

HEAVEN'S WAY SUBDIVISION

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

The plat illustrates the proposed 24 lot, 9.2 ± acre subdivision which is located on the South side of Broughton Road, 980' + East of Hardeman Road. The subdivision is served by both public water and sewer.

The purpose of this application is to subdivide an undeveloped parcel into 24 lots. It should be noted that an adjacent parcel appears to have been originally part of the site under consideration, and was sold off from the site in question, the parent parcel, in 1989. The adjacent parcel must be included as part of this application so that it may become a legal lot of record.

The site fronts onto Broughton Road, a paved minor street with adequate right-of-way. The site is undeveloped, but is bounded to the East by a plant nursery, and to the South, West and North by residential uses.

Michael's Court, the cul-de-sac proposed for the subdivision, is approximately 1,160 feet long, which exceeds the 600-foot length recommended in Section V.B.6. of the Subdivision Regulations. To accommodate the proposed length, the plat should be revised to provide a street-stub to the parcel to the East near the midpoint of the proposed street. A street-stub to the parcel South of the site is also recommended in order to facilitate future connections as the general area is developed. A traffic calming device, to be approved by the Mobile County Engineering Department, is also recommended.

Two retention common areas are proposed for the subdivision. The retention common area on the South side of the proposed subdivision does not appear to be accessible, therefore the plat should be revised to depict either an access easement or frontage onto the proposed street (provision of a street stub to the South may resolve the access issue). The note regarding the maintenance of common areas should also be revised to exclude the City of Mobile from any maintenance responsibility.

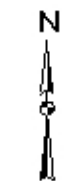
This site is located in Mobile County, thus a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

Based on the preceding, the application is recommended for Holdover until the August 3rd meeting to allow the applicant to revise the plat as follows, with revisions due by July 10th: 1) inclusion of the parcel located at 10403 Broughton Road, including additional postage and mailing labels; 2) provision of street-stubs to the East and South; 3) provision of traffic calming devices along Michael's Court, to be approved by Mobile County Engineering; 4) provision of direct access or an easement for the retention common area located at the South end of the site, if access is not provided by the street-stub to the South; and 5) placement of a note on the final plat stating that a buffer, in compliance with Section V.A.7. shall be provided where the commercial properties adjoin residential property.

LOCATOR MAP

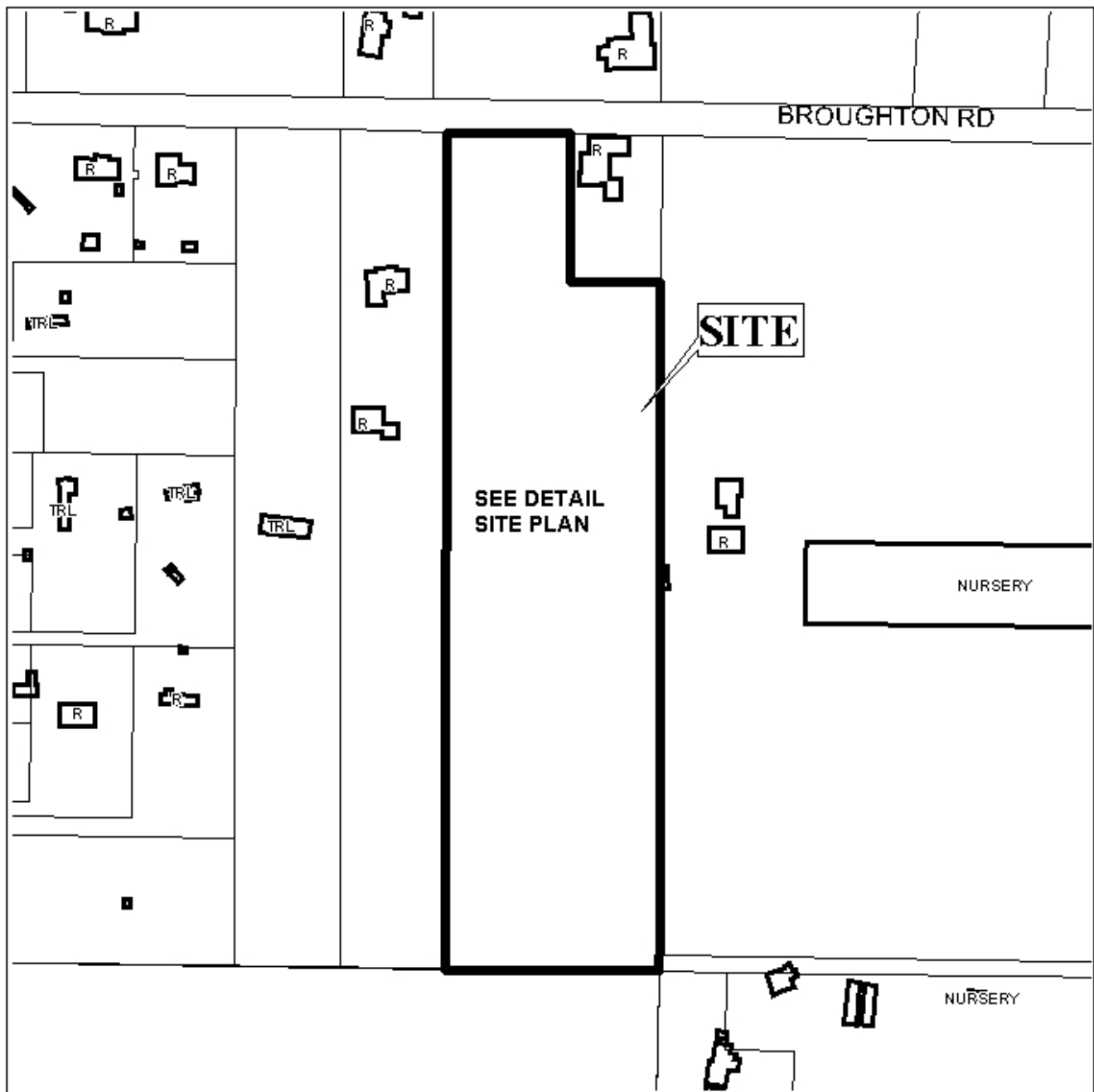


APPLICATION NUMBER 8 DATE July 6, 2006
APPLICANT Heaven's Way Subdivision
REQUEST Subdivision



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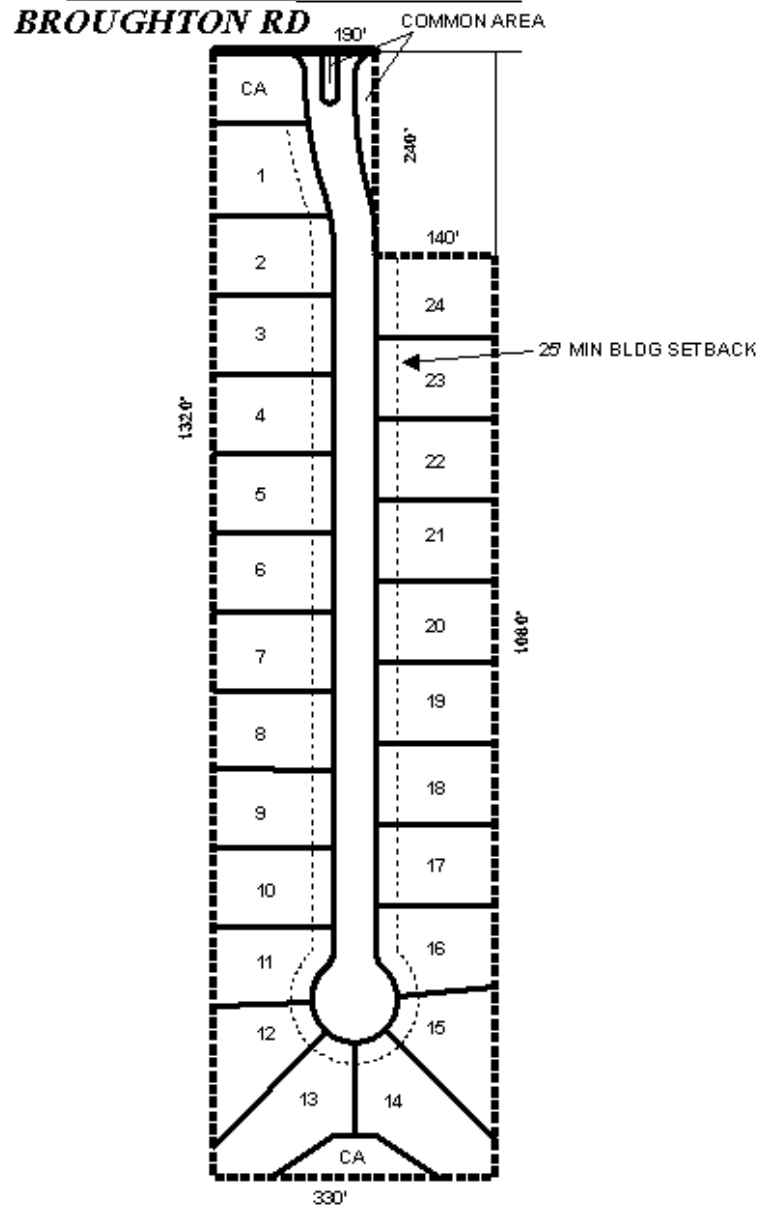
LEGEND

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



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DETAIL SITE PLAN



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