

BURLINGTON SUBDIVISION, PHASE I

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: Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).

MAWSS Comments: MAWSS has No water or sewer services available. Both water and sewer could be made available by extending both mains approximately 3350 feet. A Capacity application would have to be certified by Volkert Engineering, Inc.

The plat illustrates the proposed 88-lot, 30.0± acre subdivision which is located on the West side of Eliza Jordan Road South, 607'± North of Airport Boulevard, in the Planning Jurisdiction. The applicant states that the subdivision is served by public water and sanitary sewer systems.

The purpose of this application is to create 123 legal lots of record from one existing metes-and-bounds parcel which will include the construction of new streets. It should be noted that the site is included in Lot 2 of the proposed Eliza Jordan Corner Subdivision which was approved by the Commission at its November 19, 2015 meeting. Therefore, if approved, the Final Plat for this current Subdivision cannot be signed until the Final Plat for Eliza Jordan Corner Subdivision is recorded in Probate Court; otherwise, the area of proposed Lot 1 of Eliza Jordan Corner Subdivision would become a further metes-and-bounds parcel.

The site fronts Eliza Jordan Road South which is a component of the Major Street Plan with a planned 100' right-of-way. As the current right-of-way width along Eliza Jordan Road South is 80', dedication sufficient to provide 50' from the centerline of Eliza Jordan Road South would be required. The 25' minimum building setback line is not indicated along the existing frontage of Eliza Jordan Road South or any of the proposed lots. Therefore, the plat should be revised to illustrate the 25' minimum building setback line along all street frontages and measured from any required dedication along Eliza Jordan Road South.

Access management is a concern along Eliza Jordan Road South; therefore, a note should be required on the Final Plat, if approved, stating that Lots 51, 52 and the Common Area are denied access to Eliza Jordan Road South. The plat does not indicate any designated access to the Common Area; therefore, dedicated access within the Subdivision should be provided to the Common Area. All lots and the Common Area should be limited to one curb cut each, with the size, location and design to be approved by Mobile County Engineering.

No lot areas are indicated on the preliminary plat. The plat should be revised to label each lot with its size in both square feet and acres, or a table should be furnished on the Final Plat providing the same information.

The size of Lots 51 and 52 should be indicated after any required frontage dedication along Eliza Jordan Road South.

Section V.D.2. of the Subdivision Regulations establishes minimum lot dimensions and areas. The plat indicates that many of the proposed lots are of substandard width (less than 60' wide at the building setback line) and/or of substandard size (less than 7,200 square feet). Many of the lots are only 50' wide at the building setback line and some contain as little as 7,000 square feet. And Section V.D.3. states that the depth of lots shall not be more than 3.5 times the width of the lot at the building setback line. Several of the lots exceed the allowable ratio. However, the original approval of the Burlington & Sierra Master Plan Subdivision was based on the applicant submitting justification as an innovative Subdivision allowing for such reductions as in other similar Subdivisions in the Jurisdiction. The currently proposed lot configurations are the same as in that original approval and waivers of Sections V.D.2. and V.D.3. would be in order.

A drainage easement associated with the Common Area is indicated along the North boundary of the Subdivision. Therefore, a note should be placed on the Final Plat stating that no structures may be constructed or placed within any easement.

As the Subdivision contains a Common Area, a note should be required on the Final Plat stating that maintenance of the Common Area is the responsibility of the property owners.

Development of the site will require the construction of new streets. Therefore, the Final Plat should not be signed until a County Letter of Acceptance for the constructed streets is provided.

The site has closed-end streets that exceed 600 feet. Thus, a waiver of Section V.B.6 of the Subdivision Regulations would be required. The plat indicates compliant turnaround right-of-way diameters of 120 feet for cul-de-sacs and this should be retained on the Final Plat, if approved. Street stubs to the Future Development area should be revised to provide temporary turnarounds. There are no closed end streets which contain thirty or more lots and the site has two points of access; therefore, compliance with Appendix D of the IFC is satisfied.

The site has property lines at an intersection corner. Section V.D.6. of the Subdivision Regulations requires that *"property lines at street intersection corners shall be arcs having radii of at least 10 feet or shall be chords of such arcs."* The plat should be revised to label the curb radii onto Eliza Jordan Road South meeting this requirement.

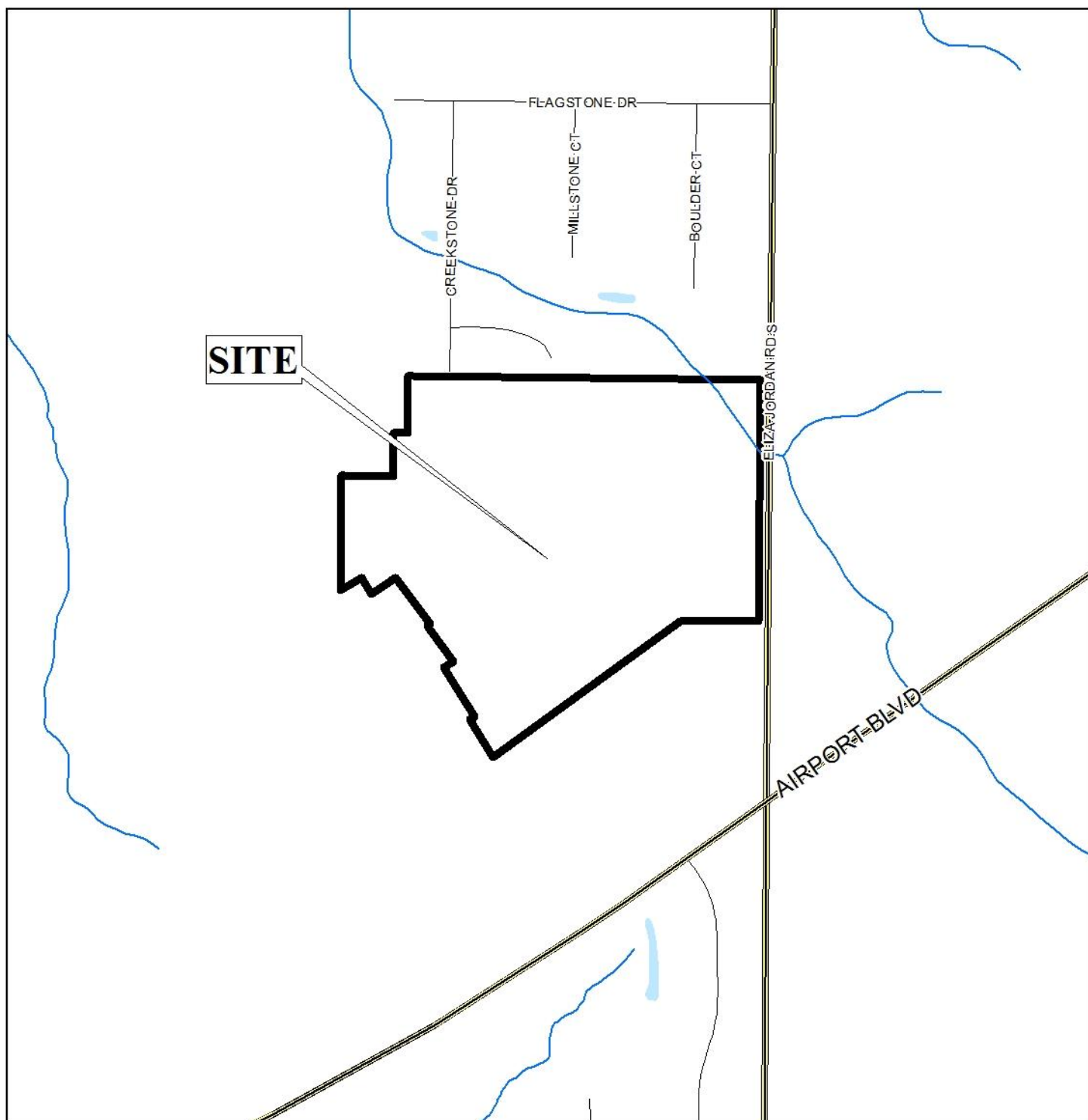
This site is located in Mobile County, thus a note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.

The site will have to comply with the City of Mobile storm water and flood control ordinances. A note regarding this requirement should appear on the Final Plat.

RECOMMENDATION With waivers of Sections V.B.6., V.D.2. and V.D.3. of the Subdivision Regulations, the plat meets the minimum requirements and is recommended for Tentative Approval, subject to the following conditions:

- 1) recording of the Eliza Jordan Center Subdivision prior to the signing of the Final Plat;
- 2) dedication sufficient to provide 50' from the centerline of Eliza Jordan Road South;
- 3) revision of the plat to indicate the 25' minimum building setback line along all street frontages and measured from any required dedication along Eliza Jordan Road South;
- 4) placement of a note on the Final Plat stating that Lots 51, 52 and the Common Area are denied access to Eliza Jordan Road South;
- 5) revision of the plat to provide dedicated access to the Common Area from within the Subdivision;
- 6) placement of a note on the Final Plat stating that all lots and the Common Area are limited to one curb cut each, with the size, location and design to be approved by Mobile County Engineering;
- 7) revision of the plat to label each lot with its size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 8) the indication of the sizes for Lots 51 and 52 after any required frontage dedication along Eliza Jordan Road South;
- 9) placement of a note on the Final Plat stating that no structures may be constructed or placed within any easement;
- 10) placement of a note on the Final Plat stating that maintenance of the Common Area is the responsibility of the property owners;
- 11) the provision of a County Letter of Acceptance for new street construction within the Subdivision prior to signing the Final Plat;
- 12) revision of the plat to provide temporary turnarounds on the street stubs to the Future Development area;
- 13) revision of the plat to indicate street intersection curb radii in compliance with Section V.D.6. of the Subdivision Regulations along Eliza Jordan Road South;
- 14) 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;
- 15) compliance with the Engineering comments and placement as a note on the Final Plat: *(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.); and*
- 16) compliance with the Fire-Rescue Department comments: *[Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).].*

LOCATOR MAP



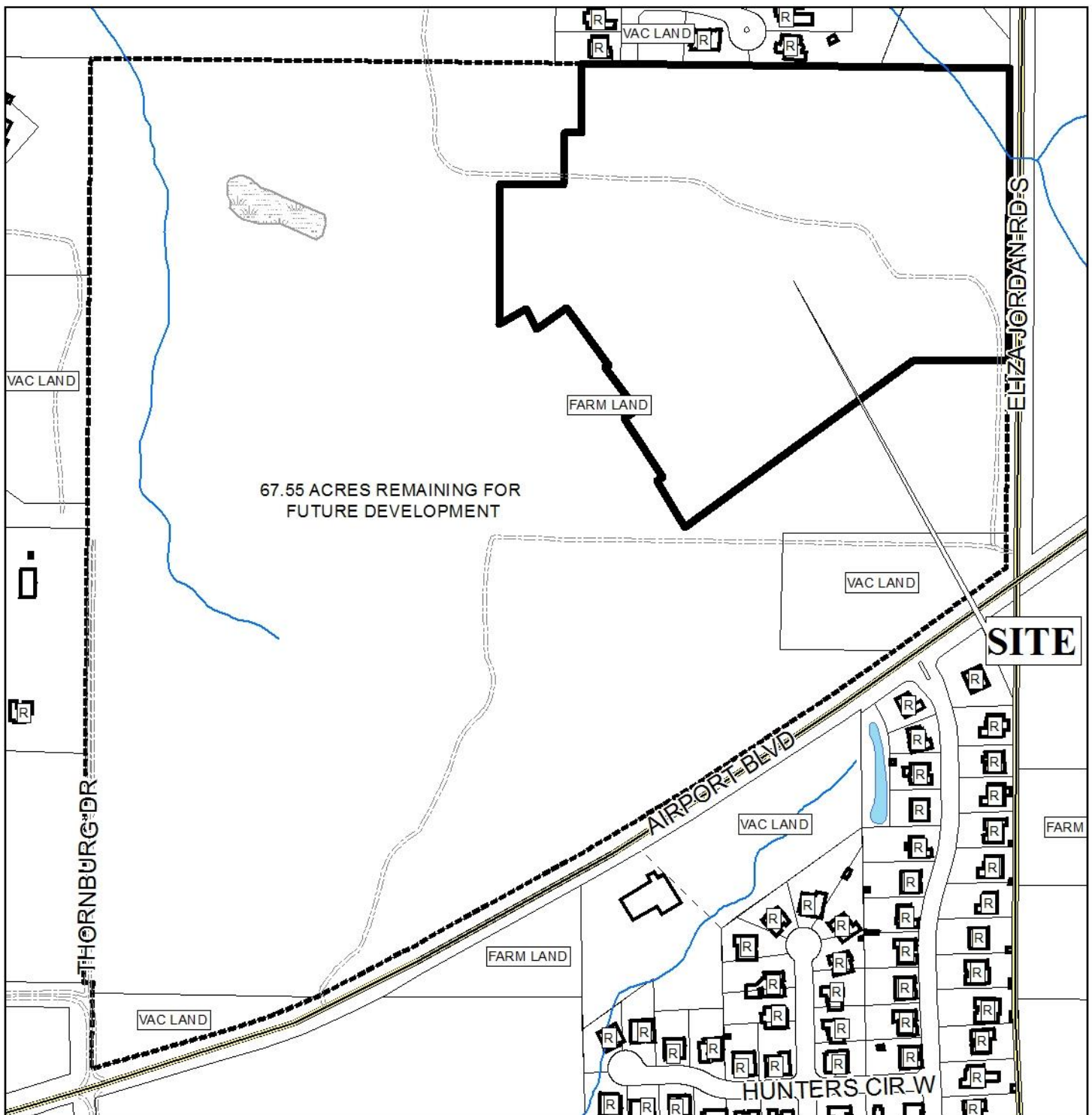
APPLICATION NUMBER 11 DATE January 7, 2016

APPLICANT Burlington Subdivision, Phase I

REQUEST Subdivision



BURLINGTON SUBDIVISION, PHASE I

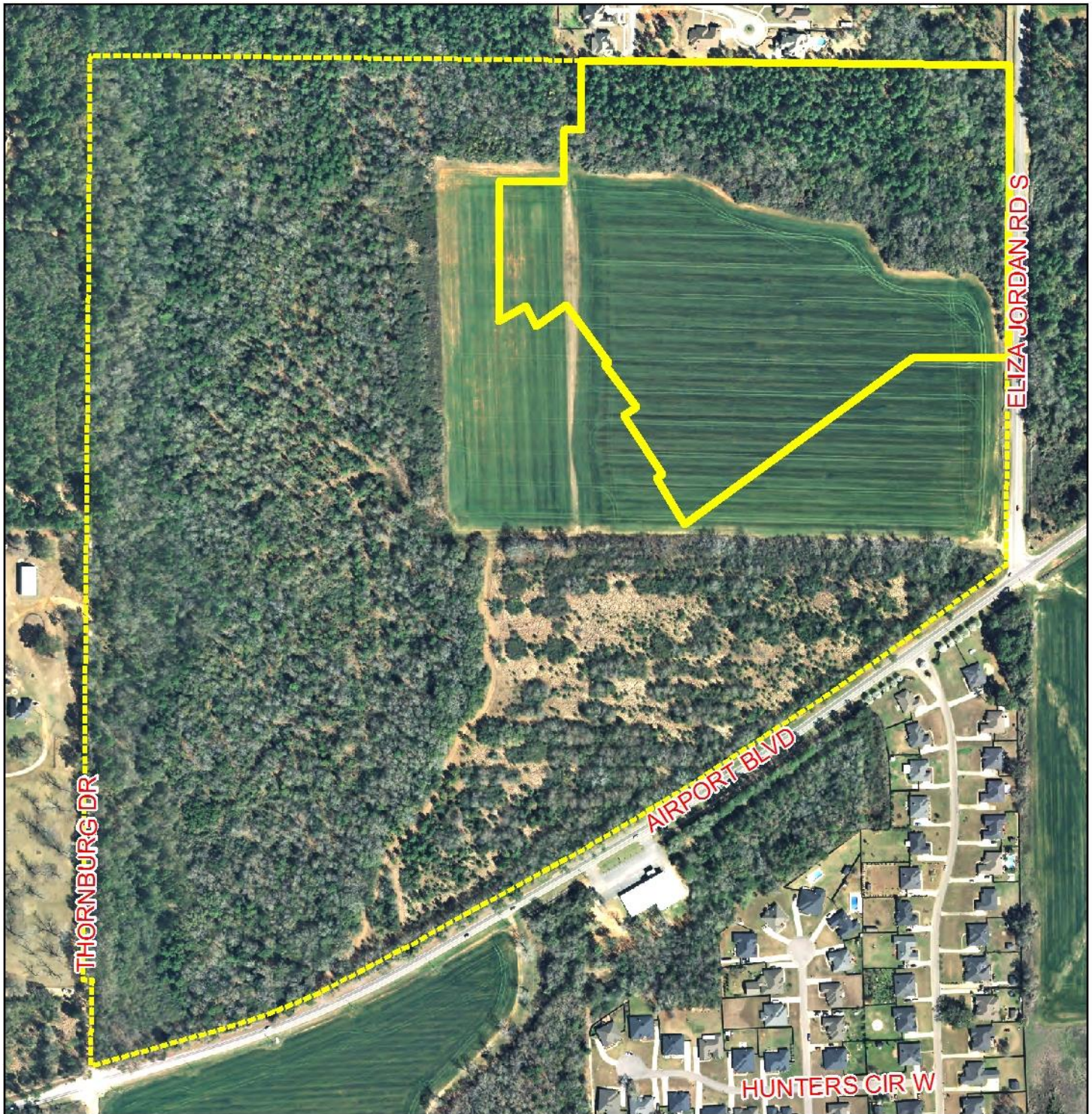


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



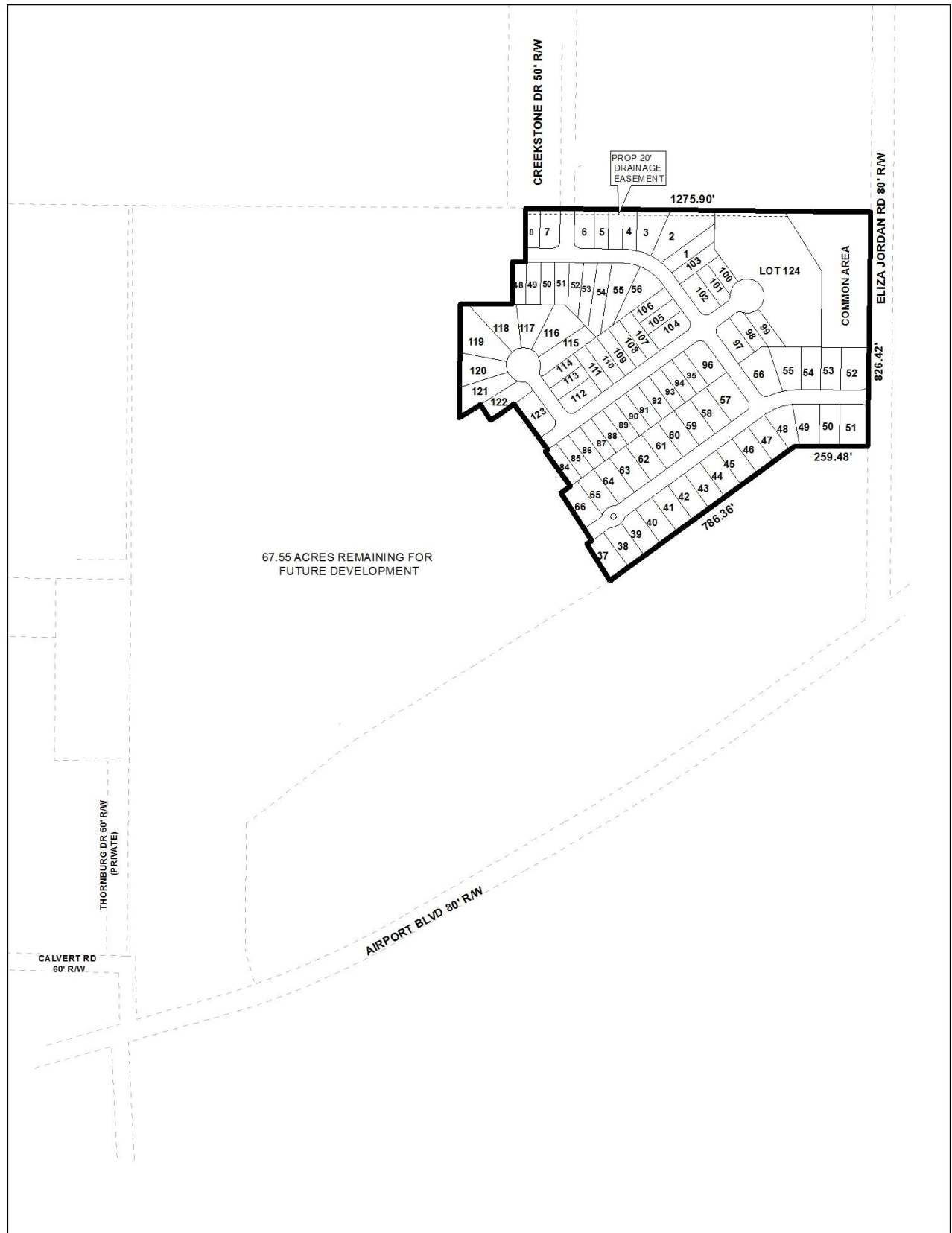
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DETAIL SITE PLAN



APPLICATION NUMBER 11 DATE January 7, 2016

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REQUEST Subdivision



NTS