

MADISON-LAW SUBDIVISION

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.

Mobile Area Water and Sewer Systems Comments: No Comments.

The plat illustrates the proposed 2.0± acre, 2-lot subdivision, which is located on the North side of Tanner Williams Road, 325'± East of Pumping Station Road and is located within the planning jurisdiction. The site is served by public water and individual septic tanks.

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

The site fronts Tanner Williams Road, a major street as illustrated on the Major Street Plan, which is illustrated on the preliminary plat as 60-foot right-of-way; therefore, the illustration of the minimum building setback line of 45-feet (75-feet as measured from the centerline of Tanner Williams Road), would be required.

The site has approximately 300-feet of frontage along Tanner Williams Road. As a means of access management, each lot should be limited to the existing curb cut. If the site is redeveloped, any new curb cuts, size, location, and design should be approved by County Engineering and conform to AASHTO standards.

The plat should also be revised to label each lot with its size in square feet, or a table with the same information should be provided.

The site is located in the county; therefore, a note should be place on the final plat stating that any lots developed commercially and adjoin residentially developed property must contain shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations.

While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

Based on the preceding, the application meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) depiction of the minimum building setback line of 45-feet (75-feet from the centerline of Tanner Williams Road);

- 2) placement of a note on the final plat stating that each lot is limited to the existing curb cut to Tanner Williams Road, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;
- 3) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property must contain provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and
- 4) submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.

LOCATOR MAP



APPLICATION NUMBER 23 DATE January 3, 2008

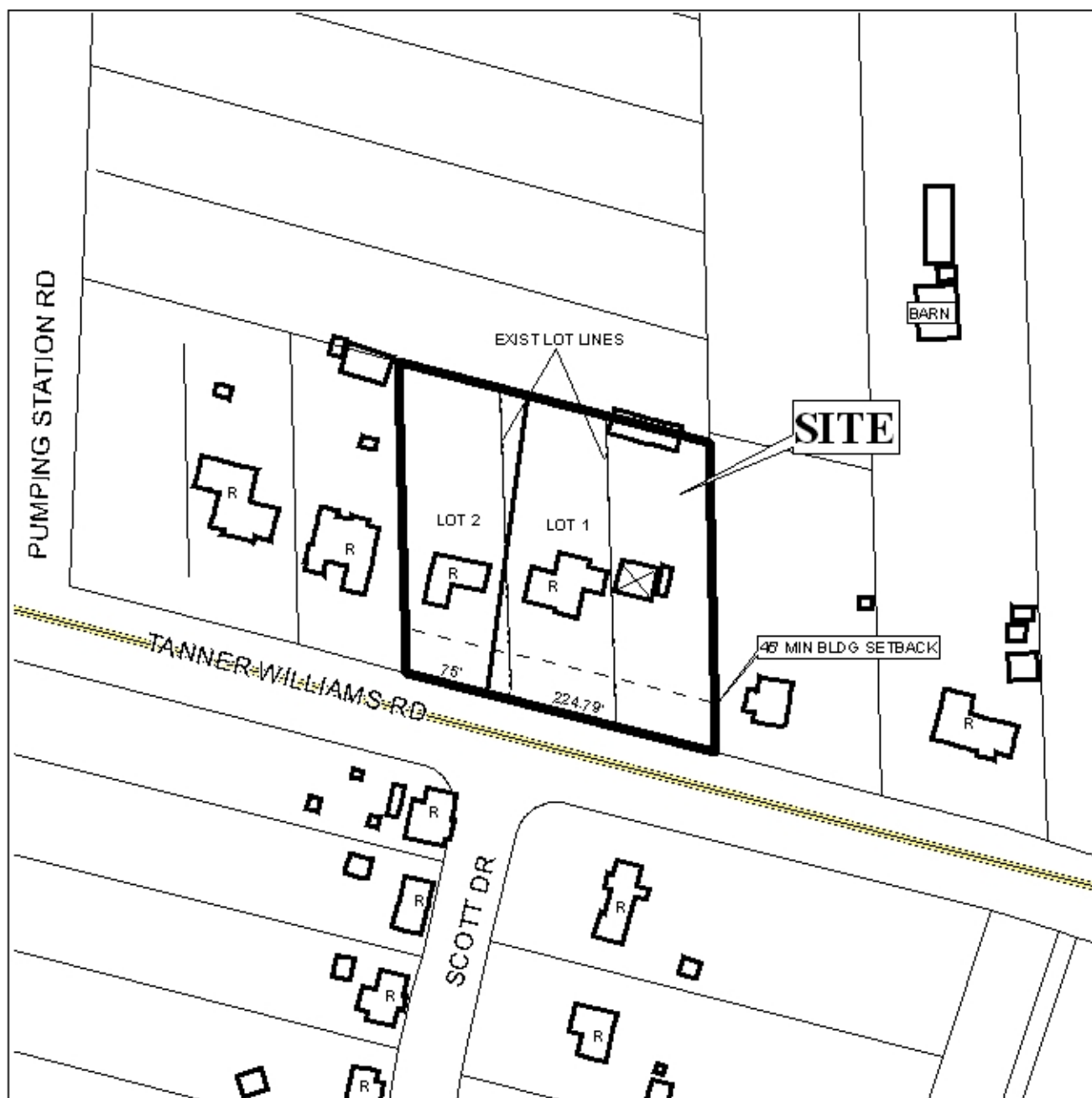
APPLICANT Madison-Law Subdivision

REQUEST Subdivision



NTS

MADISON-LAW RESUBDIVISION



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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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