

ISAAC LAMBETH SUBDIVISION

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

The plat illustrates the proposed 5-lot, 12.6± acre subdivision which is located on the West side of Foster Road, 730'+ North of Tanner Williams Road and is located within the Planning Jurisdiction. The subdivision is served by private well and septic system.

The purpose of this application is to create five legal lots of record from two existing metes and bounds parcels.

The site fronts Foster Road, an unpaved minor street with a substandard right-of-way of 40 feet. The minimum right-of-way width for a minor street lacking curb and gutter, such as Foster Road, is 60 feet, or 30 feet in each direction as measured from the centerline of the right-of-way. Since the existing right-of-way does not meet the required minimum width, the dedication of an additional 10 feet of right-of-way or sufficient right-of-way to provide 30-feet from the centerline of Foster Road should be required.

It is recommended that additional curb cuts onto Foster Road from the undeveloped Lot 1 should not be allowed until the road is paved to County standards from either Zeigler Boulevard south or from Tanner Williams Road north to Lot 1. The size, design and location of all curb cuts must be approved by the Mobile County Engineering Department.

Lots 1-3 exceed the maximum width to depth ratio as recommended by Section V.D.3. of the Subdivision Regulations.

This site is located in Mobile 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.

While the site is in the County, the applicant's engineer will be required to certify that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat, if approved.

The Subdivision Regulations require 20,000 square feet for lots that are neither served by public water or an improved private water supply system nor sanitary sewage system. It is illustrated on the preliminary plat that all lots do meet the minimum size requirements for developments with no access to public water and sanitary sewer as required in Section V.D.2. of the Subdivision Regulations. However, Chapter 420-3-1 of the Alabama Administrative Code, effective March 19, 2006, requires 40,000 square feet minimum lot size.

Based upon the preceding, the application is recommended for Holdover until July 19th meeting, with revisions due by June 25th, to address the following:

- 1) the dedication of 10 feet of right-of-way or sufficient right-of-way to provide 30-feet from the centerline of Foster Road, in compliance with Section V.B.14.;
- 2) placement of a note on the Final Plat stating that Lots 2-5 are limited to the existing curb cuts onto Foster Road, and Lot 1 is limited to one curb cut onto Foster Road contingent upon the paving of Foster Road to County standards to the curb cut location, with the size, design and location of all curb cuts to be approved by the Mobile County Engineering Department;
- 3) the provision of documentation for 20,000 square feet or redesign to provide the minimum lot size of 40,000 square feet;
- 4) placement of a note on the Final Plat stating that any lots which are developed commercially (or multi-family residential) and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulation; and
- 5) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat.

LOCATOR MAP



APPLICATION NUMBER 18 DATE June 21, 2007

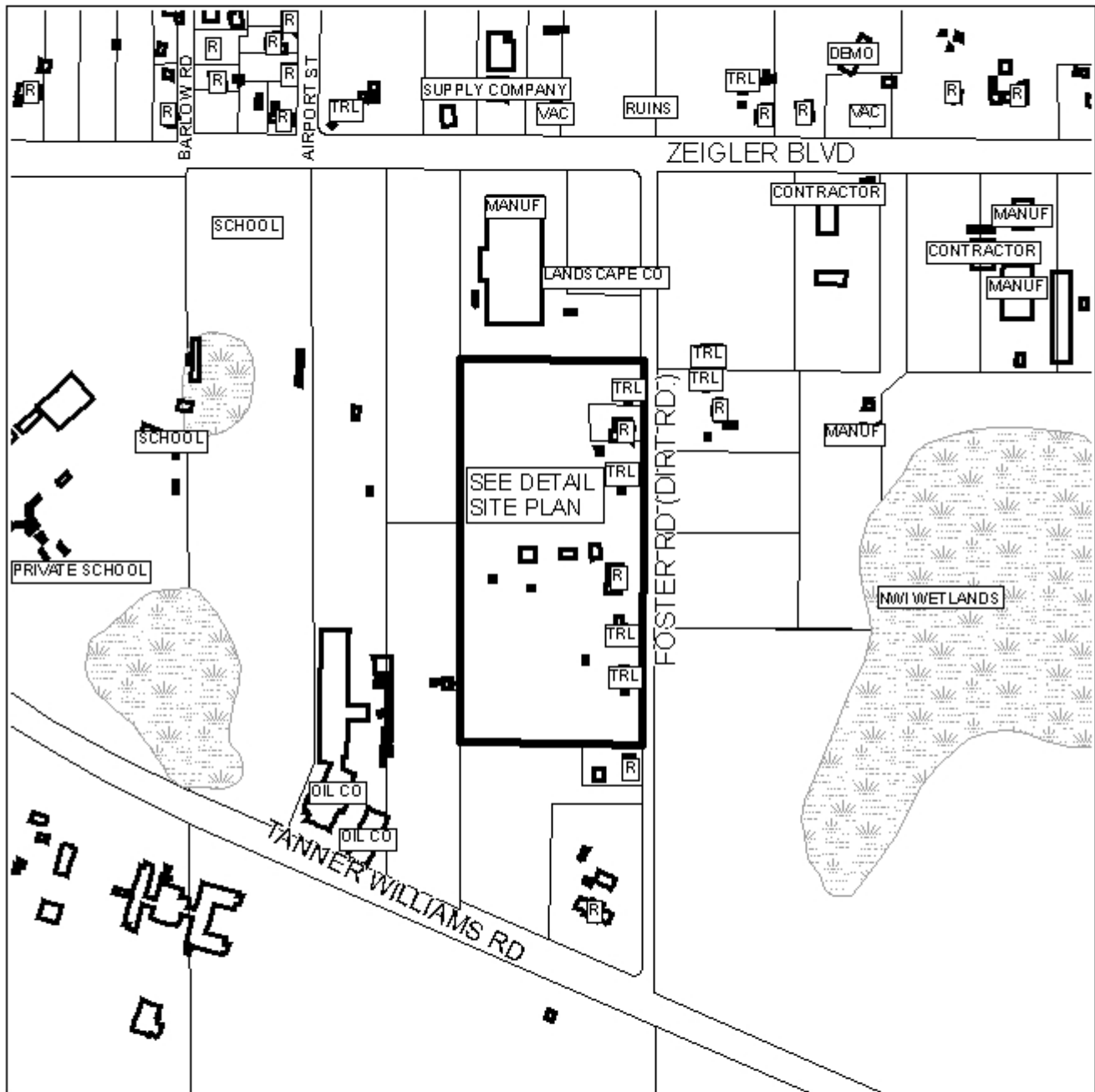
APPLICANT Isaac Lambeth Subdivision

REQUEST Subdivision



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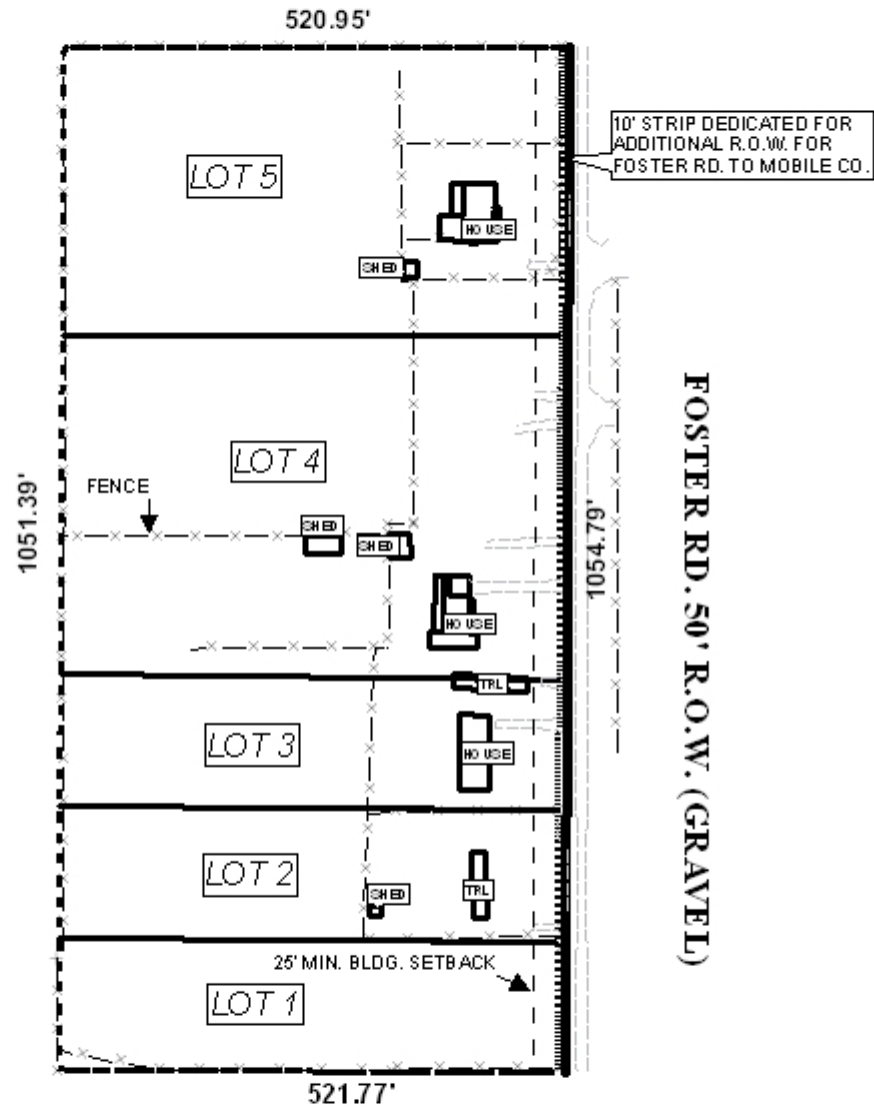
LEGEND

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



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DETAIL SITE PLAN



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