

LEGACY SUBDIVISION

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

The plat illustrates the proposed 46 lot, 26.7 \pm acres subdivision which is located on the West side of Eliza Jordan Road, 1,000' \pm North of Ray's Lane. The subdivision is served by public water and sanitary sewer provided by South Alabama Utilities.

The purpose of this application is to create a 46-lot subdivision from two metes and bounds parcels and a lot of record.

The site fronts Eliza Jordan Road, a planned major street, which has an existing right-of-way shown of 60-feet; the Major Street Plan requires a 100-foot right-of-way. Therefore, the dedication of adequate right-of-way to provide 50-feet from the centerline of Eliza Jordan Road, should be required (and is shown on the plat submitted). Additionally, as a means of access management, Lots 16, 26, 27, 36, 37, and 46 (which are corner lots) should be limited to one curb cut each, with the size, location and design to be approved by County Engineering should be required.

The proposed layout creates a long "straight a way" and a traffic-calming device (traffic circle) is provided in the area of Lots 26 and 27. As shown on the Detail Site Plan, two proposed new streets stub into adjacent properties located at the western and southern property lines of the site. Given the length of these street stubs, temporary turnarounds should be required.

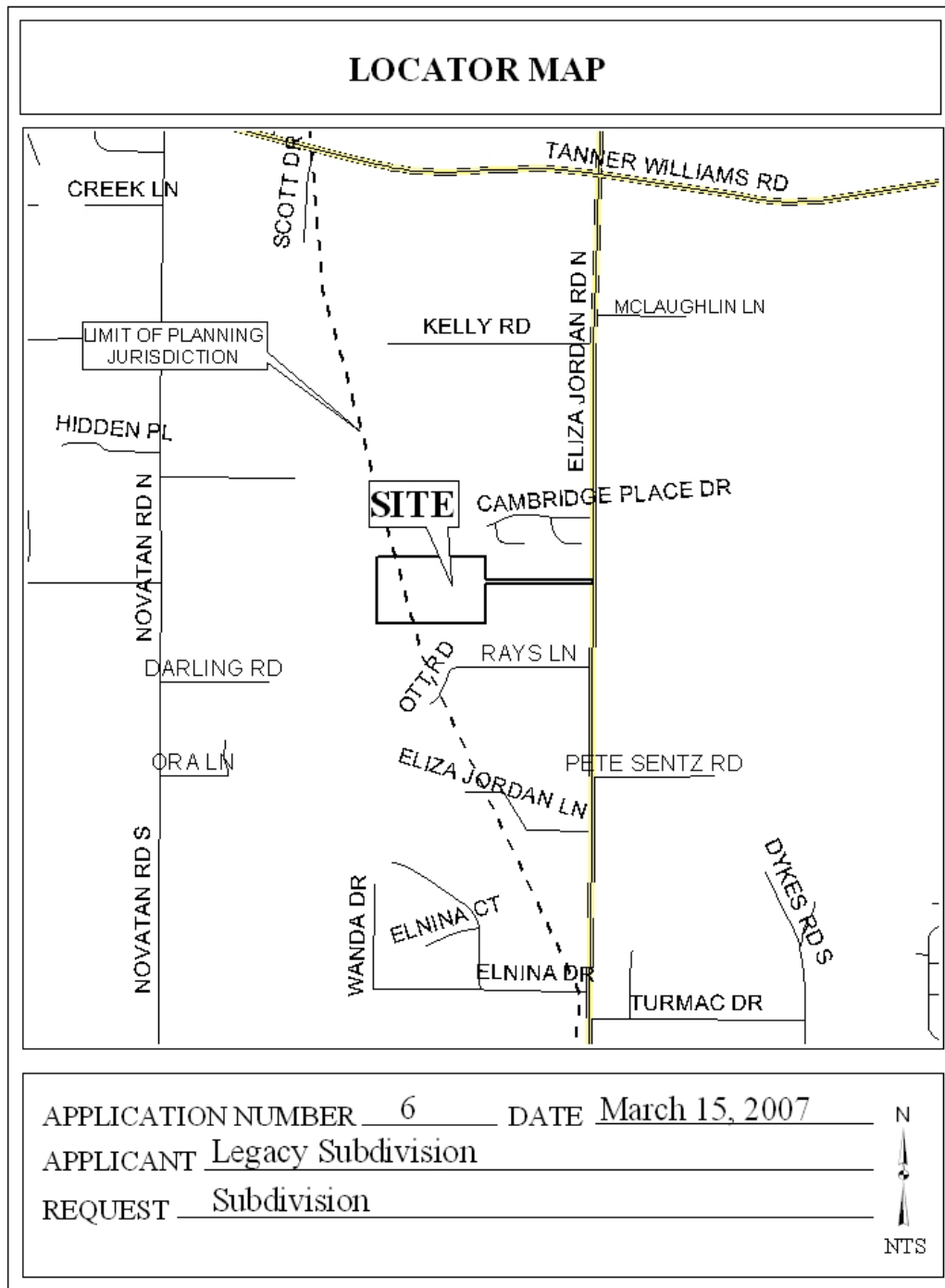
A detention area is shown on the plat, thus the placement of a note on the final plat stating that maintenance of the detention area shall be the responsibility of the property owners, should be required.

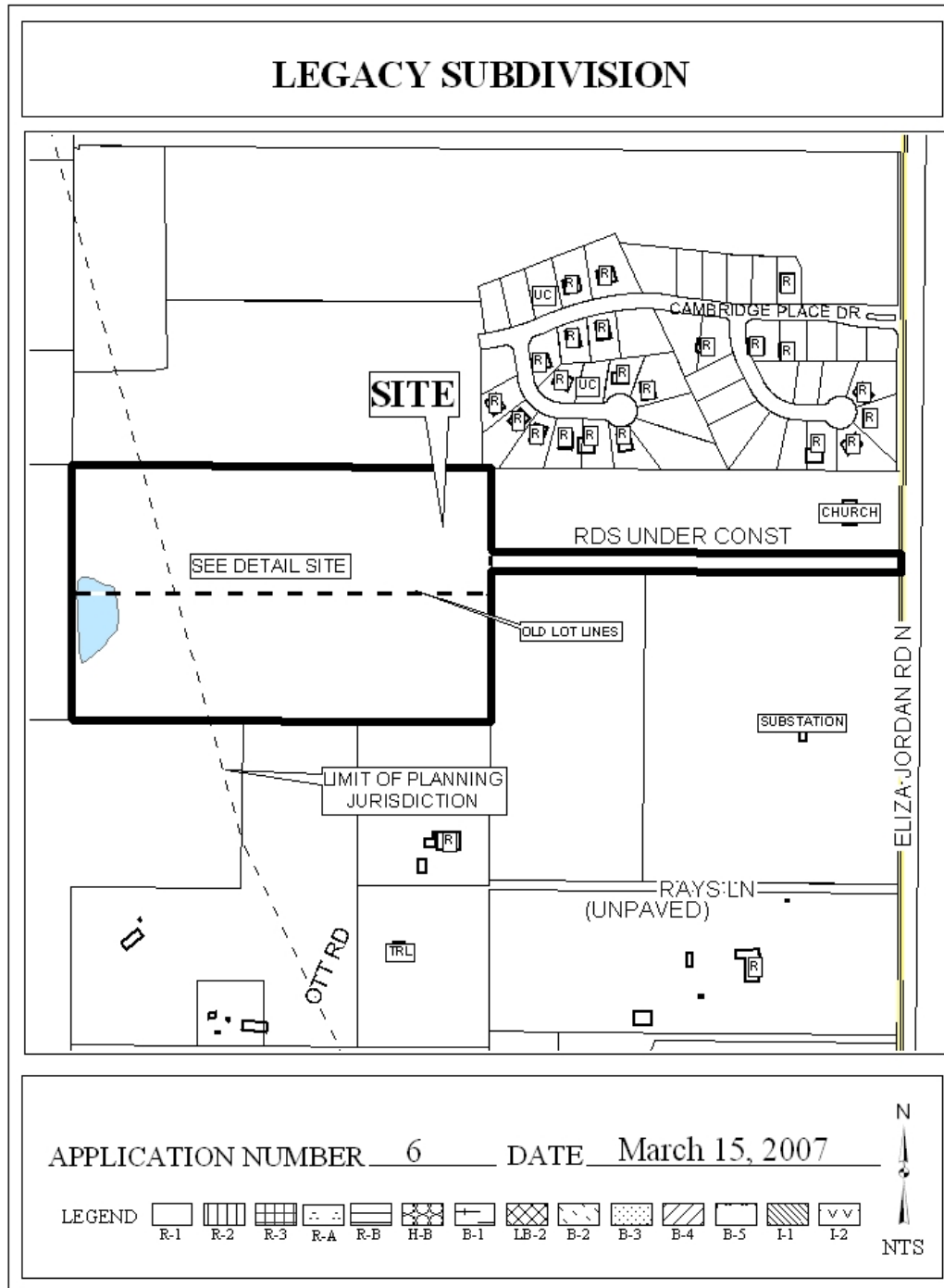
As indicated on the Vicinity Map, the site has a pond located on it and as such the area may be considered environmentally sensitive; therefore, the approval of any necessary federal, state and local agencies would be required. It should be noted that the area adjacent to the pond is labeled future development and would require approval from the Commission for any future subdivision or development.

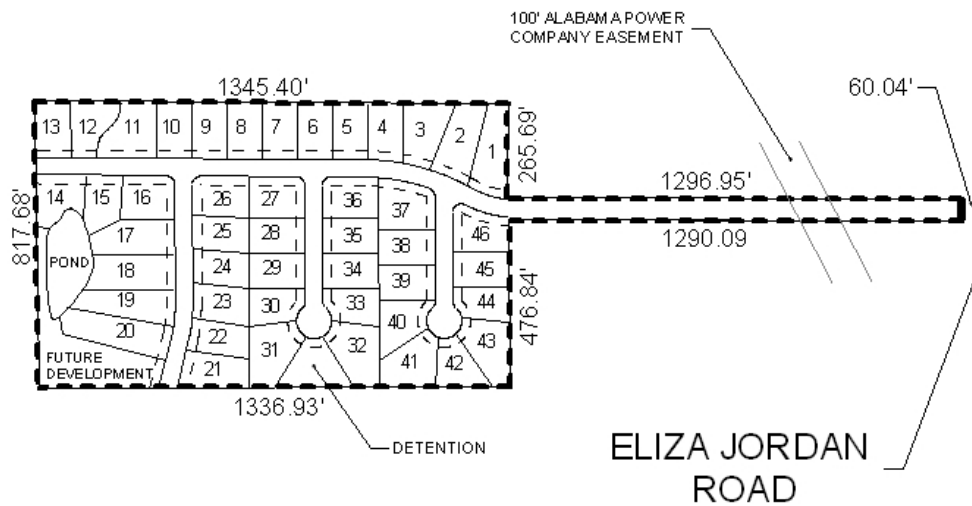
While the site is in the County, the applicant's engineer will be required to certify that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat, if approved.

Additionally, as the site is located in the County, 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.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of sufficient right-of-way to provide 50-feet from the centerline of Eliza Jordan Road, as shown on the plat submitted; 2) submission of 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 signing and recording of the final plat; 3) the placement of a note on the final plat stating that Lots 16, 26, 27, 36, 37, and 46 are limited to one curb cut each, with the size, location and design to be approved by County Engineering; 4) dedication and construction of new roads to meet County Standards; 5) the provision of temporary turnarounds and the ends of the proposed street stubs; 6) all detention areas be indicated on the final plat with a note stating that the maintenance thereof is the responsibility of the property owners association; 7) the developer to obtain the necessary approvals from federal, state and local agencies prior to the issuance of any permits; 8) the 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; and 9) labeling of each lot in square feet, or the provision of a table illustrating the same information.





DETAIL SITE PLANAPPLICATION NUMBER 6 DATE March 15, 2007APPLICANT Legacy SubdivisionREQUEST SubdivisionN
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