

RAPHAEL COURT SUBDIVISION

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

The plat illustrates the proposed 34-lot, 15.8± acre subdivision which is located on the South side of Nursery Road, ¼ mile± East of Snow Road. The subdivision is served by public water and sewer systems.

The purpose of this application is to create a 34-lot subdivision from one metes and bounds parcel. The preliminary plat depicts one phase, with approximately 144+ acres as future development.

The site fronts onto Nursery Road, which the preliminary plat illustrates adequate right-of-way of 80-foot. It should be noted that the future development area fronts Wulff Road, as this is a major street as illustrated on the Major Street Plan component of the Comprehensive Plan., 100-foot right-of-way would be required.

A traffic calming (traffic circle) device has been depicted on the preliminary plat. Block length provided within the development meet the minimum requirements of Section V.C.1. of the Subdivision Regulations.

The overall site is bounded by undeveloped parcels to the West. The development, as currently designed, does not provide access or street stubs to these parcels (in the area of Lots 18, 19, 24, and 25), or to the future development area (near Lot 13). As illustrated on the Vicinity Map, Viking Place, Phase One which accesses Snow Road illustrates connectivity to the Future Development area. The proposed subdivision and future development should be redesigned to provide access to all parcels abutting the site.

One detention area is depicted on the preliminary plat. The plat does illustrate that the detention area does appear to be accessible via an easement.

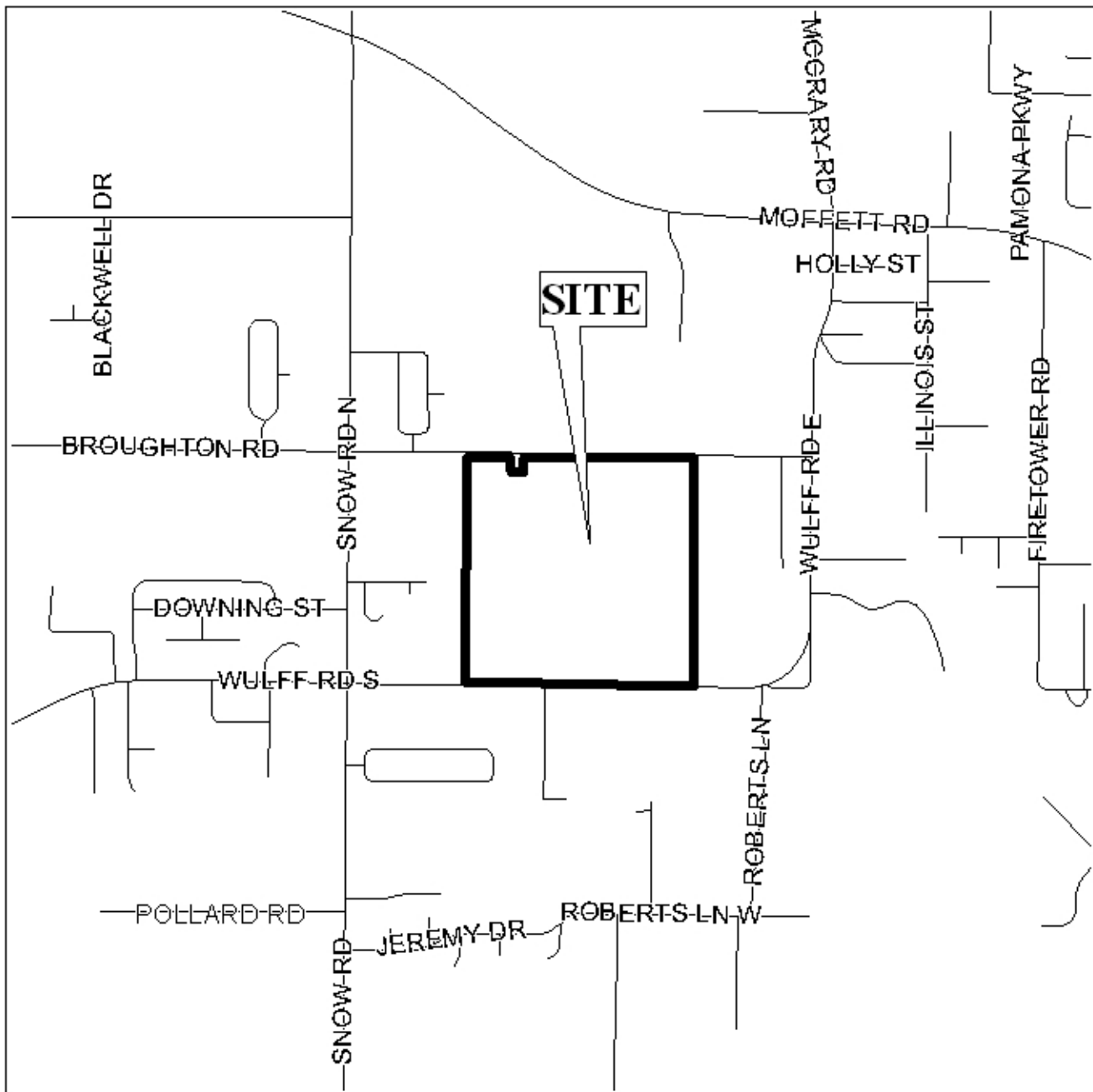
It appears that each lot meets the minimum size requirements for developments with access to public water and sewer. Due to the size of the proposed and future development, it is requested that the applicant revise the preliminary plat to provide the size of each lot in square feet on the plat, either as a table or as a label for each individual lot.

Common space and detention area are depicted on the preliminary plat. All common areas, whether greenspaces, detention areas, or other, should be labeled as such, and a note should be place on the final plat, if approved, stating that maintenance of all common areas shall be the responsibility of the subdivision's property owners.

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 upon the preceding, the plat is recommended for Holdover until the October 5th meeting, with revisions due to Urban Development by September 11th, for the following reasons: 1) provision of connections to all abutting properties, in compliance with Section V.B.1. of the Subdivision Regulations; 2) identification of the size of all lots in square feet, either via a table on the plat, or by the labeling of each lot, to ensure that each lot meets the minimum lot size identified in Section V.D.2. of the Subdivision Regulations; 3) identification and labeling of all common areas, including greenspaces, road medians, and detention areas, and placement of a note on the plat stating that maintenance of all common areas shall be the responsibility of the subdivision's property owners; and 4) 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.

LOCATOR MAP



APPLICATION NUMBER 8 DATE September 7, 2006

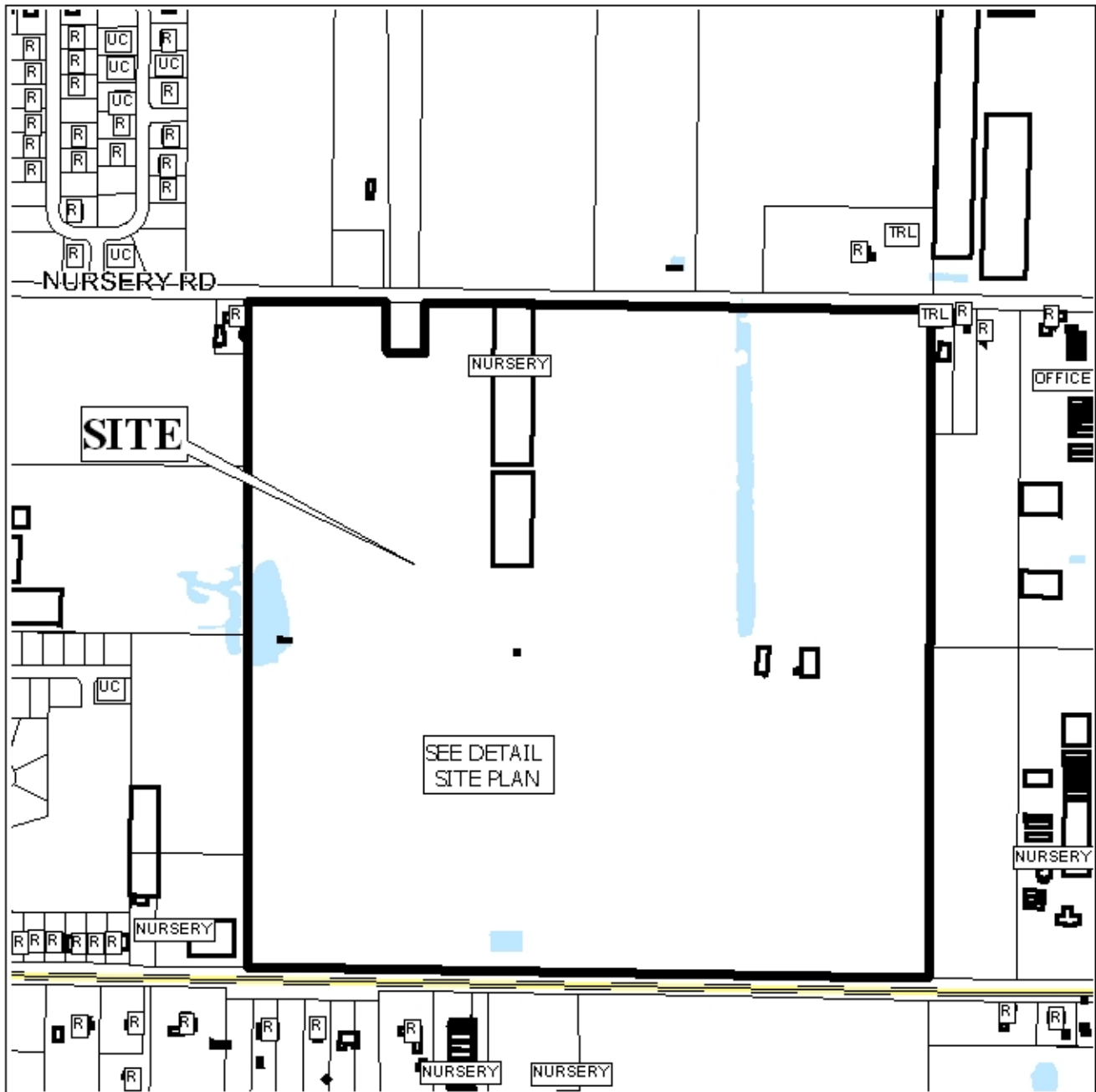
APPLICANT Raphael Court Subdivision

REQUEST Subdivision



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RAPHAEL COURT SUBDIVISION



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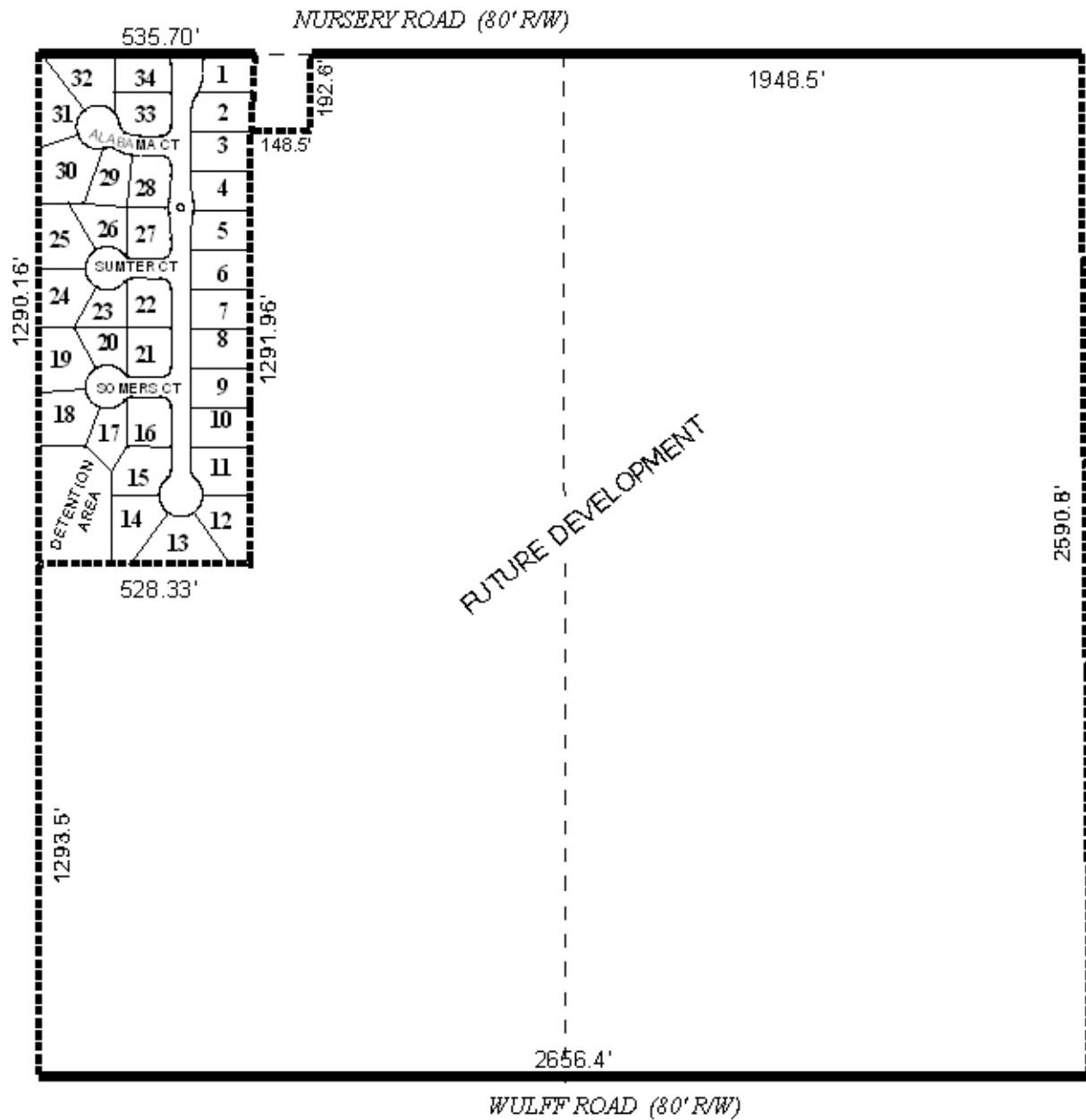
LEGEND

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| 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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