

RESUBDIVISION OF DREAM PLACE SUBDIVISION

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

The plat illustrates the proposed 3-lot, 5.0± acres subdivision which is located on the East side of Harvest Boulevard East at the East terminus of Harvest Boulevard South. The subdivision, which is located outside the Mobile City Limits, is served by public water and individual septic systems.

The purpose of this application is to re-subdivide and reconfigure an existing three-lot subdivision into three lots.

The site has road frontage on Harvest Boulevard East which has a 50' right-of-way, although only along the previously recorded Dream Place Subdivision. The plat does not depict a minimum building setback line; therefore, a minimum building setback of 25' along the Harvest Boulevard East frontage should be depicted on the final plat. Also, a note should be placed on the final plat stating each lot is limited to one curb cut to Harvest Road East, with the size, location and design of all curb cuts to be approved by the Mobile County Engineering Department.

The site is in the unincorporated part of Mobile County, nevertheless, compliance with the City of Mobile stormwater and flood control ordinances will be required. A note on the final plat requiring submission of a certification from a licensed engineer stating that development on the site will comply with the City of Mobile stormwater and flood control ordinances prior to issuance of permits should be required. Additionally, 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.

As proposed, the lots exceed the maximum width-to-depth ratio of Section V.D.3. of the Subdivision Regulations. However, there are long, narrow lots in the vicinity; thus a waiver of Section V.D.3. would be appropriate.

No lot sizes in square feet were indicated on the plat; therefore the final plat should be revised to label each lot with its size in square feet, or a table depicting the same information should be provided.

With a waiver of Section V.D.3. (width to depth ratio), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) depiction of the 25' minimum building setback line along Harvest Boulevard East;
- 2) placement of a note on the Final Plat stating that each lot is limited to one curb cut to Harvest Boulevard East, with the size, location and design of all curb cuts to be approved by the Mobile County Engineering Department;

- 3) placement of a note on the Final Plat stating that development will be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits. Certification to be submitted to the Planning Section of Urban Development and County Engineering;
- 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;
- 5) placement of a note on the final plat stating that there is to be no further resubdivision of any lot until additional frontage on a new road is provided; and
- 6) revision of the plat to label each lot with its size in square feet, or provision of a table on the plat depicting the same information.

LOCATOR MAP



APPLICATION NUMBER 11 DATE August 2, 2007

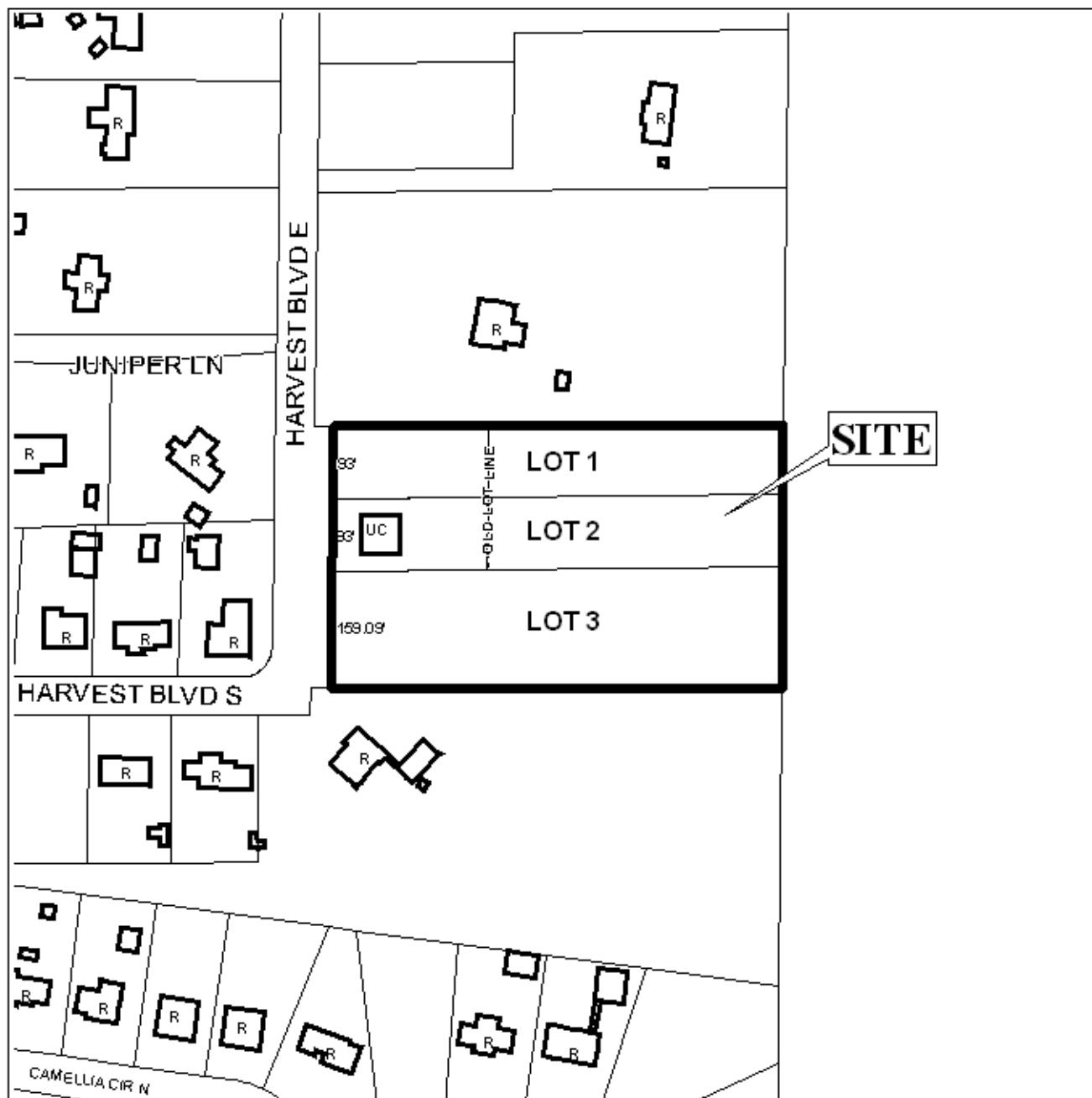
APPLICANT Resubdivision of Dream Place Subdivision

REQUEST Subdivision



NTS

RESUBDIVISION OF DREAM PLACE SUBDIVISION



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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
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