

REDDING ESTATES SUBDIVISION

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

The plat illustrates the proposed 2-lot, 0.7± acre subdivision which is located at 4689 Calhoun Road and 5672 Andrews Road (North side of Andrews Road, 125'± East of Calhoun Road and extending North and East to the East side of Calhoun Road). The subdivision is served by public water and public sanitary sewer.

The purpose of this subdivision is to change an interior lot line for two existing portions of two legal lots of record. Available evidence seems to indicate that the parceling off of the portions of the lots occurred well before 1984 when the Subdivision regulations went into effect in the planning jurisdiction. The new lots will meet the minimum square footage requirement.

The proposed Lot 1 fronts Calhoun Road to the West and the proposed Lot 2 fronts Andrews Road to the South. Calhoun Road and Andrews Road are both minor streets with 50-foot rights-of-way. Neither street appears to be curb and gutter. Given the age and establishment of the neighborhood, it seems unreasonable to require additional dedication. Therefore, the requirement of additional right-of-way dedication should be waived.

Again, given the age and establishment of the neighborhood, and the fact that both lots are already developed, both lots should be limited to their existing curb cuts.

This site is located in the 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.

The site 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.

The plat should show each lot with size in square feet, or a table provided on the plat with the same information.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) provision of a note on the final plat stating that each lot is limited the the existing curb cuts;
- 2) provision 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;
- 3) provision of a note 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; and
- 4) labeling of each lot in square feet, or provision of a table with the same information.

LOCATOR MAP



APPLICATION NUMBER 11 DATE June 21, 2007

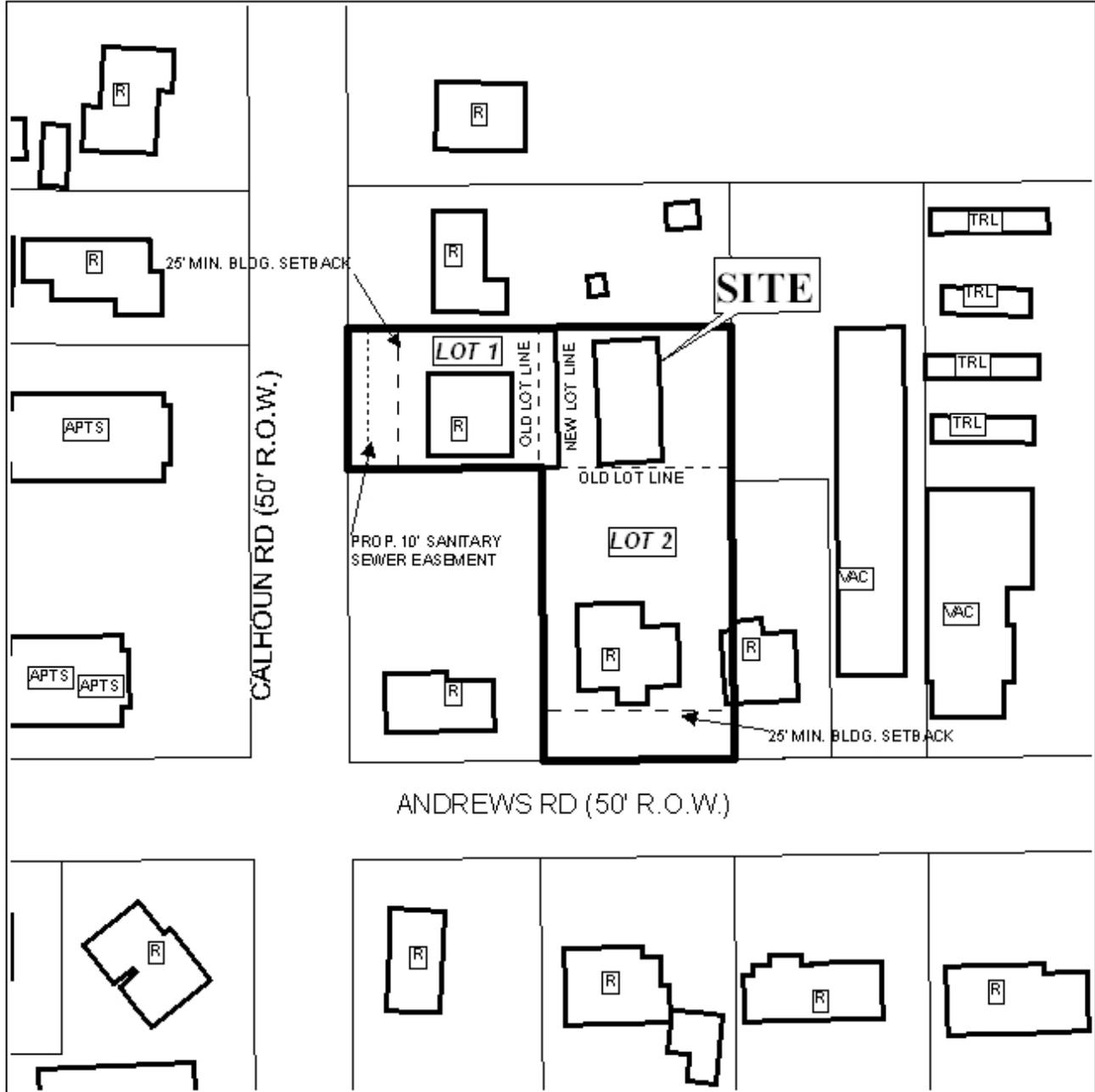
APPLICANT Redding Estates Subdivision

REQUEST Subdivision



NTS

REDDING ESTATES 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



NTS