

THE ARBORS

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

The plat illustrates the proposed 48-lot, 18.8± acre subdivision which is located on the West side of McFarland Road, 470'± South of McFarland Way. The subdivision is served by city water and sanitary sewer.

The purpose of this application is to create a 48-lot subdivision from two metes and bounds parcels.

As a means of access management, a note should be placed on the final plat stating that Lots 1-3 and 48 are denied direct access to McFarland Road. Additionally, as illustrated on the plat, a note should be placed on the final plat stating that Lots 1, 7, 8, 16, 18, 29, and 30; which are corner lots should be restricted to one curb cut.

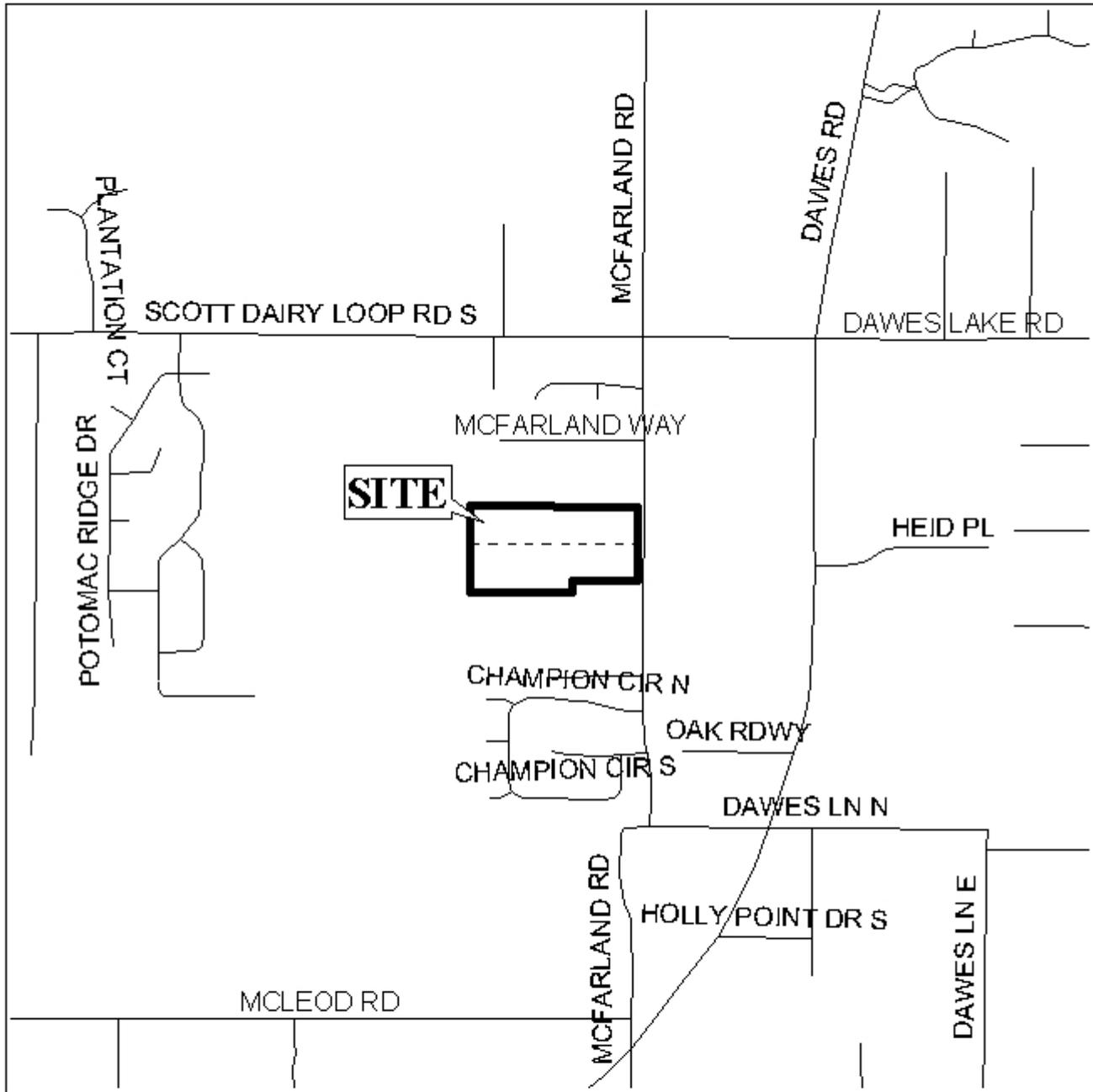
Since the site is located in the County, a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property, shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

As illustrated on the preliminary plat there are several areas of property located in the center of the proposed cul-de-sacs, and between the entrance right-of-way from McFarland Road that are not labeled as common areas. These areas should be labeled on the final plat with a note stating that maintenance of all common areas are the responsibility of the property owners association.

The required twenty-five foot minimum building setback lines are not illustrated, but will be required on the final plat.

With modifications, the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) placement of a note on the final plat stating that Lots 1-3, and 48 are denied access to McFarland Road; 2) the placement of a note on the final plat stating that all corner lots are limited to one curb cut each, with the size, design and location to be approved by County Engineering; 3) the placement of a note on the final plat, stating that a buffer, in compliance with Section V.A.7., will be provided where the site adjoins residentially developed property; 4) all common areas be indicated on the final plat, and a note on the final plat stating that maintenance of all common areas are the responsibility of the property owners association; and 5) placement of the required 25-foot minimum building setback line on the final plat.

LOCATOR MAP



APPLICATION NUMBER 10 DATE June 17, 2004

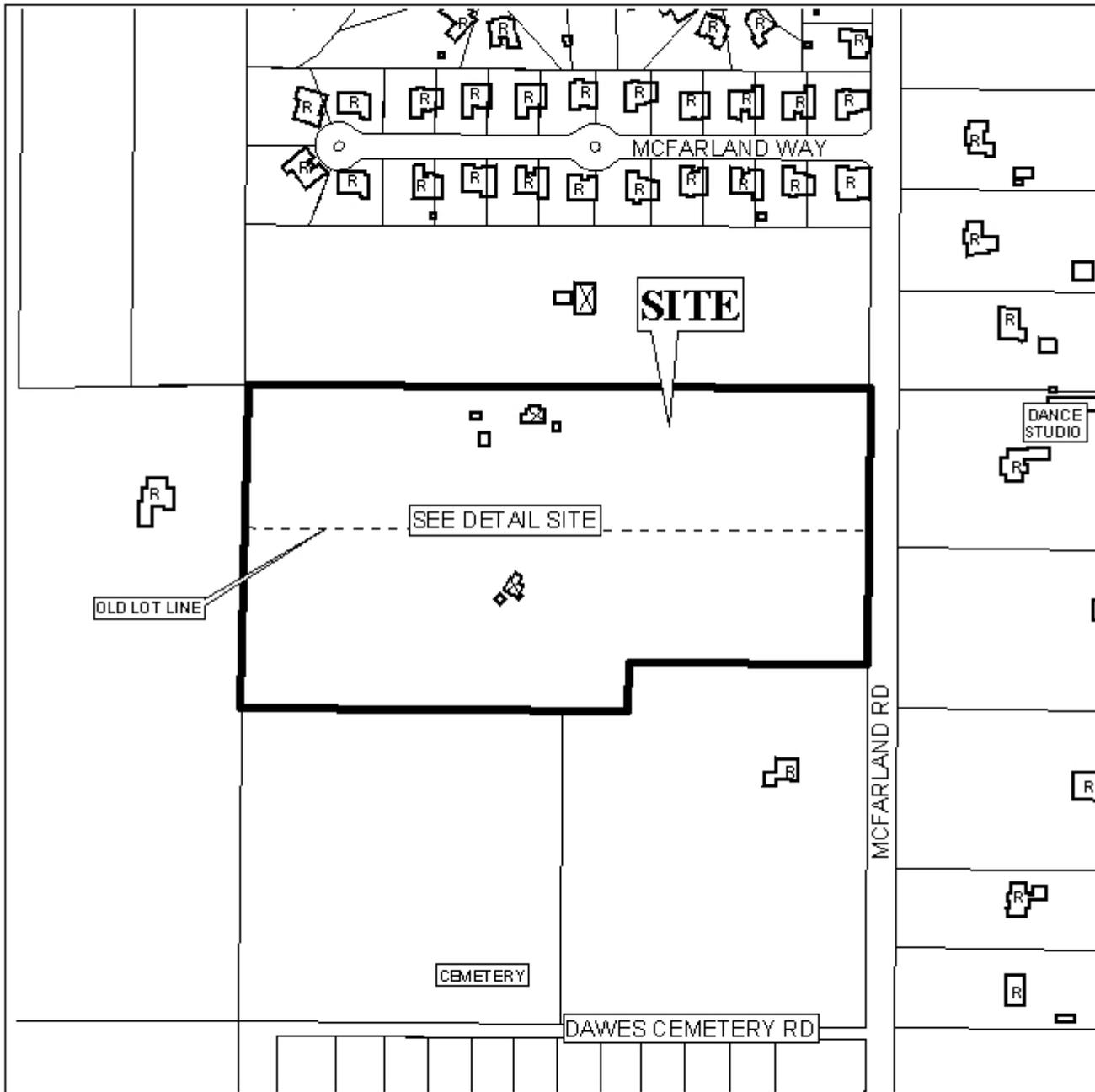
APPLICANT The Arbors Subdivision

REQUEST Subdivision



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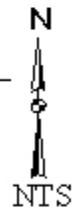
THE ARBORS SUBDIVISION



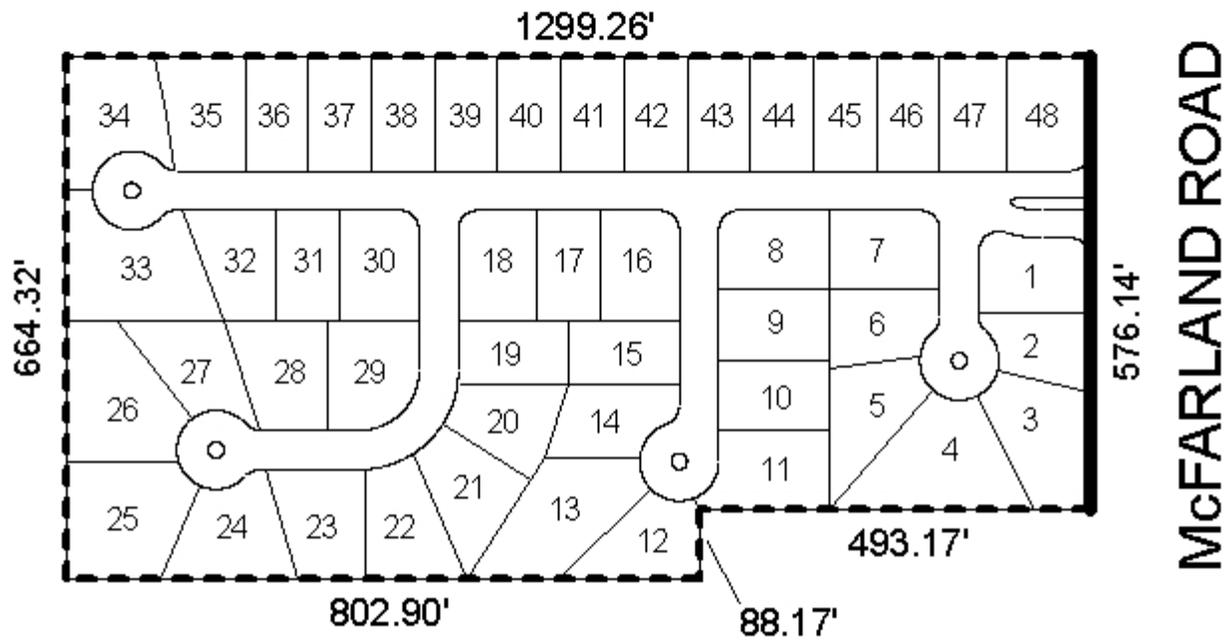
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LEGEND

													
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	I-2



DETAIL SITE PLAN



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