

**THE LEGACY @ SAYBROOK SUBDIVISION,  
UNIT ONE, RESUBDIVISION OF LOTS 40 & 41**

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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

MAWSS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 2-lot, 0.6± acre subdivision which is located on the North side of Saybrook Boulevard, 305'±, and is located within the Planning Jurisdiction. The applicant states that the subdivision is served by public water and sanitary sewer.

The purpose of this application is to relocate the interior lot line between two legal lots of record.

The lot sizes are labeled in both square feet and acres, and the proposed lots would exceed the minimum size requirements of Section V.D.2. of the Subdivision Regulations. The lot size labels should remain on the Final Plat, if approved.

The 25' minimum setback line is illustrated as required by Section V.D.9. of the Subdivision Regulations. The setback line should remain on the Final Plat, if approved.

The site fronts onto Saybrook Boulevard, a minor street with curb and gutter, and is illustrated as having an existing compliant right-of-way of 50', making no dedications necessary.

As a mean of access management, a note should be placed on the Final Plat stating that each lot is limited to the one curb cut, with the size, design, and location of the curb cuts, to be approved by Mobile County Engineering and conform to AASHTO standards.

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

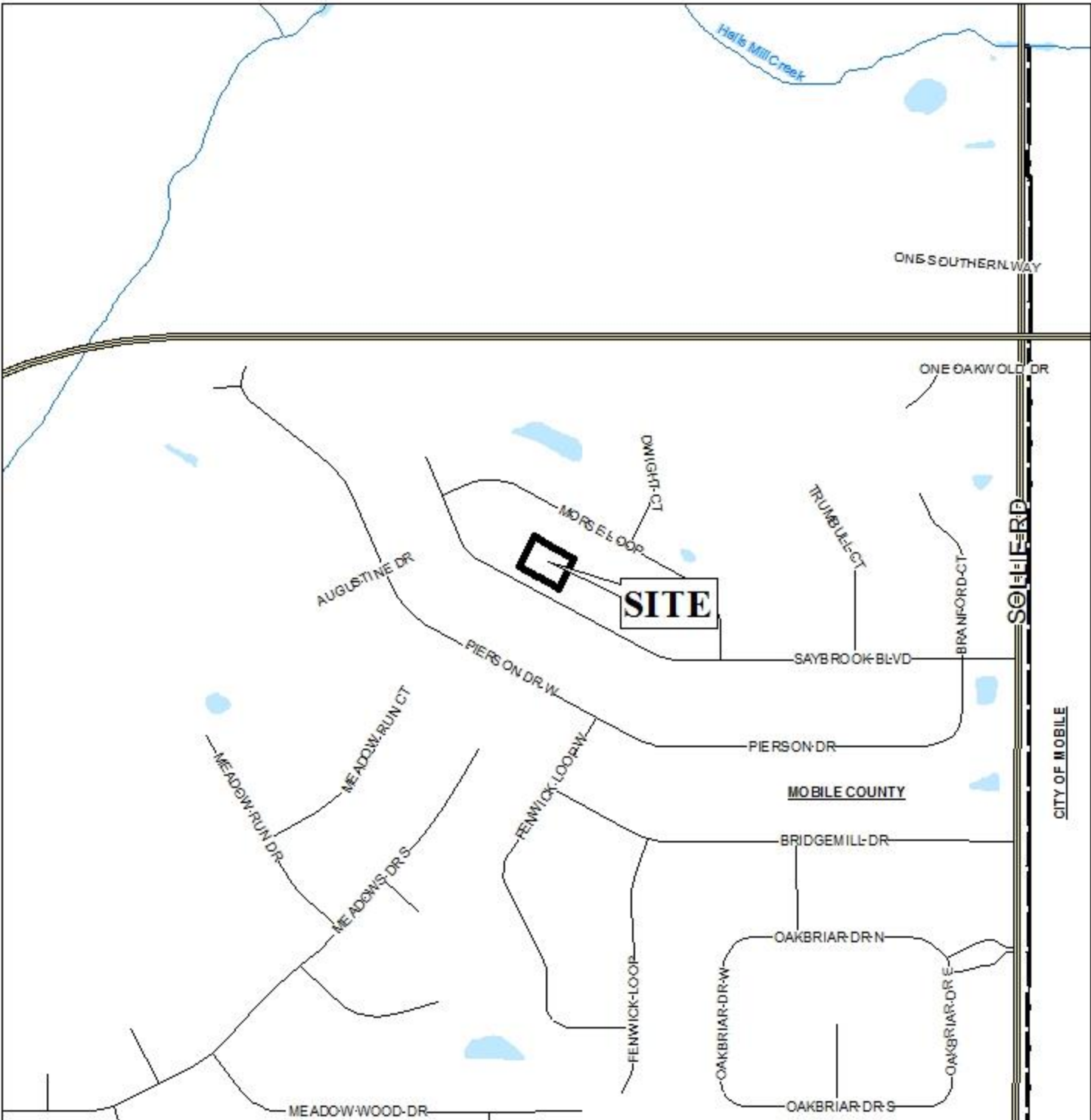
The site must comply with the City of Mobile storm water and flood control ordinances. Therefore, a note stating "Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City 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 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 reflecting this requirement should appear on the Final Plat.

Based upon the preceding, the application is recommended for tentative approval, subject to the following conditions:

- 1) retention of the lot size information, in square feet and acres;
- 2) retention of the 25' minimum building setback line;
- 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 stating the site must 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) compliance with Fire 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.);*
- 6) placement of a note on the Final Plat stating that each lot is limited to one curb cut, with the size, design, and location of the curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards; and
- 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.

## LOCATOR MAP



APPLICATION NUMBER 7 DATE December 18, 2014

**APPLICANT** The Legacy @ Saybrook Subdivision, Unit One, Resubdivision of Lots 40 & 41

REQUEST \_\_\_\_\_ Subdivision \_\_\_\_\_





NTS

**THE LEGACY @ SAYBROOK SUBDIVISION, UNIT ONE,  
RESUBDIVISION OF LOTS 40 & 41**



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 R-A
  R-3
  T-B
  B-2
  B-5
  MUN
  SD-WH
  T5.1

 R-1
  R-B
  B-1
  B-3
  I-1
  OPEN
  T3
  T5.2

 R-2
  H-B
  LB-2
  B-4
  I-2
  SD
  T4
  T6



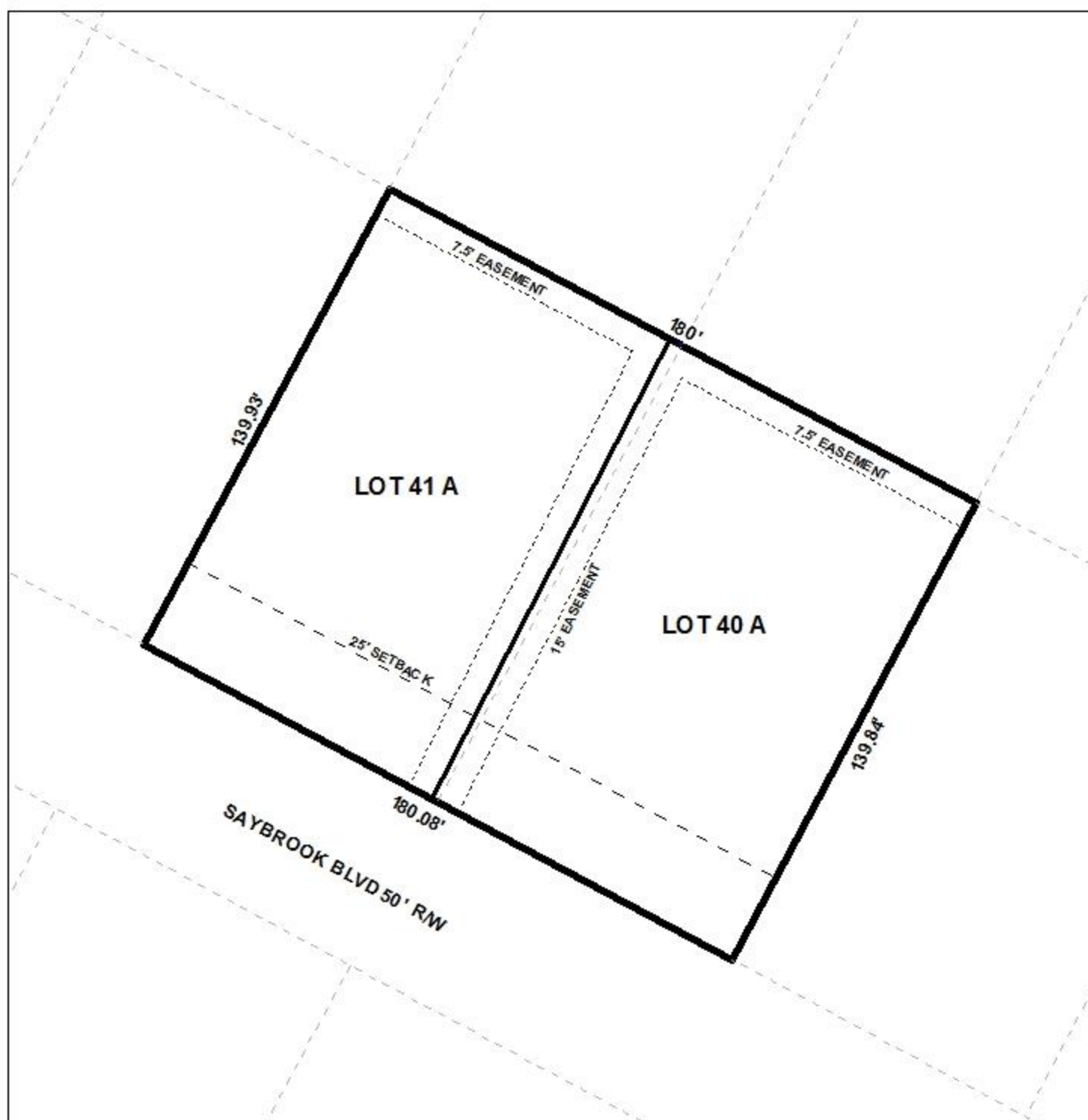
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## DETAIL SITE PLAN



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REQUEST Subdivision

