

NELSON WOODS SUBDIVISION, **RESUBDIVISION OF LOT 2**

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.

Fire-Rescue Department Comments: Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

MAWSS Comments: No comments.

The preliminary plat illustrates the proposed 2-lot, 5.96± acre subdivision which is located at the Northeast corner of Leroy Stevens Road and Nugget Drive. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by city water and individual septic systems. The purpose of this application is to subdivide an existing legal lot into two legal lots.

The subject site, which is part of the Nelson Woods Subdivision, was approved by the Planning Commission at its January 8, 2004 meeting in order to subdivide a metes-and-bounds parcel into two lots.

The proposed lots front Leroy Stevens Road and Nugget Drive. Leroy Stevens Road is a minor street that requires a minimum right-of-way width of 60'. The right-of-way width is illustrated as 80' on the preliminary plat, and should be retained on the Final Plat, if approved. Nugget Drive is a paved minor street without curb and gutter, and as such, requires a right-of-way width of 60'. The right-of-way width is illustrated as 60' on the preliminary plat, and should be retained on the Final Plat, if approved.

In accordance with Section V.D.2. of the Subdivision Regulations, the proposed lots exceed the 15,000 square foot minimum lot size requirements for lots served by city water and individual septic systems. The lot size information is depicted in both square feet and in acres on the preliminary plat, and, if approved, should be retained on the Final Plat.

The 40-foot minimum building setback line is depicted on the preliminary plat along both Leroy Stevens Road and Nugget Drive for the proposed Lots A and B. If approved, the 40-foot minimum building setback line should be retained on the Final Plat.

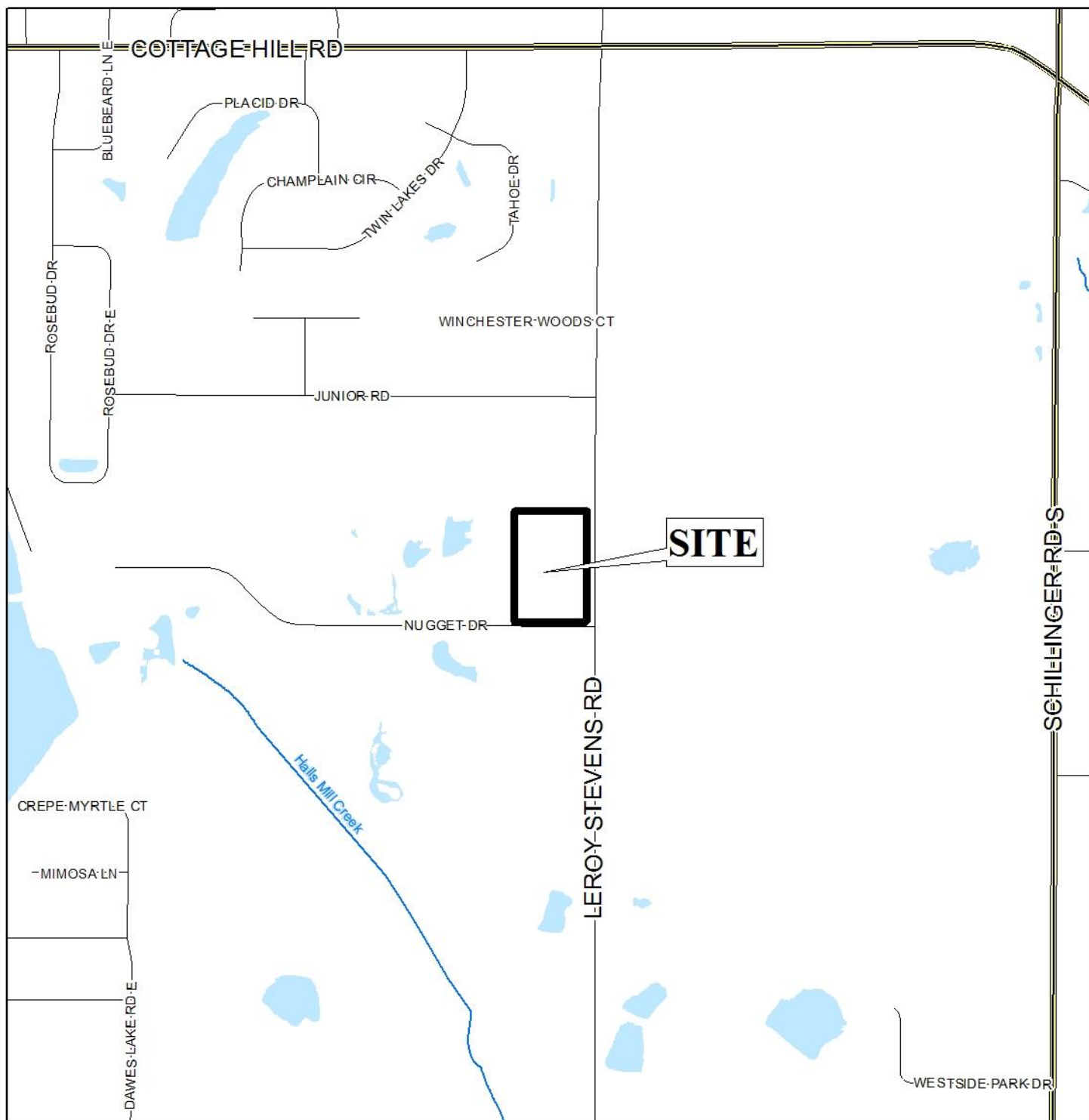
As a means of access management, a note should be placed on the Final Plat, if approved, stating that Lot A is limited to two curb-cuts to Leroy Stevens Road and that Lot B is limited to three curb-cuts, with the size, design, and location of each curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards.

This site is located in the County; therefore, any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations. A note should be placed on the Final Plat, if approved.

Based upon the proceeding, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Retention of the 80' right-of-way width along Leroy Stevens Road;
- 2) Retention of the 60' right-of-way width along Nugget Drive;
- 3) Retention of the lot size information in both square feet and in acres for each proposed lot;
- 4) Retention of the 40' minimum building setback line along Leroy Stevens Road and Nugget Drive for Lots A and B;
- 5) Placement of a note on the Final Plat stating that Lot A is limited to two curb-cuts to Leroy Stevens Road and that Lot B is limited to three curb-cuts, with the size, design, and location of each curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards;
- 6) Placement of a note stating that any sites that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;
- 7) Compliance with 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.);*and
- 8) Compliance with Fire Department comments and placement of a note *(Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).).*

LOCATOR MAP



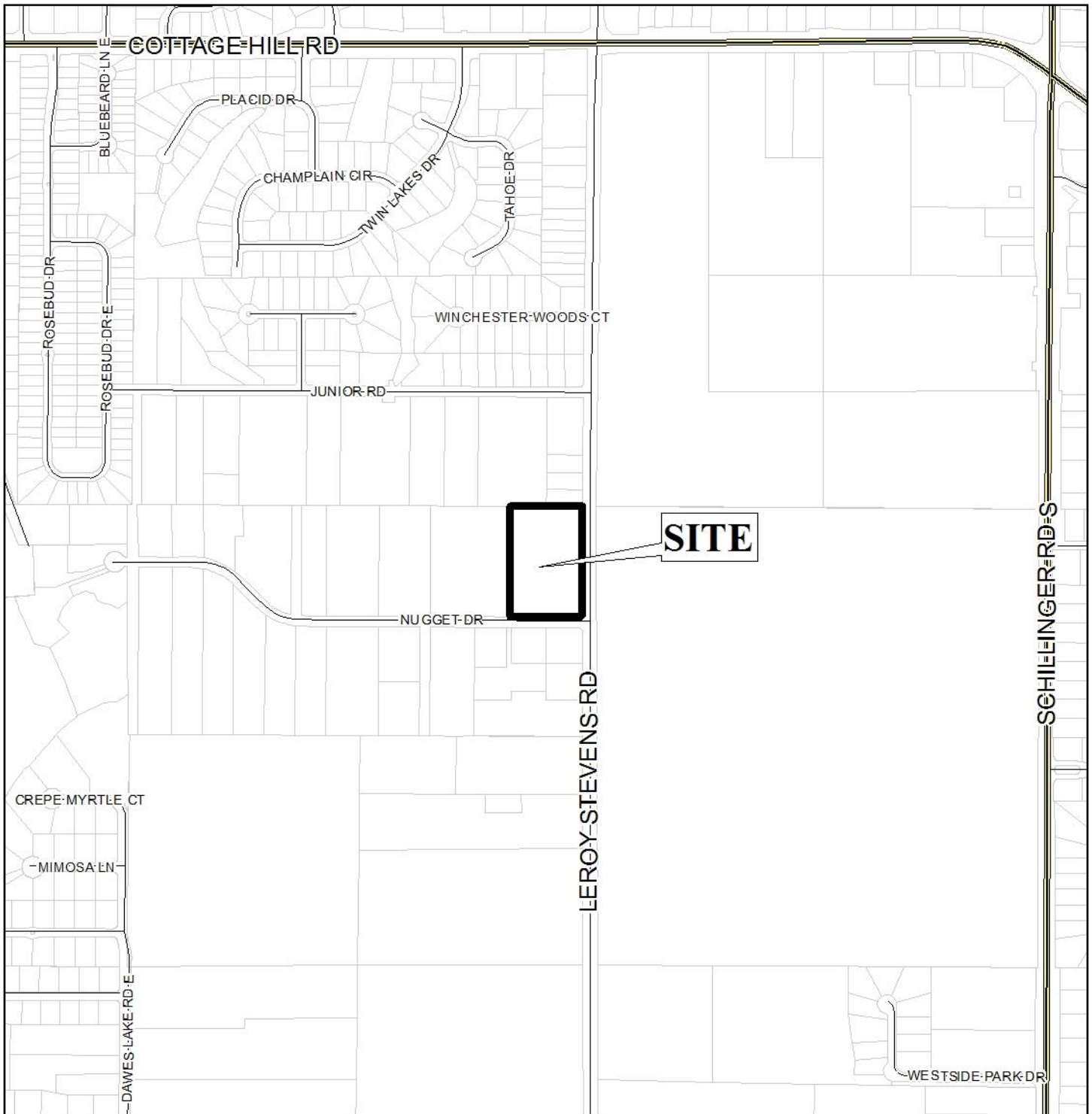
APPLICATION NUMBER 5 DATE March 23, 2017

APPLICANT Nelson Woods Subdivision, Resubdivisin of Lot 2

REQUEST Subdivision



LOCATOR ZONING MAP



APPLICATION NUMBER 5 DATE March 23, 2017

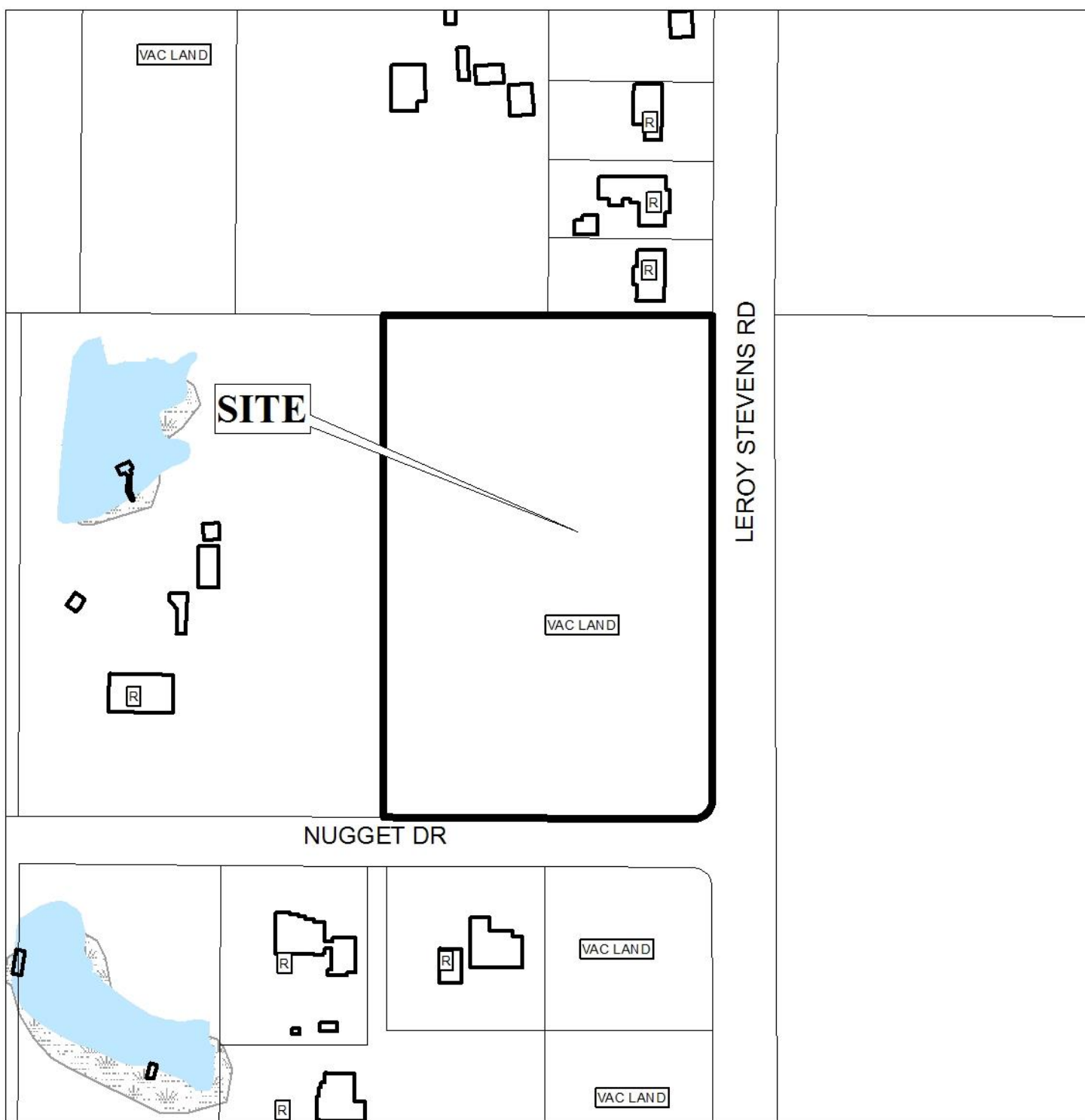
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REQUEST Subdivision



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NELSON WOODS SUBDIVISION, RESUBDIVISION OF LOT 2

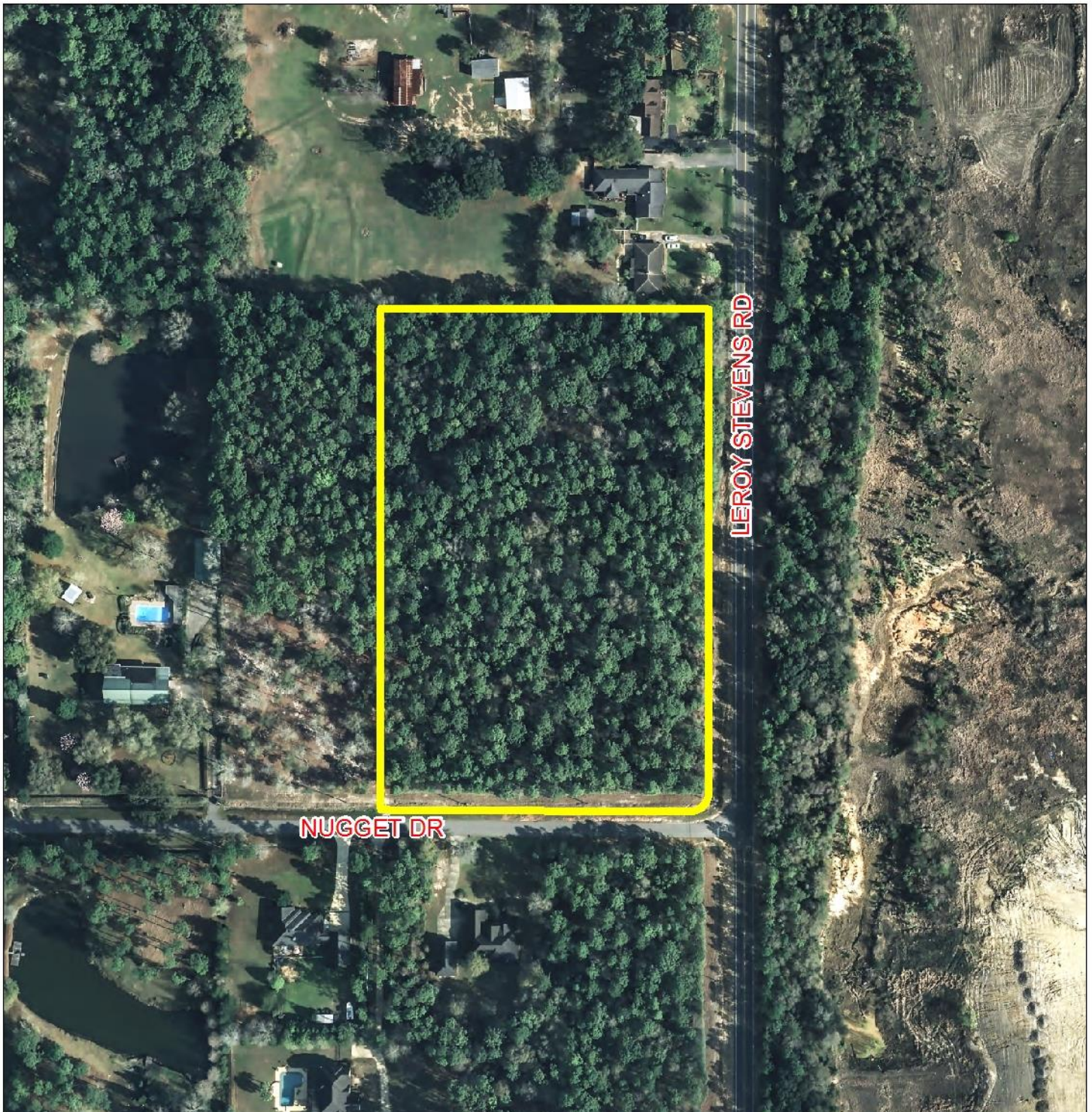


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



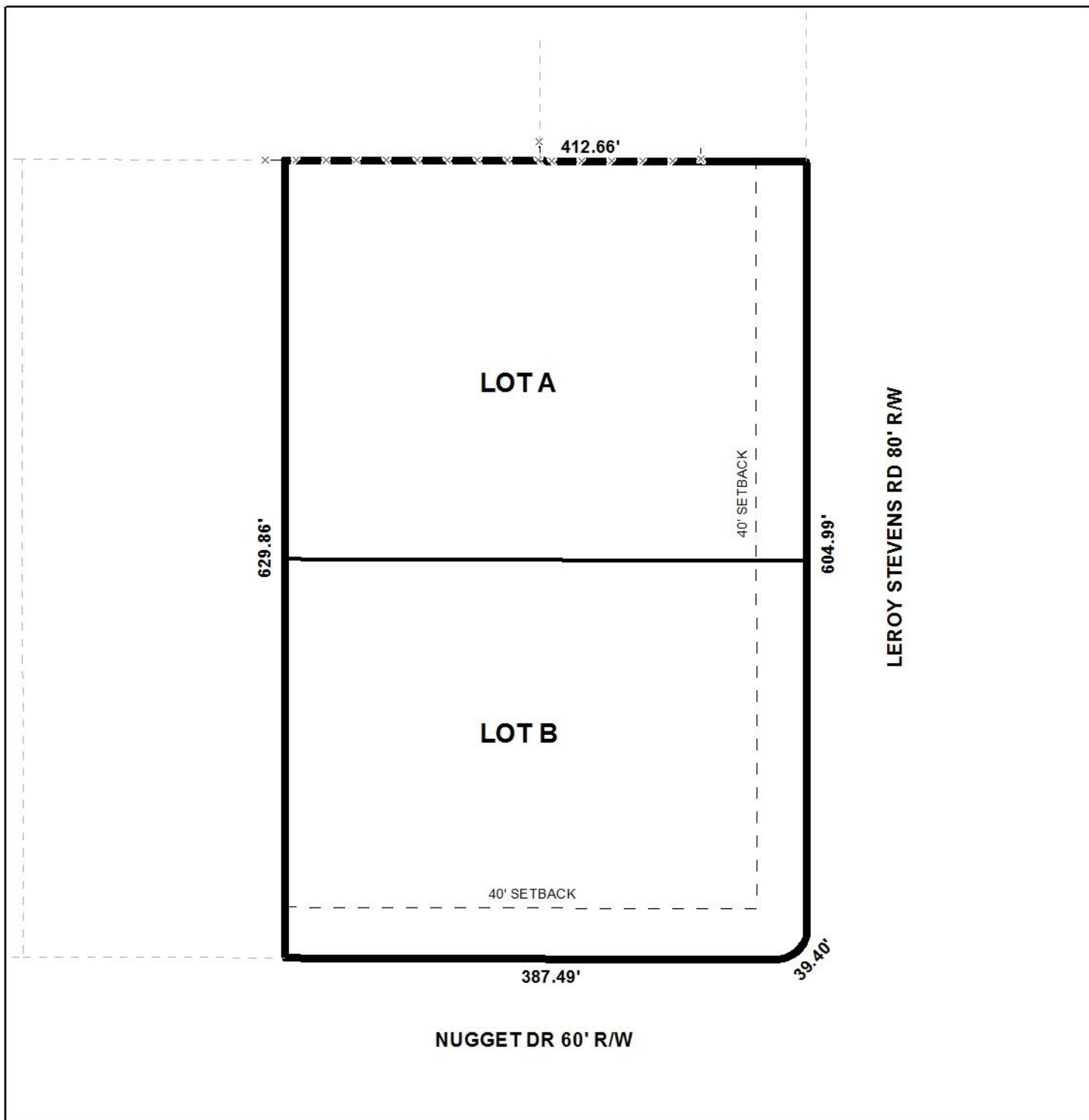
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DETAIL SITE PLAN



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