

BRACELAND SUBDIVISION

Engineering Comments: Development of property must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 3-lot, 20.0 \pm acre subdivision located on the West side of Harvey Hill Road, 105' \pm North of Howells Ferry Road, and extending to the North terminus of Harvey Hill Road and is located within the Planning Jurisdiction. The subdivision is served by public water and individual septic facilities.

The purpose of this application is to create 3-lots from two metes and bounds parcel.

As illustrated and described on the preliminary plat, a county maintained gravel drive (Harvey Hill Road), a 15-foot prescriptive right-of-way is the traveled road to the proposed subdivision. This proposed 3-lot subdivision would increase vehicular traffic on this county maintained road. Therefore, the applicant should dedicate sufficient right-of-way to the County along the portion of the gravel drive (Harvey Hill Road) that fronts the proposed subdivision. This dedication of property to the County is adjacent to and would allow access for the future resubdivision of this and/or other properties and would provide adequate access to all properties along this road. However, no future resubdivision should be allowed until Harvey Hill Road is constructed to County standards

Each lot exceeds the minimum size requirements for developments with access to public water and individual septic systems.

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.

This site is located in Mobile 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.

The placement of the 25-foot minimum building setback lines are not shown, but would be required on the Final Plat.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) dedication of sufficient right-of-way to provide 30 feet from the centerline of Harvey Hill Road; 2) the placement of a note on the Final Plat stating that no further resubdivision until Harvey Hill Road is constructed to County standards; 3) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, 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; 4) labeling of all lots with size in square feet, or provision of a table

with the lot size information on the plat; 5) placement of a note 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; and 6) the placement of the 25-foot minimum building setback line on the Final Plat.

LOCATOR MAP



APPLICATION NUMBER 7 DATE March 1, 2007

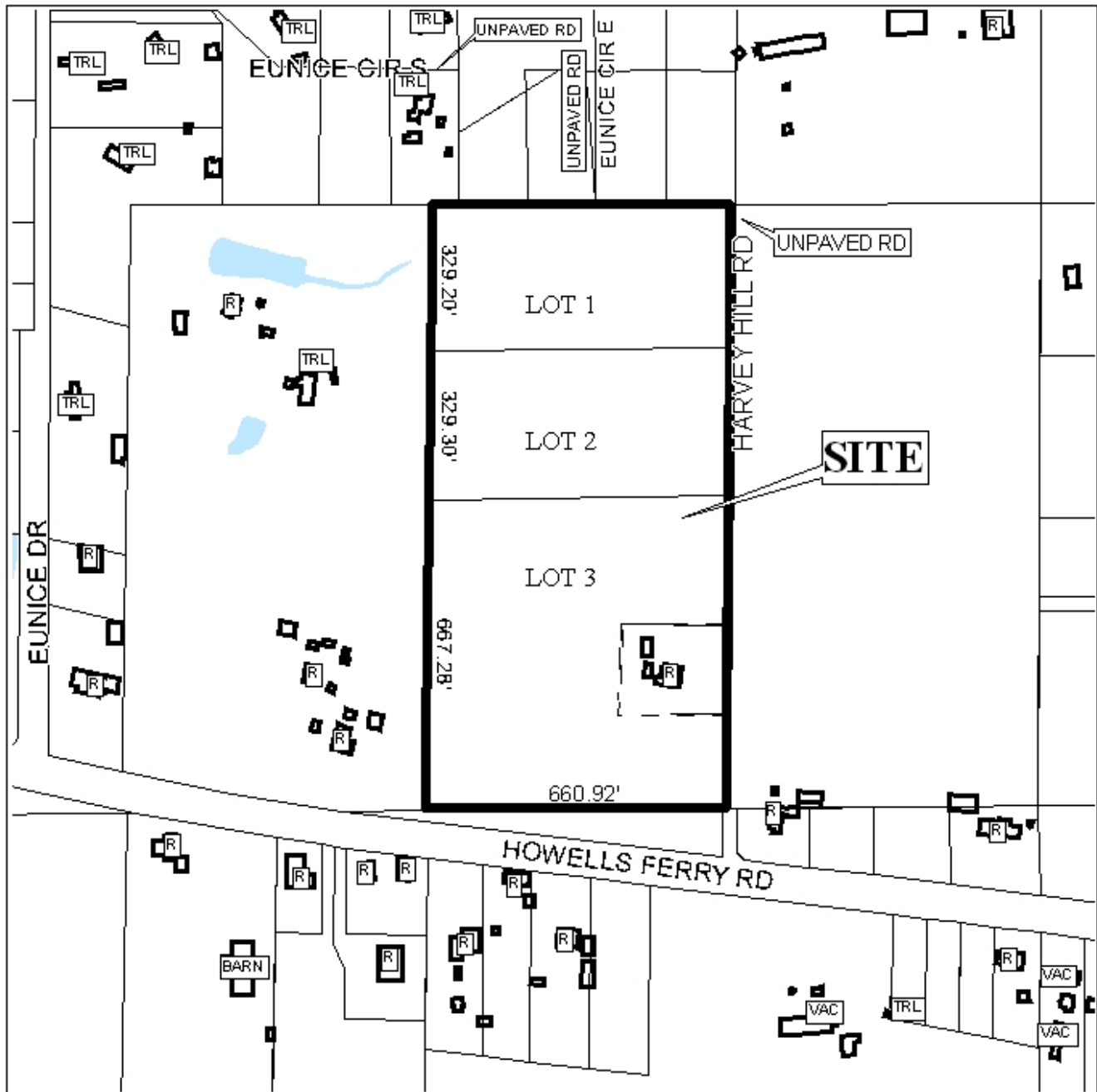
APPLICANT Braceland Subdivision

REQUEST Subdivision



NTS

BRACELAND SUBDIVISION



APPLICATION NUMBER 7 DATE March 1, 2007

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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