

NELSON ESTATES SUBDIVISION

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

The plat illustrates the proposed 12-lot, 5.0± acres subdivision which is located on the West side of Leroy Stevens Road at the West terminus of Danielle Drive and is located within the Planning Jurisdiction. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a 12-lot subdivision from a metes and bounds parcel.

As a means of access management, the placement of a note on the final plat stating that Lots 1 and 12 are denied direct access to Leroy Stevens Road, should be required. Additionally, any new road for the site is to be dedicated and constructed to meet County Engineering Standards. Additionally, Lots 1 and 12 being corner lots, the dedication of a sufficient radius at Leroy Stevens Road and the new street as determined by County Engineering should be required.

Any common area, including detention basins, road islands and medians, should be labeled as commons areas. A note should be placed on the Final Plat stating that the maintenance of all common areas is the responsibility of the property owners.

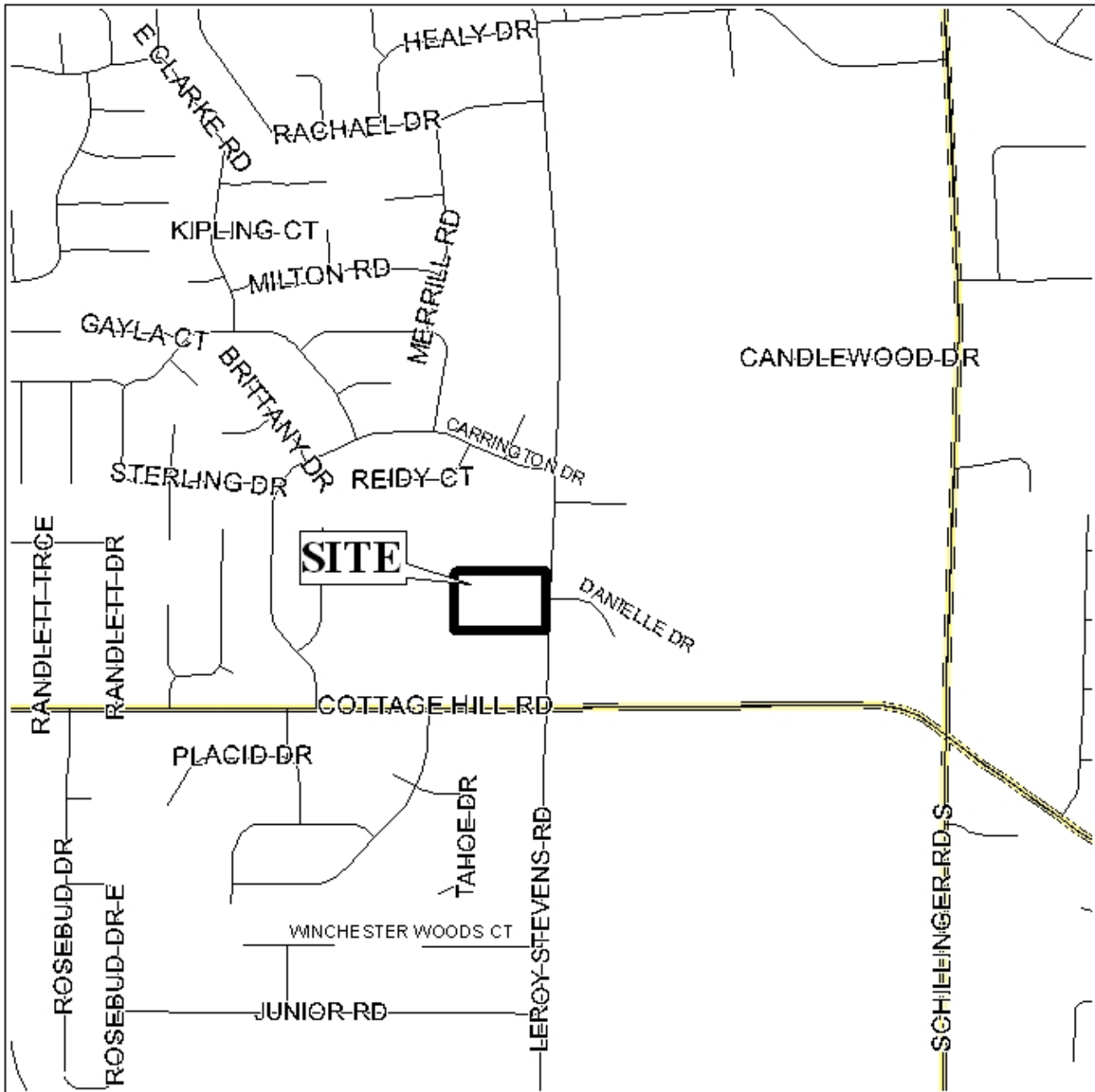
This site is located in the County, thus a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

While the site is located in the county, compliance with the City of Mobile stormwater and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances should be submitted to the Planning Section of Urban Development prior to the signing of the final plat, if approved.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) dedication and construction of new roads to meet County Engineering Standards; 2) the placement of a note on the final plat stating that Lots 1 and 12 are denied direct access to Leroy Stevens Road; 3) the dedication of a sufficient radius at Leroy Stevens Road and the new street as determined by County Engineering; 4) placement of a note on the Final Plat stating that the maintenance of all common areas are the responsibility of the property owners; 5) the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and 6)

provision of a certification letter from a licensed engineer to the Planning Section of Urban Development and the Mobile County Engineering Department, certifying that the stormwater detention and drainage facilities comply with the City of Mobile stormwater and flood control ordinances prior to the signing and recording of the final plat.

LOCATOR MAP



APPLICATION NUMBER 3 DATE February 1, 2007

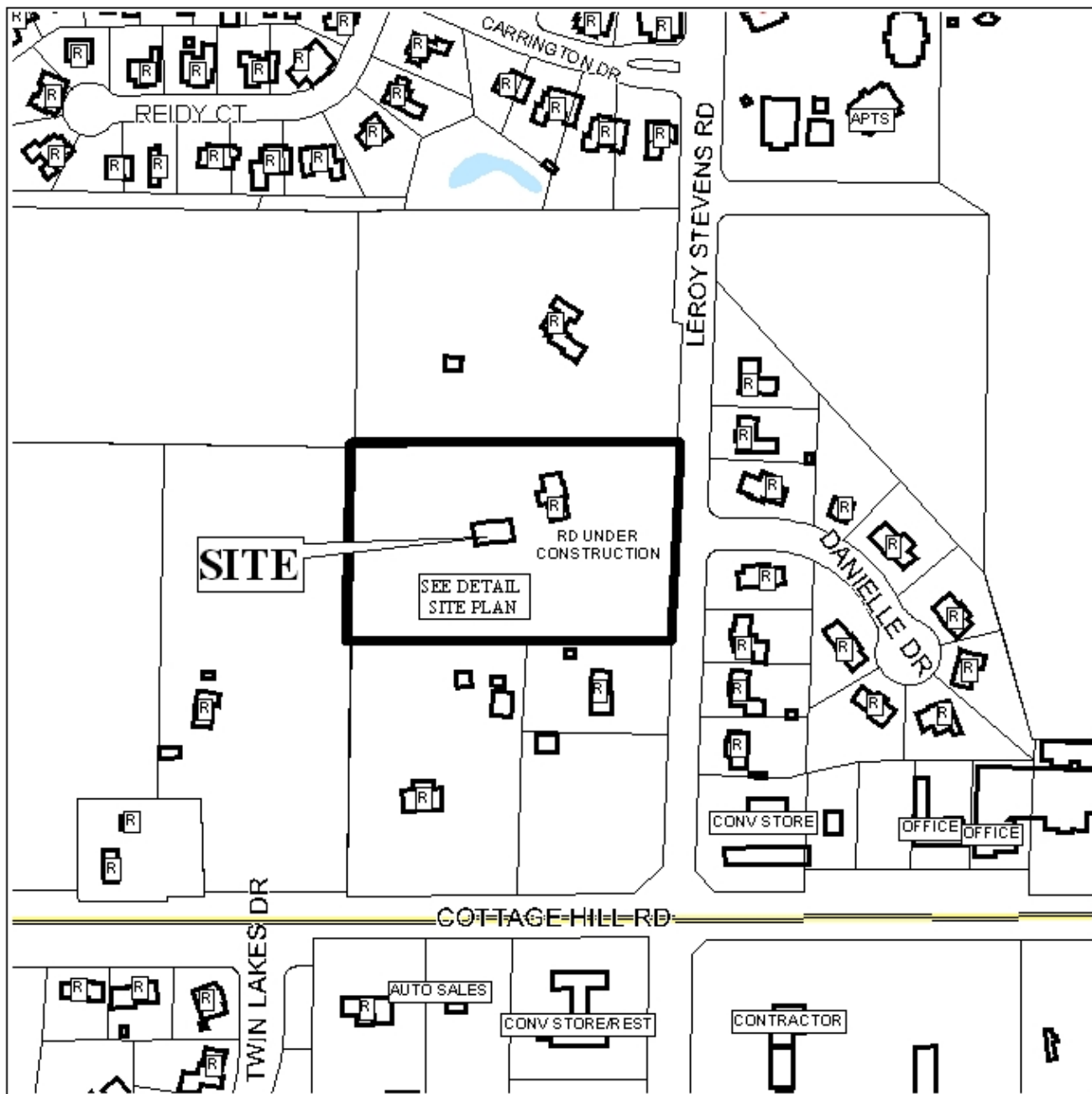
APPLICANT Nelson Estates Subdivision

REQUEST Subdivision



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NELSON ESTATES SUBDIVISION



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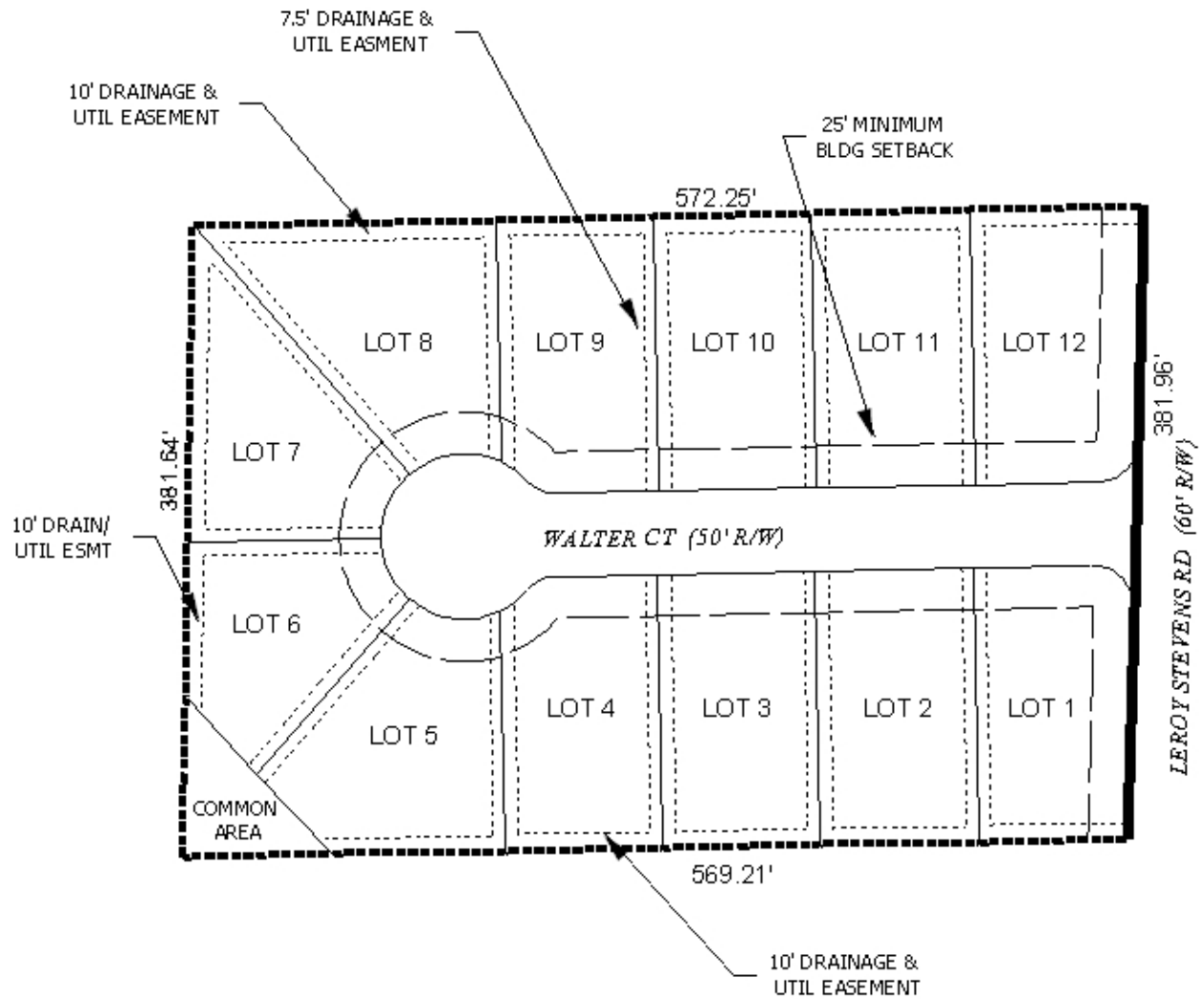
LEGEND

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



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DETAIL SITE PLAN



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