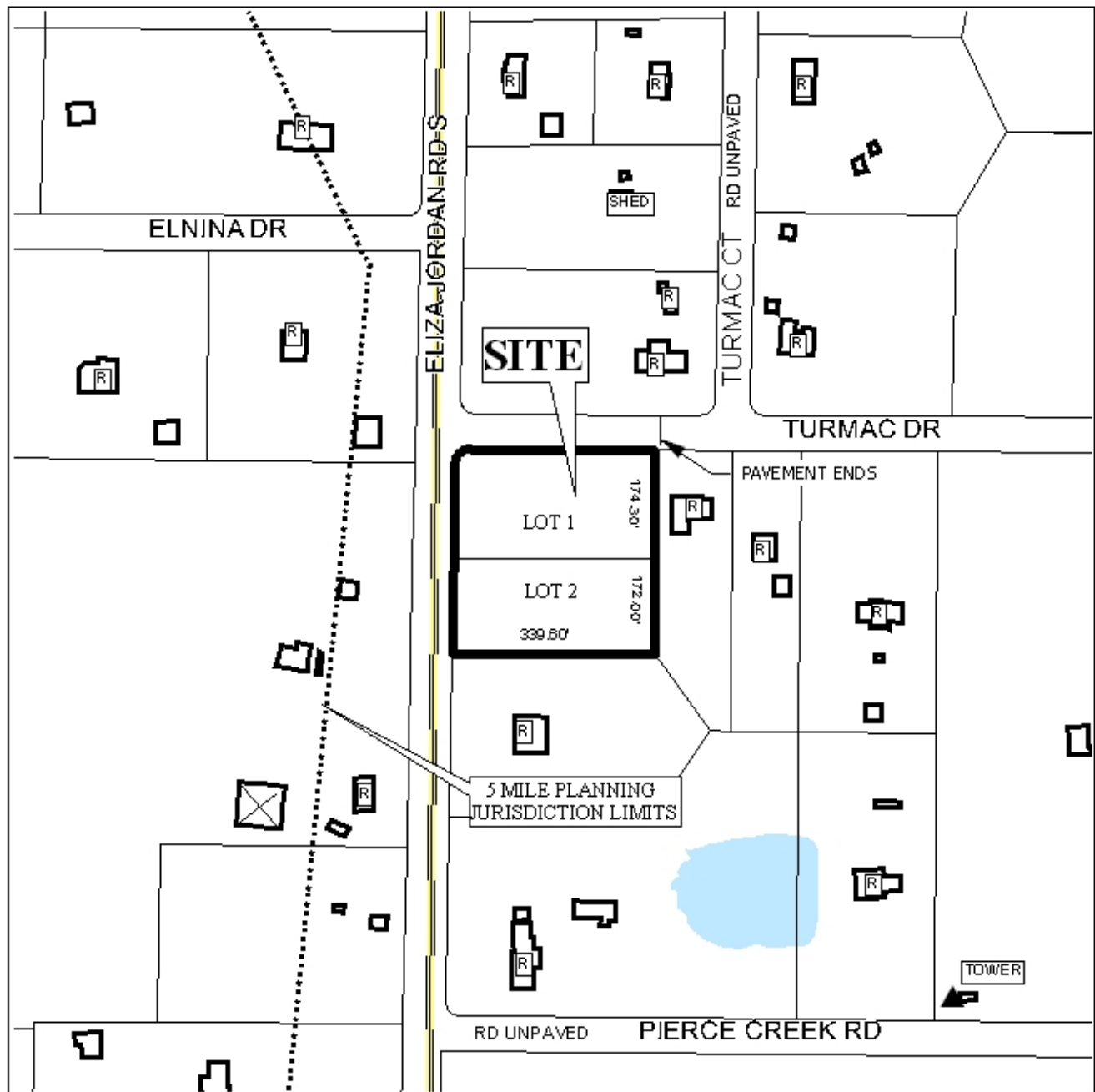
APPLICANT Dykes Road Farmettes Subdivision, Lot 12, Resubdivision of

REQUEST _____ Subdivision _____



NTS

DYKES ROAD SUBDIVISION, LOT 12, RESUBDIVISION OF



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LEGEND

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| R-1 | R-2 | R-3 | R-A | R-B | H-B | B-1 | LB-2 | B-2 | B-3 | B-4 | B-5 | I-1 | I-2 |
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