

FOSTER ESTATES SUBDIVISION

Engineering Comments: Development of property must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 3-lot, 2.3± acre subdivision which is located on the Southeast corner of Tanner Williams Road and Eliza Jordan Road. The subdivision is served by South Alabama Utilities water and individual septic systems.

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

Tanner Williams Road and Eliza Jordan Road are proposed major streets. The preliminary plat indicates 60-foot right-of-way along Tanner Williams Road and 80-foot right-of-way along Eliza Jordan Road; however, the Major Street Plan requires that the right-of-way be 100-feet. Therefore, the dedication of right-of-way sufficient to provide 50-feet as measured from the centerline of Tanner Williams Road and Eliza Jordan Road, should be required, as well as an appropriate radius at the intersection of Tanner Williams Road and Eliza Jordan Road.

Because Tanner Williams Road and Eliza Jordan Road are proposed major streets, access management is a concern. Lot 1, with frontage on both roads, should be limited to one curb-cut onto each road. Lots 2 and 3, which front onto Tanner Williams Road, should be limited to the existing curb-cuts due to the frontage being less than 200 feet. The size, design and location of all curb-cuts must be approved by the Mobile County Engineering Department.

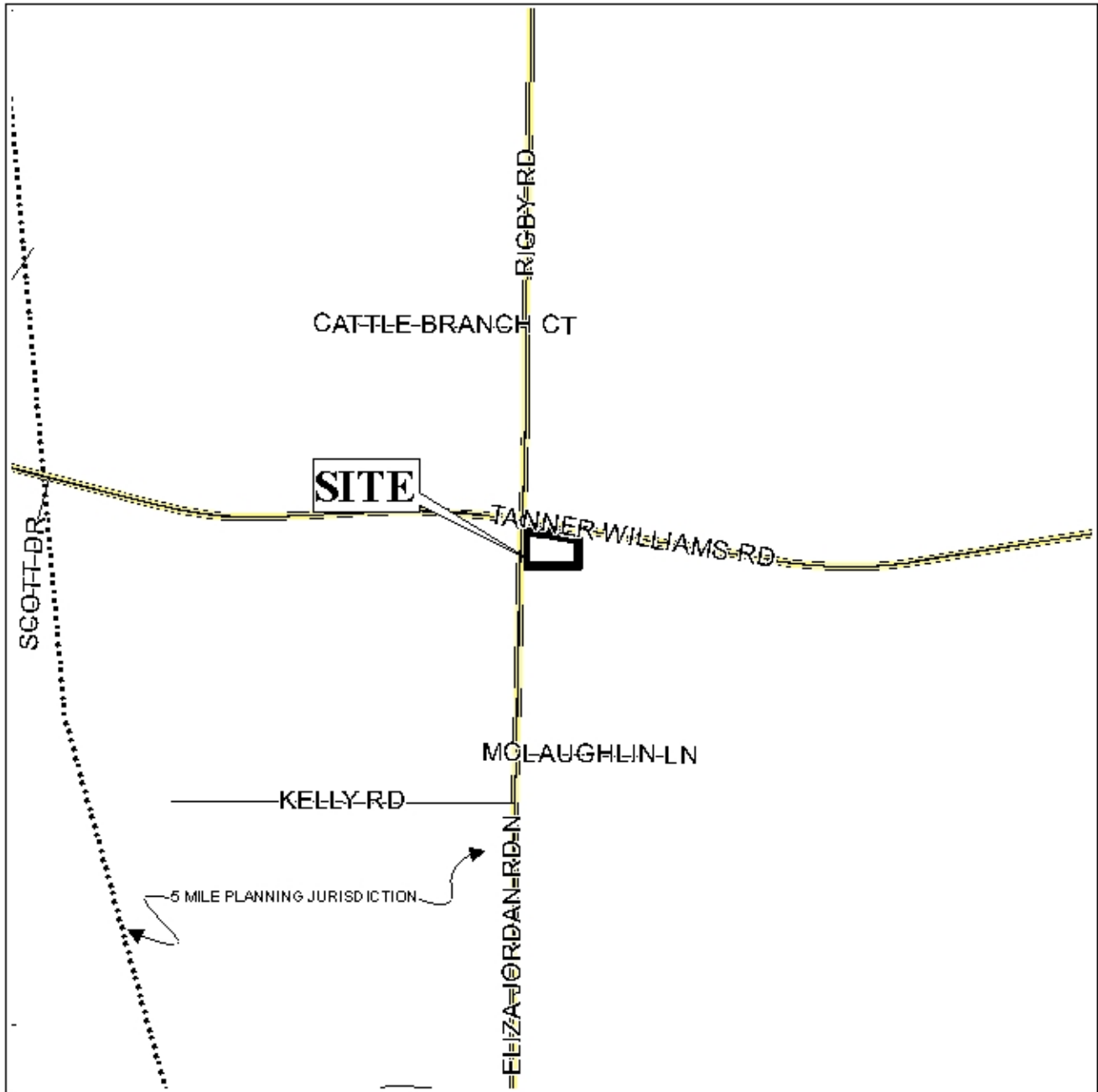
While the site is in the County, the applicant's engineer will be required to certify that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat, if approved.

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.

The plat is recommended for Tentative Approval, subject to the following conditions: 1) the dedication of sufficient right-of-way to provide 50-feet as measured from the centerline of Tanner Williams Road, and Eliza Jordan Road; 2) placement of a note on the Final Plat stating that Lot 1 is limited to one curb-cut onto Tanner Williams Road and one curb-cut onto Eliza Jordan Road, Lots 2 and 3 are limited to the existing curb-cuts onto Tanner Williams Road, with the size, design and location of all curb-cuts to be approved by the Mobile County Engineering Department; 3) dedication of an appropriate radius at the intersection of Tanner Williams Road and Eliza Jordan Road, to be coordinated with the County Engineering Department; 4) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention and drainage facilities comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat; 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 10 DATE November 16, 2006

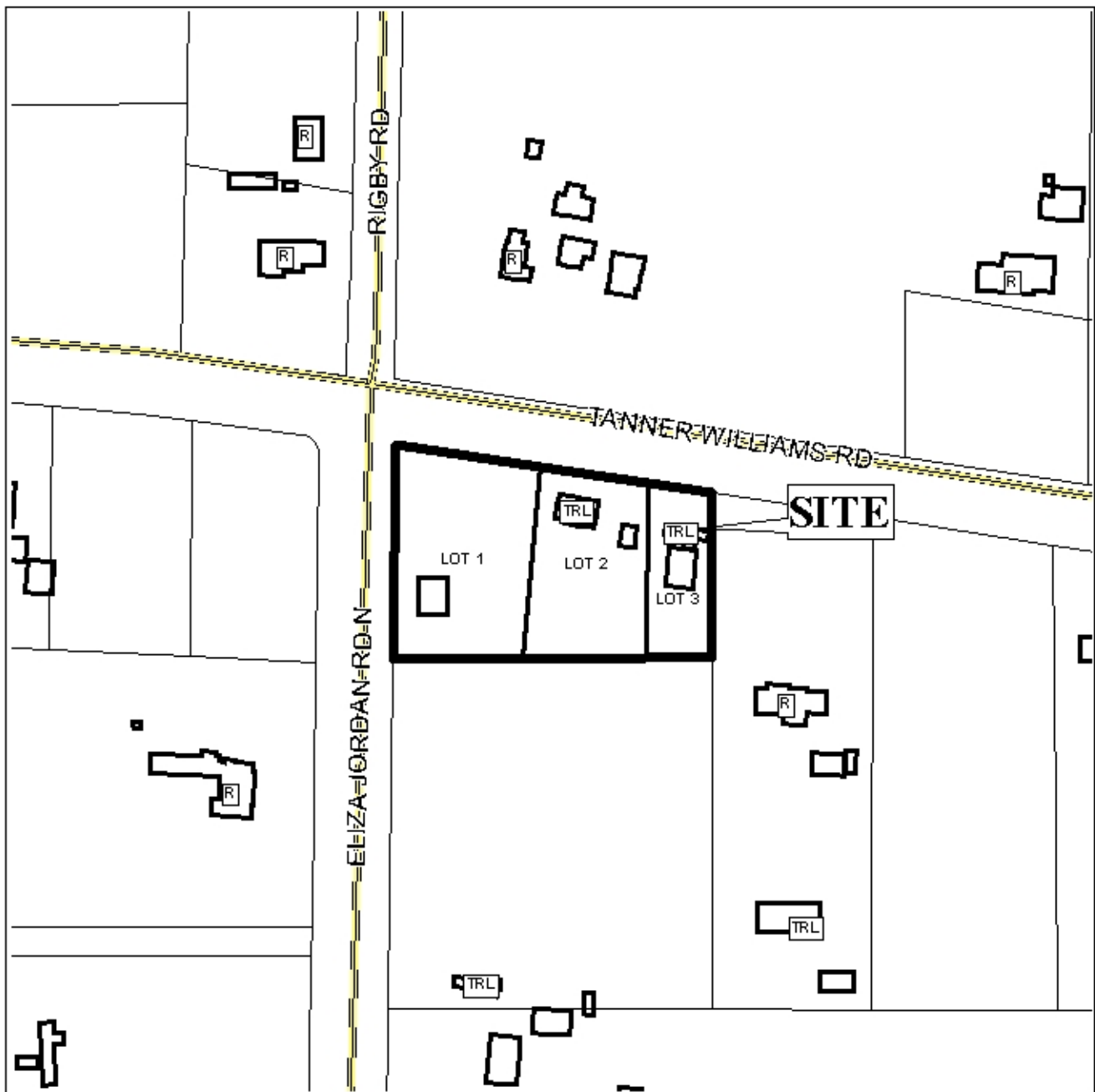
APPLICANT Foster Estates Subdivision

REQUEST Subdivision



NTS

FOSTER ESTATES SUBDIVISION



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LEGEND

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	



NTS