

NOLFE SUBDIVISION

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

The plat illustrates the proposed 3-lot, 7.7 ± acre subdivision which is located on the West side of Johnson Road West, 1 mile± North of Cowart Road. The subdivision is served by public water and private sanitary systems; the lots meet the minimum sizes required by the Subdivision Regulations for those services. Johnson Road West is an unpaved road with a 60-foot right-of-way; no dedication would be required.

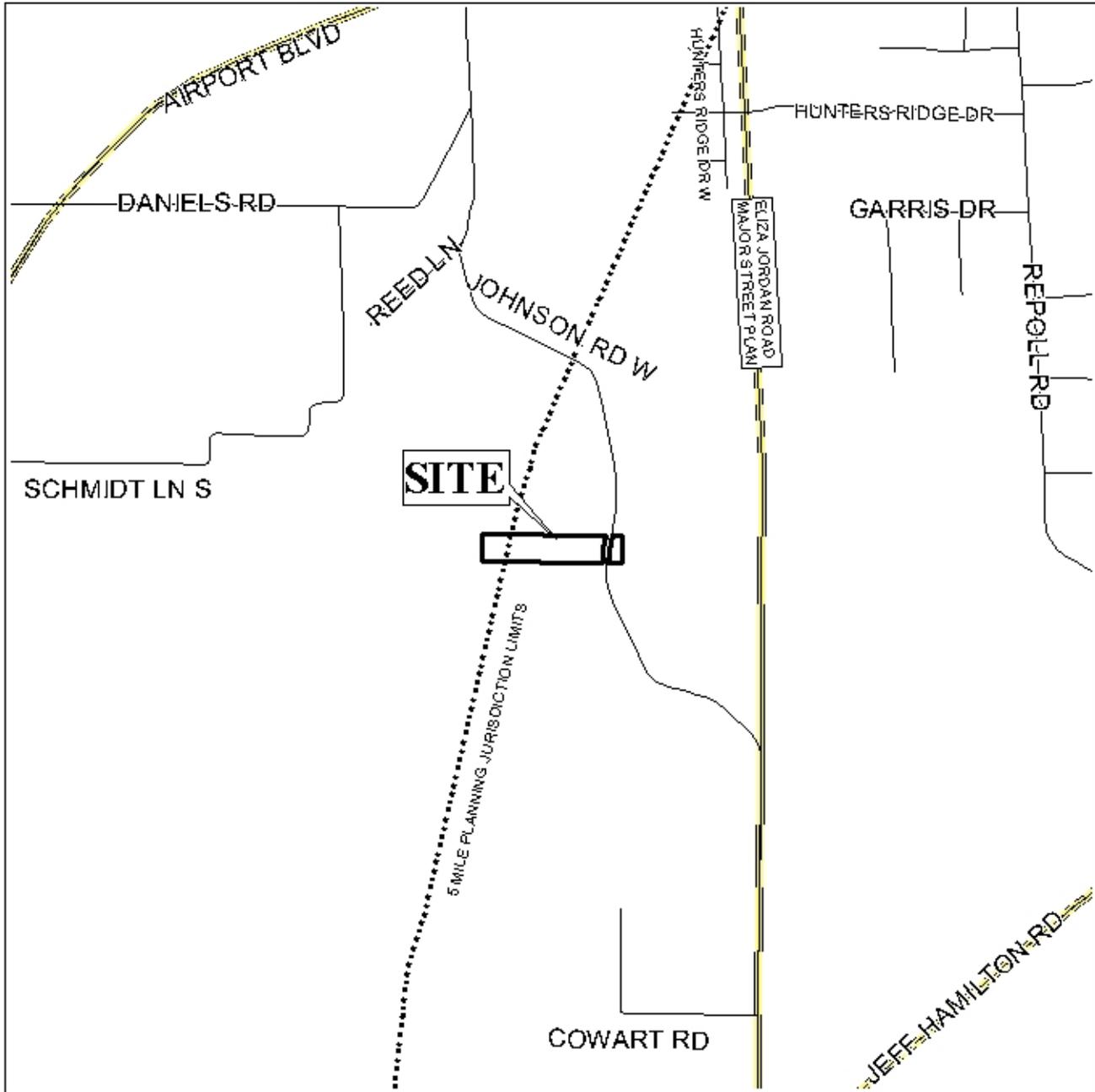
The purpose of this application is to create three lots of record from two metes and bounds parcels. As the site is partially located within the floodplain area, it may be considered environmentally sensitive, and federal, State, and local approvals may be required prior to the issuance of permits.

While the site is in the County, the applicant's engineer will be required to certify that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat, if approved. The plat should also be revised to depict contour data, as required by the Subdivision Regulations.

As the site is located in Mobile County, 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. Finally, lot sizes should be illustrated in square feet either through labeling or the provision of a table on the final plat.

The plat meets the minimum standards of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat; 2) that the site receive all applicable federal, State, and local approvals prior to the issuance of permits; 3) the provision of contour data as required by the Subdivision Regulations; 4) placement of a note on the 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; and 5) labeling of all lots with size in square feet, or placement of a table on the plat containing the lot size information.

LOCATOR MAP



APPLICATION NUMBER 4 DATE November 2, 2006

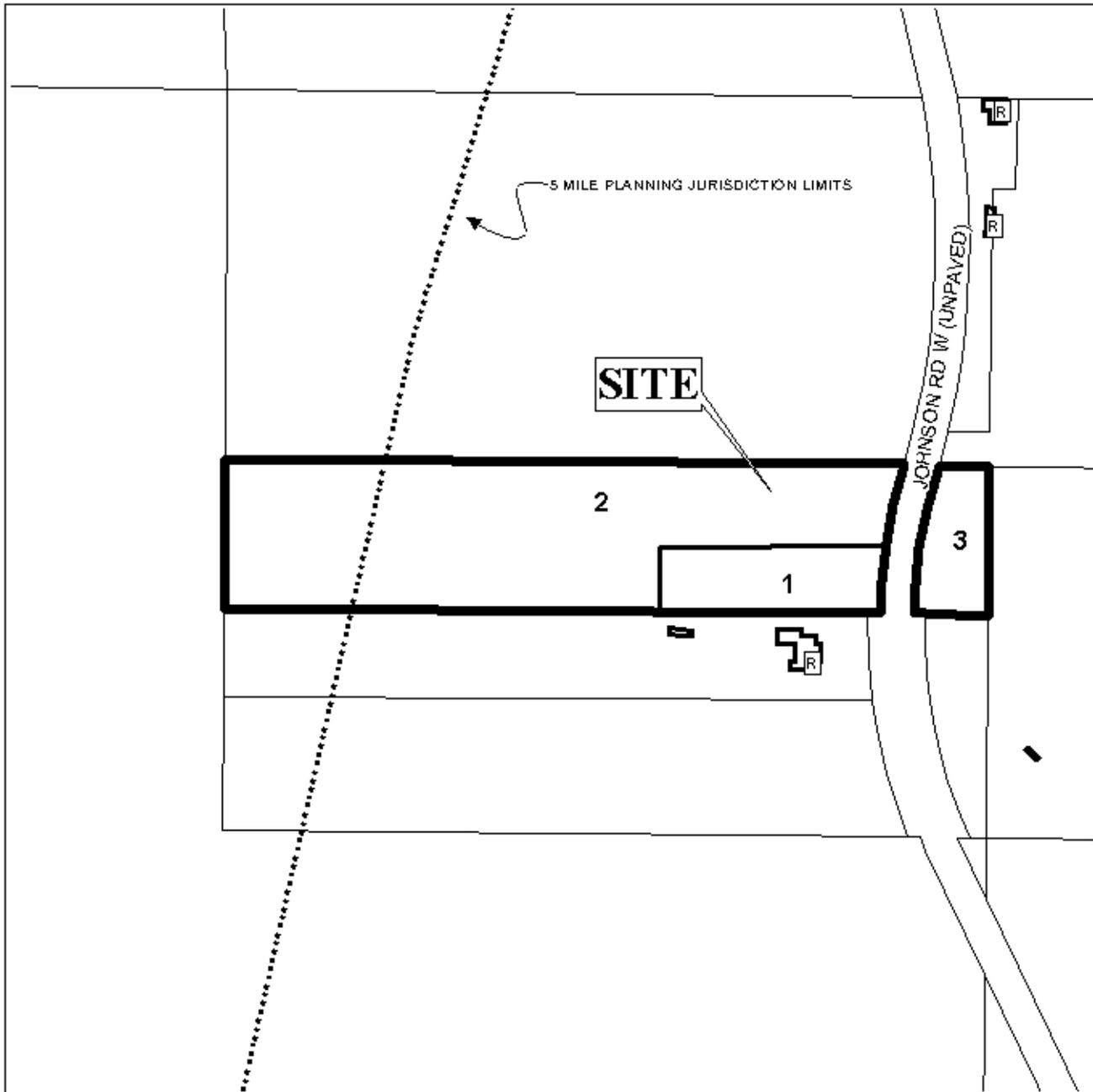
APPLICANT Nolfe Subdivision

REQUEST Subdivision



NTS

NOLFE SUBDIVISION



APPLICATION NUMBER 4 DATE November 2, 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	



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