

## **ANTHONY SUBDIVISION, RE-SUBDIVISION OF LOT 2**

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.

MAWSS Comments: MAWSS has **NO** water or sewer services available.

The plat illustrates the proposed 2-lot, 7.5± Acre subdivision which is located at the Northwest corner of Eliza Jordan Road North and Legacy Lane, and is located within the Planning Jurisdiction. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create two legal lots of record from one legal lot of record.

The site is located on Eliza Jordan Road, which is a major street. As a major street, there should be a 100' right-of way. Currently, Eliza Jordan Road has a 60' right-of-way, making dedication to provide 50' from the centerline necessary. The site also has frontage along Legacy Lane, which is a minor road with curb and gutter and has an adequate right-of-way of 50' making no dedications necessary. Furthermore, dedication of the corner radii at Eliza Jordan Road and Legacy Lane per Section V.D.6. of the Subdivision Regulations should be required.

Upon review of City of Mobile aerial photography from 2010, it appears that the proposed Lot 2 has two existing curb cuts to Eliza Jordan Road. As a mean of access management, a note should be placed on the Final Plat limiting Lot 1 to one curb cut to Legacy Lane, and Lot 2 to the two existing curb cuts onto Eliza Jordan Road with the size, design, and location of all 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. The note regarding this requirement should also 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 lot sizes are labeled in square feet and acres on the preliminary plat. This information should be retained on the Final Plat, if approved.

The 25-foot minimum building setback is shown along Legacy Lane, as well as a 45-foot setback along Eliza Jordan Road. The 45-foot setback is more than the required 25-foot as required by Section V.D.9. of the Subdivision Regulations. If approved, the setbacks should be depicted 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.

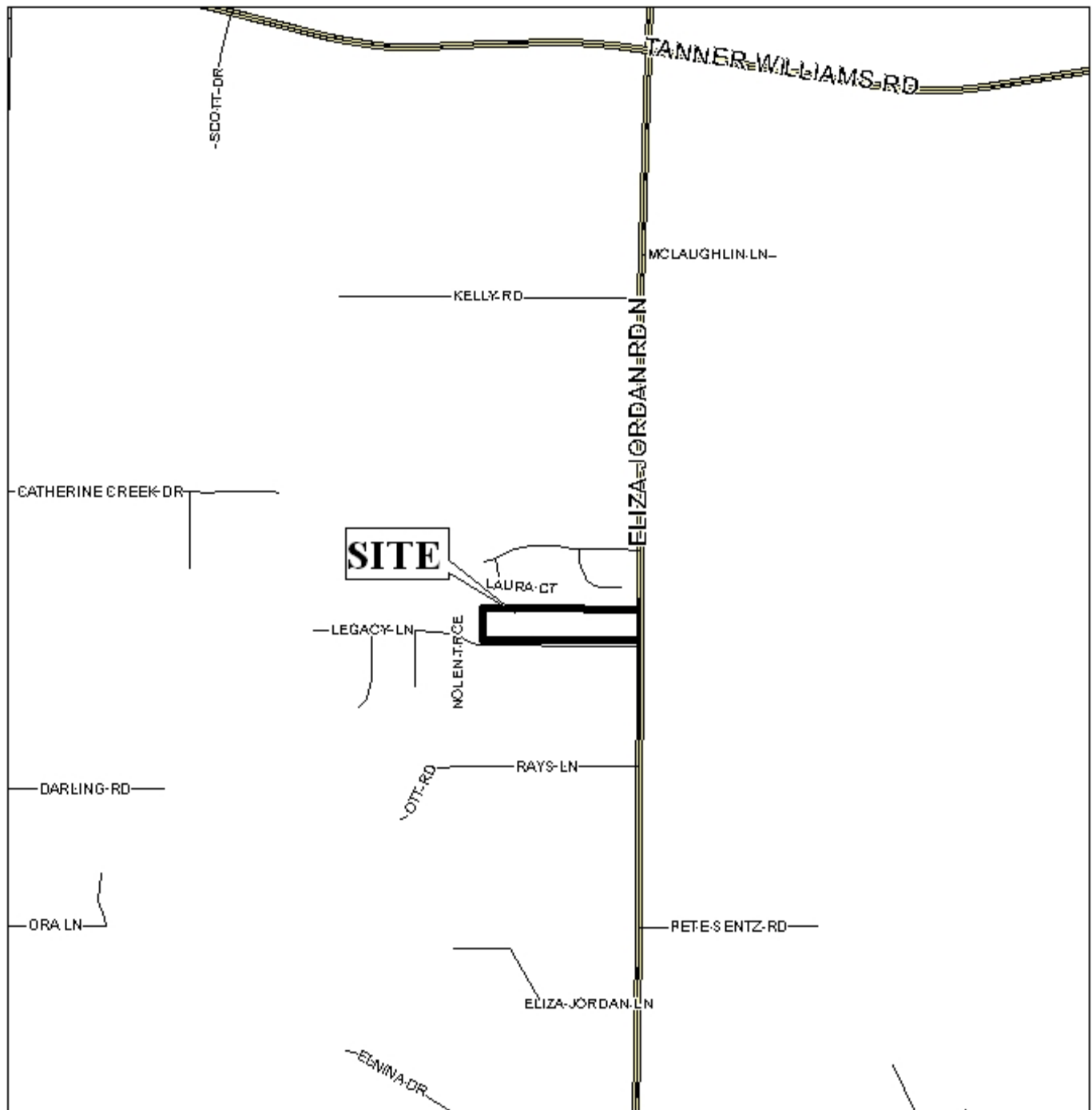
Based upon the preceding, this application is recommended for tentative approval, subject to the following conditions:

- 1) dedication to provide 50' from the centerline of Eliza Jordan Road;
- 2) dedication of the corner radii at Eliza Jordan Road and Legacy Lane to be approved by Mobile County Engineering and conform to AASHTO standards;
- 3) illustration of the 25' minimum building setback line along Legacy Lane;
- 4) illustration of the 25' minimum building setback line along Eliza Jordan Road after dedication;
- 5) retention of the lot sizes, in square feet and acres, or provision of a table on the Final Plat with the same information;
- 6) 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;
- 7) 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.);*
- 8) 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.);*
- 9) placement of a note on the Final Plat limiting Lot 1 to one curb cut to Legacy Lane and Lot 2 to the two existing curb cuts to Eliza Jordan Road, with the size, design, and

location of all curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards; and

- 10) 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.

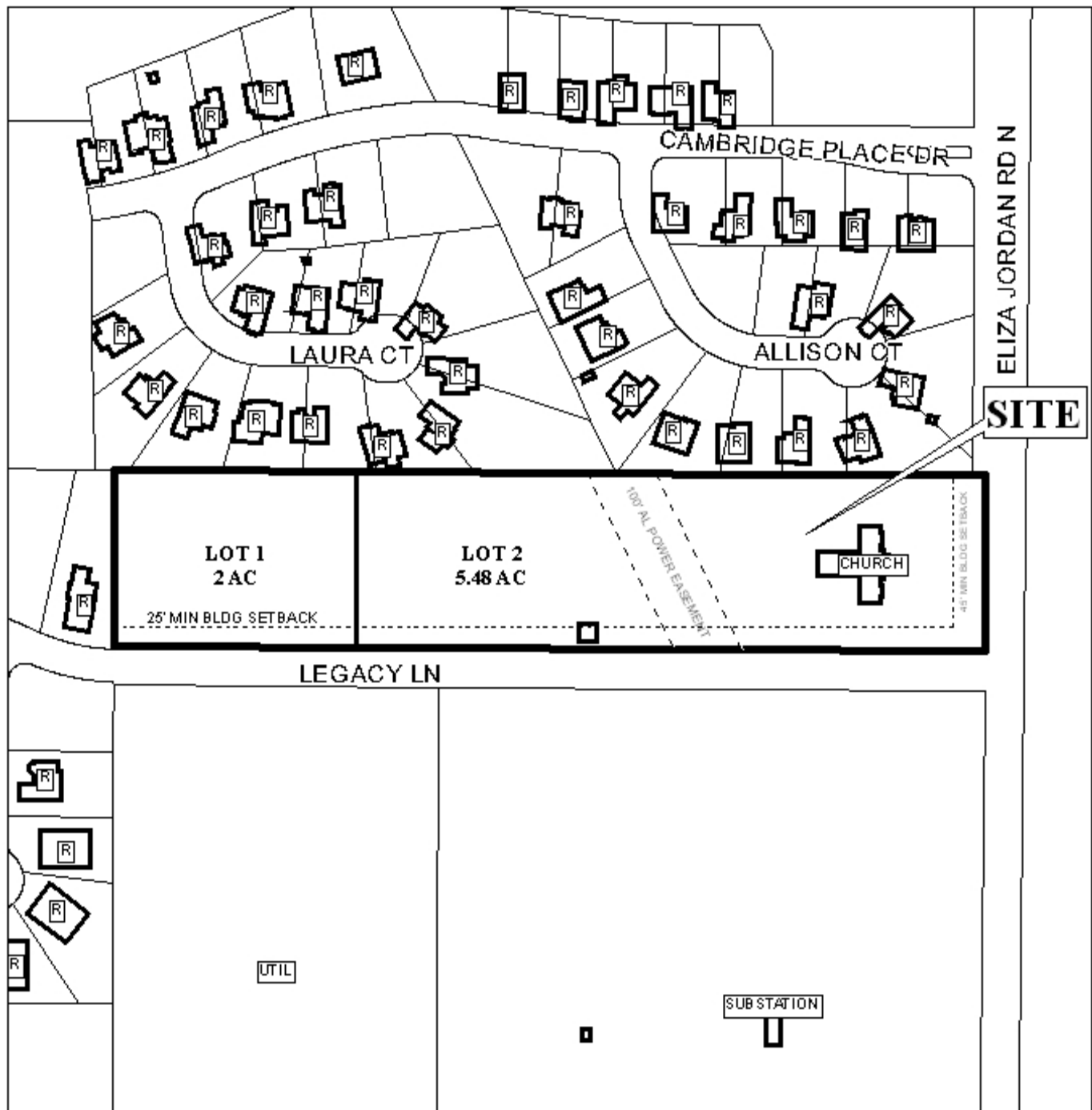
# LOCATOR MAP



APPLICATION NUMBER 13 DATE July 5, 2012  
APPLICANT Anthony Subdivision, Resubdivision of Lot 2  
REQUEST Subdivision

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NTS

# ANTHONY SUBDIVISION, RESUBDIVISION OF LOT 2



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