

## **KNIGHT TRACT SUBDIVISION**

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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

Fire-Rescue Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

MAWSS Comments: MAWSS has **NO** water or sewer services available.

The plat illustrates the proposed 2-lot, 1.0± acre subdivision which is located on the South side of Three Notch Road, 2/10± mile West of Ben Hamilton Road, and is located within the Planning Jurisdiction. The applicant states that the subdivision is served by both public water and individual septic tanks.

The purpose of this application is to create two legal lots of record from one metes and bounds parcel.

The submitted preliminary plat illustrates that there are a couple of existing residences on the proposed Lot 1, and one existing residence on the East side of the proposed Lot 2 that also partially sits on the adjacent Lot 2 of Roberson Estates and another metes and bounds parcel.

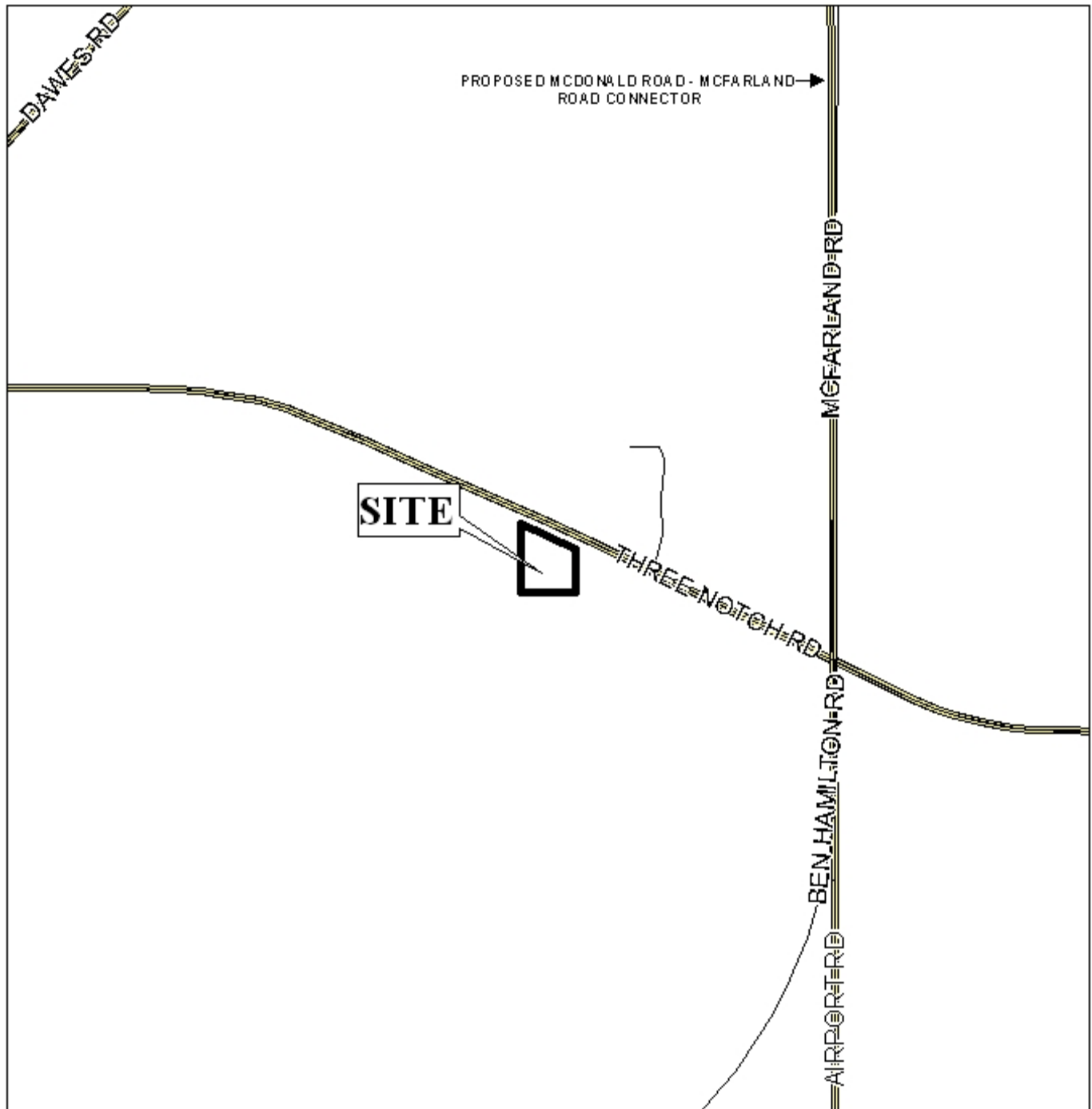
The preliminary plat should be revised to illustrate the existing dwelling that sits partially on the proposed Lot 2 as being located entirely on a single lot. This will require the submission of a revised preliminary plat, additional mailing labels, and additional application fees.

The applicant has requested the Subdivision application be heldover until the August 2, 2012 meeting in order to make the necessary corrections to the preliminary plat to illustrate the residence on the proposed Lot 2 located entirely on one legal lot of record,.

Based upon the preceding, this application is recommended for Holdover until the August 2, 2012 meeting so that the applicant can submit additional information by July 12, 2012 and comply with the following:

- 1) revision of the plat to illustrate the residence on the proposed Lot 2 entirely on one legal lot of record; and
- 2) submittal of additional mailing labels and application fees.

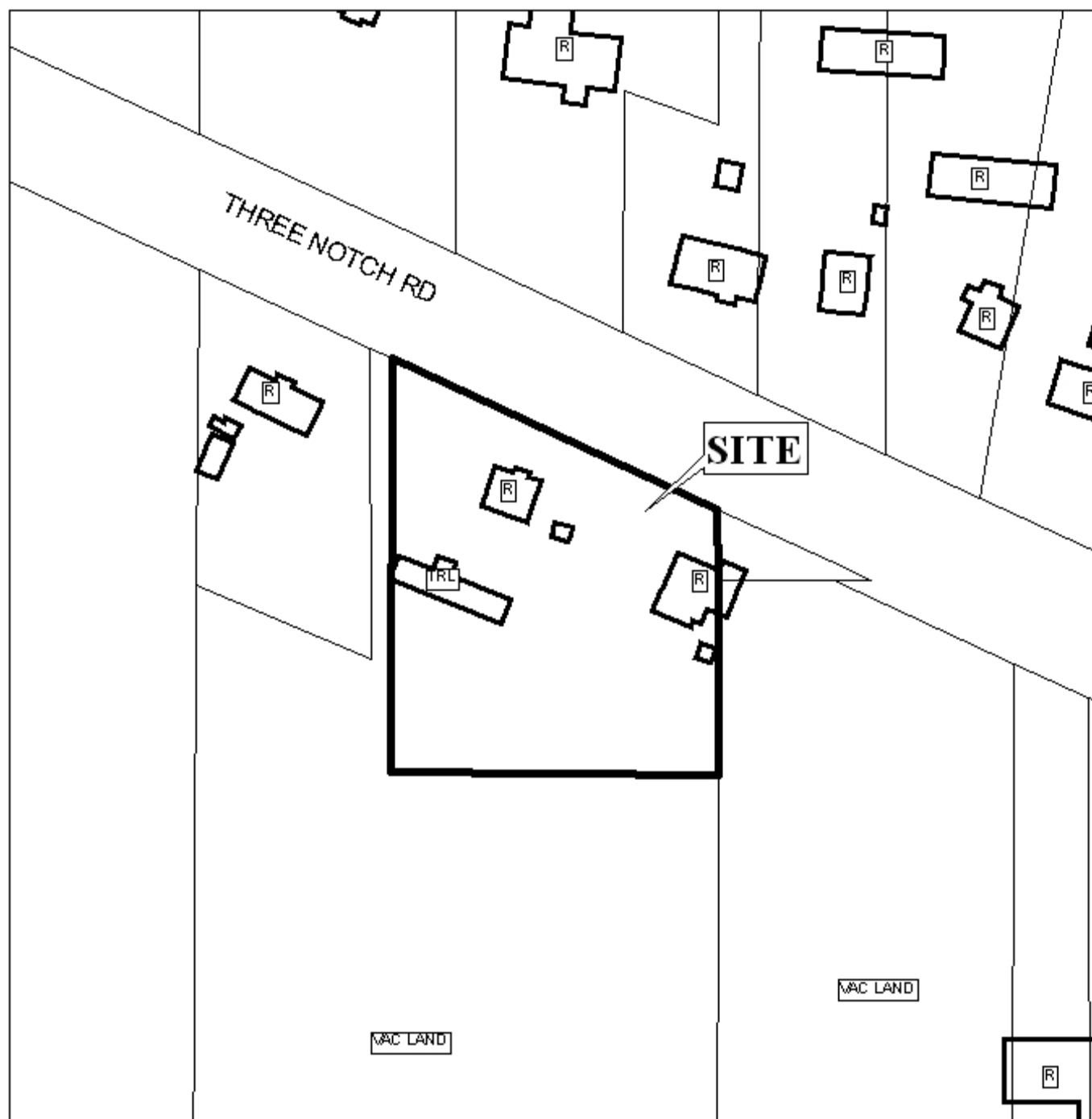
# LOCATOR MAP



APPLICATION NUMBER 9 DATE July 5, 2012  
APPLICANT Knight Tract Subdivision  
REQUEST Subdivision



# KNIGHT PLACE SUBDIVISION



APPLICATION NUMBER 9 DATE July 5, 2012

LEGEND															
	R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



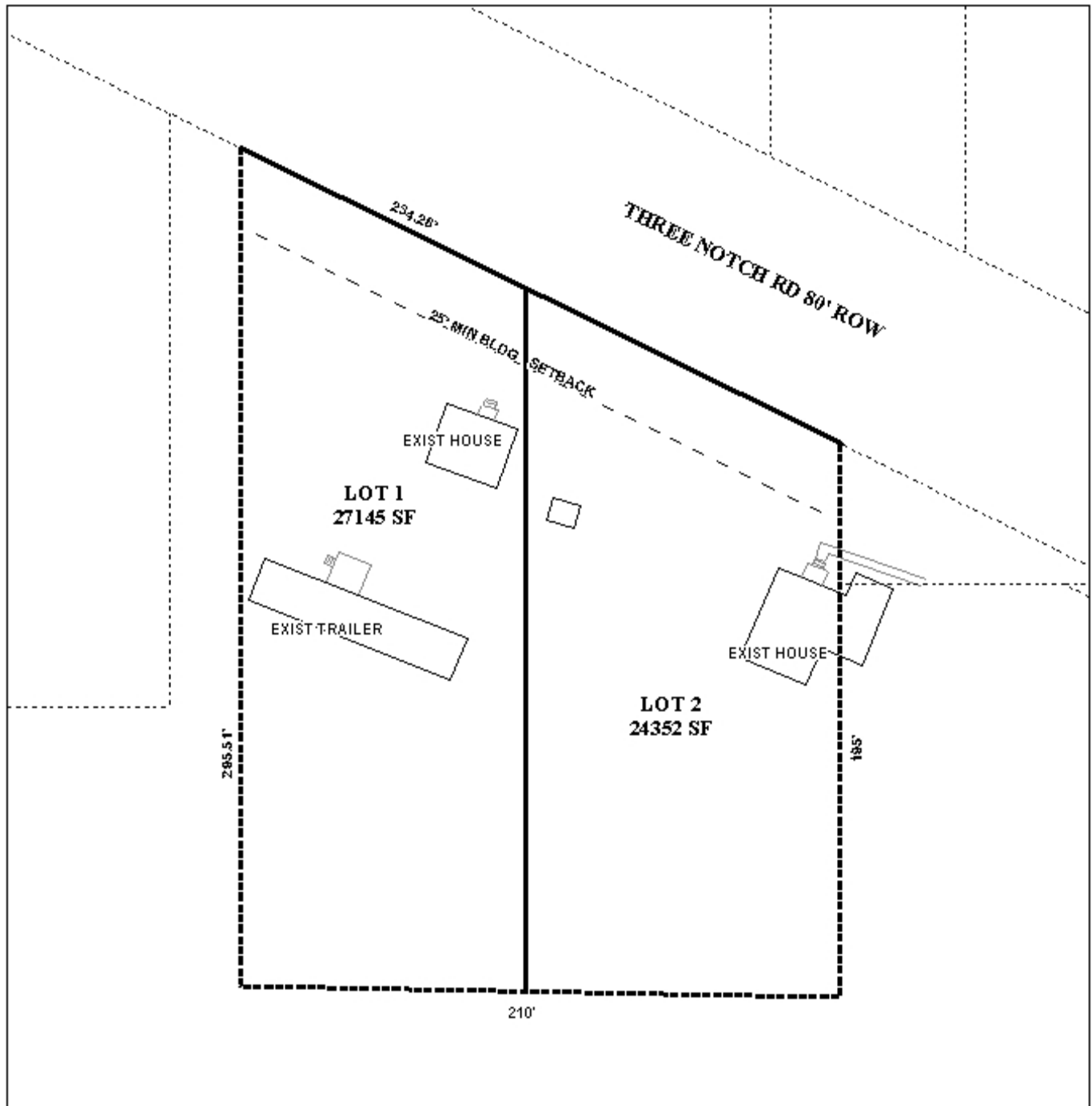
# KNIGHT PLACE SUBDIVISION



APPLICATION NUMBER 9 DATE July 5, 2012



# DETAIL SITE PLAN



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APPLICANT Knight Tract Subdivision  
REQUEST Subdivision

