

GOLDEN FLAME SUBDIVISION

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

The plat illustrates the proposed 1-lot, 1.4± acre subdivision which is located on the Northeast corner of Three Notch Road and Sollie Road. The subdivision is served by public water and sewer.

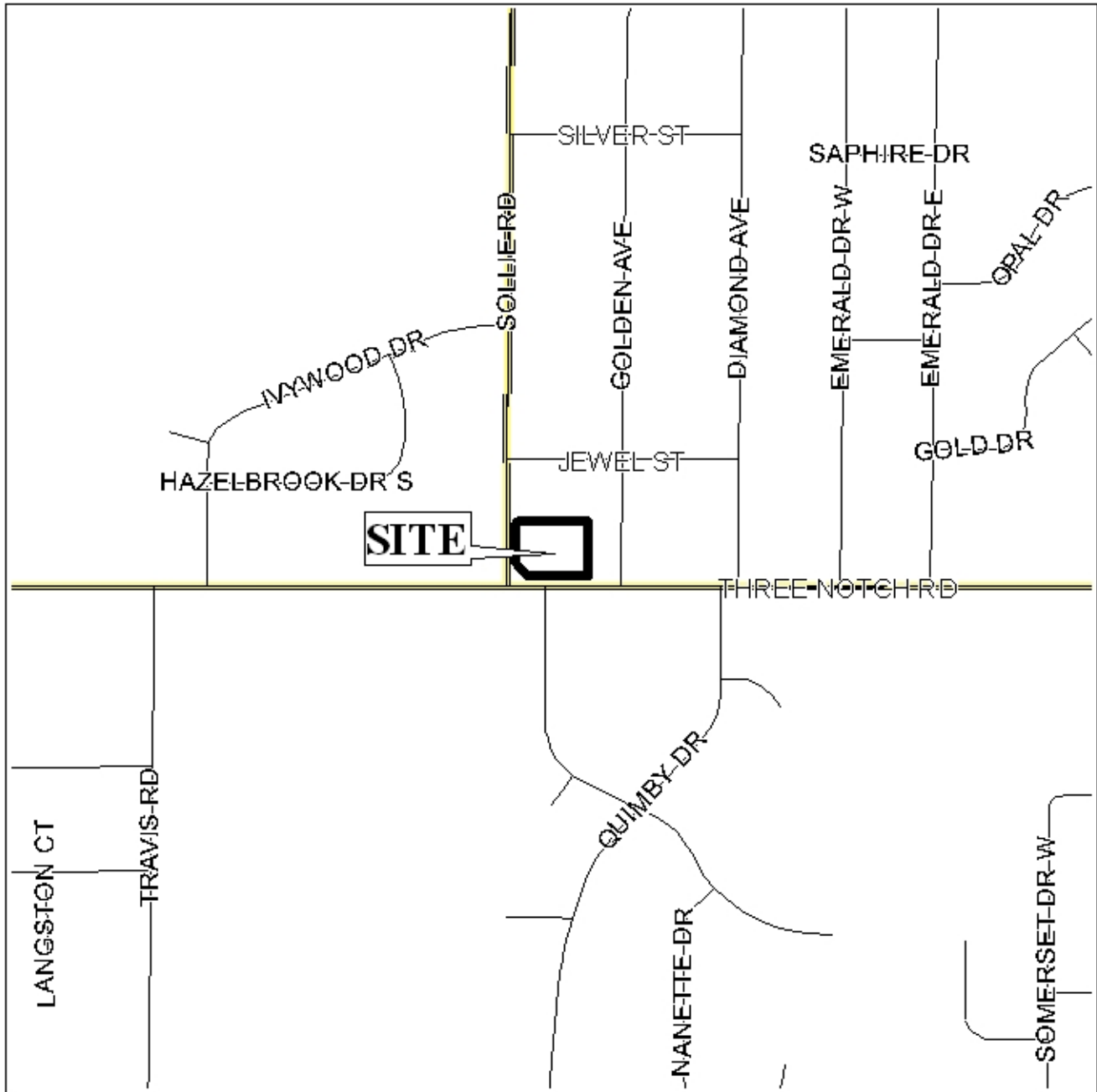
The purpose of the application is to create a legal lot of record from three existing legal lots of record.

The site fronts Three Notch Road and Sollie Road, both planned major streets which have an existing right-of-way of 80-feet. However, the Major Street Plan requires a 100-foot right-of-way; therefore, the dedication of sufficient right-of-way to provide 50-feet as measured from the centerline of Three Notch Road and Sollie Road, as well as an appropriate radius at the intersection of Three Notch Road and Sollie Road, should be required. Additionally, as a means of access management, a note should be placed on the final plat stating the site is limited to one curb cut to Three Notch Road and one curb cut to Sollie Road, with the size, location and design to be approved by County Engineering.

Since the site is located in the County, a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

With modifications, the final plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that the site is limited to one curb cut to Three Notch Road and one curb cut to Sollie Road, with the size, location and design to be approved by County Engineering; 2) the dedication of any necessary rights-of-ways, to provide 50-feet from the centerline of Three Notch Road and Sollie Road; 3) dedication of an appropriate radius at the intersection of Three Notch Road and Sollie Road, to be coordinated with the County Engineering Department; 4) the provision of the minimum building setback lines are illustrated from the dedicated right-of-way; and 5) the placement of a note on the final plat stating that a buffer, in compliance with Section V.A.7., will be provided where the site adjoins residentially developed property.

LOCATOR MAP



APPLICATION NUMBER 1 DATE October 5, 2006

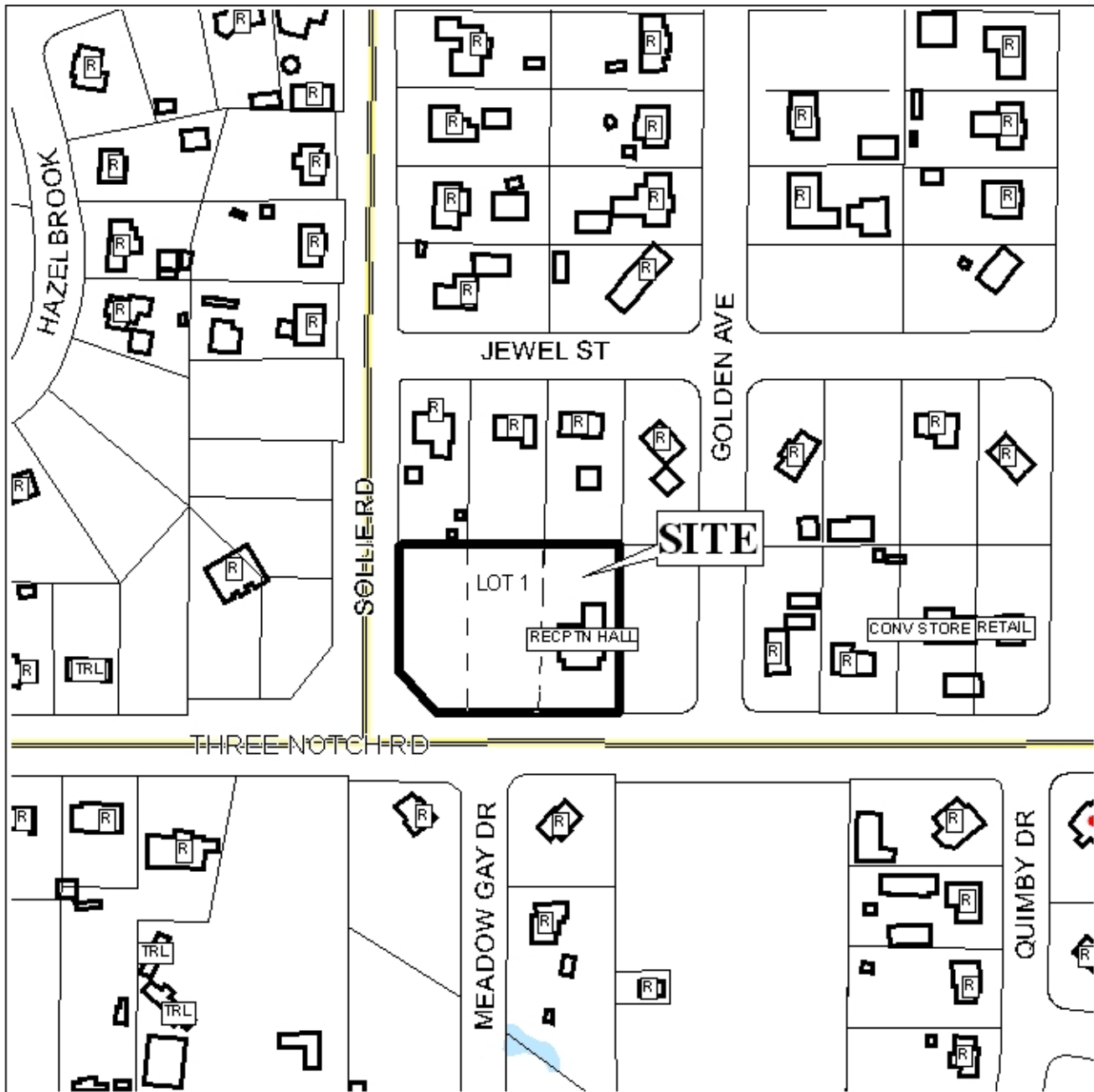
APPLICANT Golden Flame Subdivision

REQUEST Subdivision



NTS

GOLDEN FLAME SUBDIVISION



APPLICATION NUMBER 1 DATE October 5, 2006

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