

ESCHOL PLACE SUBDIVISION

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

Fire-Rescue Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code. All projects within the Mobile County Fire Jurisdiction must comply with the 2006 International Fire Code, as adopted.

Mobile Area Water & Sewer System Comments: MAWSS has only water services available.

The plat illustrates the proposed 1-lot, 0.5± acre subdivision which is located on the East side of Park Avenue South, 295'± South of Airport Boulevard. The subdivision, which is located outside the Mobile City Limits, is served by public water and individual septic systems.

The purpose of this application is to create a legal lot of record from a metes and bounds parcel remaining of a lot in previously approved subdivision. Two other parcels taken from the original lot have been attached to two adjoining lots to the North, both of which have changed ownership several times since the 1970's; therefore, inclusion of those properties in this subdivision would not be practicable.

The site fronts Park Avenue South, which has an adequate 50' right-of-way. No building setback line is indicated on the plat; therefore, a 25' minimum building setback line along the Park Avenue South frontage should be depicted on the final plat. A note should also be placed on the final plat limiting the subdivision to one curb cut to Park Avenue South, with the size, location, and design to be approved by the Mobile County Engineering Department.

No lot sizes in square feet were indicated on the plat; therefore the final plat should be revised to label each lot with its size in square feet, or a table depicting the same information should be provided.

The property is located in the County; thus a note should be required on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

The site is in the unincorporated part of Mobile County; nevertheless, development should be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances. Submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits

should be required. Certification should be submitted to the Planning Section of Urban Development and County Engineering.

The plat meets the minimum requirements of the Subdivision Regulations, and is recommended for Tentative Approval, subject to the following conditions:

- 1) depiction of the 25' minimum building setback line along Park Avenue South;
- 2) placement of a note on the final plat stating that the subdivision is limited to one curb cut to Park Avenue South, with the size, location, and design to be approved by the Mobile County Engineering Department;
- 3) the labeling of each lot to indicate its size in square feet, or provision of a table on the plat with the same information;
- 4) the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and
- 5) placement of a note on the Final Plat stating that development will be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits. Certification to be submitted to the Planning Section of Urban Development and County Engineering.

LOCATOR MAP



APPLICATION NUMBER 15 DATE August 16, 2007

APPLICANT Eschol Place Subdivision

REQUEST Subdivision



NTS

ESCHOL PLACE SUBDIVISION



APPLICATION NUMBER 15 DATE August 16, 2007

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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