

JUNIOR SUBDIVISION

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

The plat illustrates the proposed 1 lot, 42.1 \pm acre subdivision which is located on the North side of Three Notch Road at Travis Road, and extending North to the West terminus of Balsawood Drive. The applicant states that the subdivision is served by public water and individual septic systems.

The purpose of this application is to create one 2.6 \pm acre lot, and leave the remainder of the parcel for "future development." It should be pointed out that the "future development" area already contains one single-family residence and a borrow-pit (based upon 2006 aerial photos and land use surveys), thus the plat should be revised to depict at minimum a two lot subdivision. The Planning Commission has required a Holdover on many similar applications that label areas already developed as "future development," thus such a requirement for this application may be appropriate.

The site fronts Three Notch Road, a proposed major street with a right-of-way that appears to be less than the minimum 100-foot width recommended by the Major Street component of the Comprehensive Plan. The plat should be revised to depict dedication sufficient to provide 50-feet of right-of-way, as measured from the centerline.

Since Three Notch Road is a proposed major street, access management is a concern. Proposed Lot 1 and the "future development" area should be limited to a maximum of two curb-cuts each, with, the size, design and location of all curb-cuts are to be approved by County Engineering.

The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the subdivision, but would be required on the final plat, if approved. The setback line should reflect the required dedication.

While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the final plat stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

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 plat is recommended for Holdver until the August 2nd meeting, with revisions due to the Planning Section of Urban Development by Noon on July 10, for the following reasons:

- 1) revision of the application to be a minimum of a two-lot subdivision, with labels, postage and revised application fees (for the additional lot);
- 2) revision of the plat to depict at minimum two lots, and revision of the plat to depict requested dedication and curb-cut limitations;
- 3) placement of a note on the plat stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.; 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 9 DATE July 5, 2007

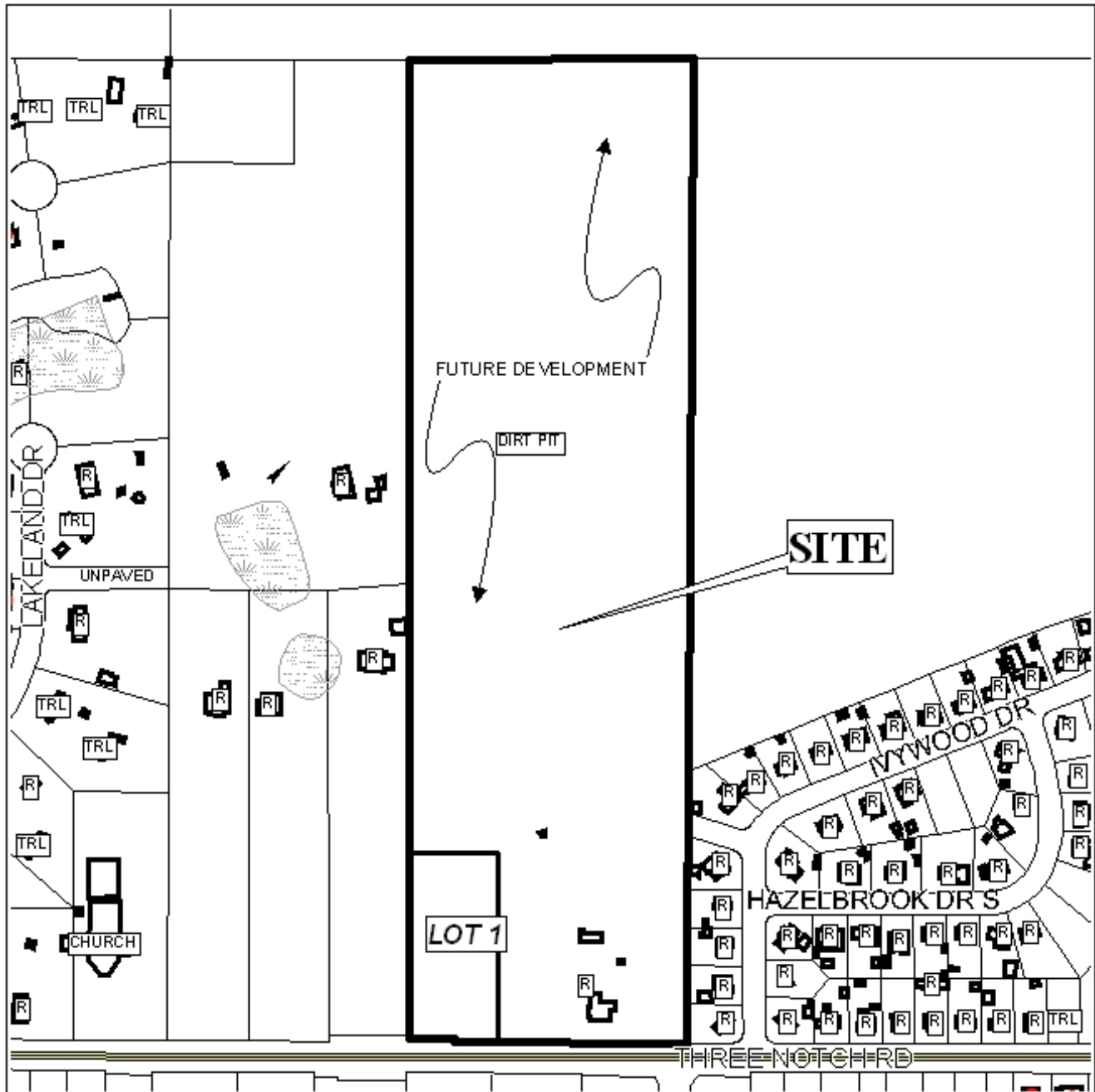
APPLICANT Junior Subdivision

REQUEST Subdivision



NTS

JUNIOR SUBDIVISION



APPLICATION NUMBER 9 DATE July 5, 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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