

BATSON ESTATES SUBDIVISION

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

Mobile Area Water & Sewer System Comments: MAWSS has **NO** water or sewer services available.

The plat illustrates the proposed two-lot, 6.8± acres subdivision which is located on the South side of Moffett Road, 1/3 mile± East of Snow Road. The subdivision, which is located outside the Mobile City Limits, has public water and individual sanitary facilities.

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

The site fronts Moffett Road, a planned major street having an existing right-of-way of 80-feet. The Major Street Plan, a component of the Comprehensive Plan requires a minimum 100-foot right-of-way; therefore, the dedication of sufficient right-of-way to provide 50-feet from the centerline of Moffett Road.

Since both proposed lots have more than 200' of frontage on Moffett Road, a note should be placed on the final plat stating that Lot 1 is limited to two curb cuts to Moffett Road, and Lot 2 is limited to three curb cuts to Moffett Road, with the size, location, and design of all curb cuts to be approved by the Mobile County Engineering Department and conform to AASHTO standards.

Lot sizes in acres were indicated on the plat and should also be indicated on the Final Plat, or the provision of a table on the plat depicting the same information. Also, no note is on the plat referencing buffering between commercially developed property and residentially developed property; therefore, 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 is in the unincorporated part of Mobile County; nevertheless, development should be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances. 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 should be required. Certification should be submitted to the Planning Section of Urban Development and County Engineering.

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

- 1) dedication of sufficient right-of-way to provide 50-feet from the centerline of Moffett Road;

- 2) placement of a note on the final plat stating that Lot 1 is limited to two curb cuts to Moffett Road, and Lot 2 is limited to three curb cuts to Moffett Road, with the size, location, and design of all curb cuts to be approved by the Mobile County Engineering Department and conform to AASHTO standards;
- 3) depiction on the Final Plat of the lot sizes in acreage, or provision of a table on the plat depicting the same information;
- 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; and
- 5) placement of a note on the 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.

LOCATOR MAP



APPLICATION NUMBER 24 DATE October 18, 2007

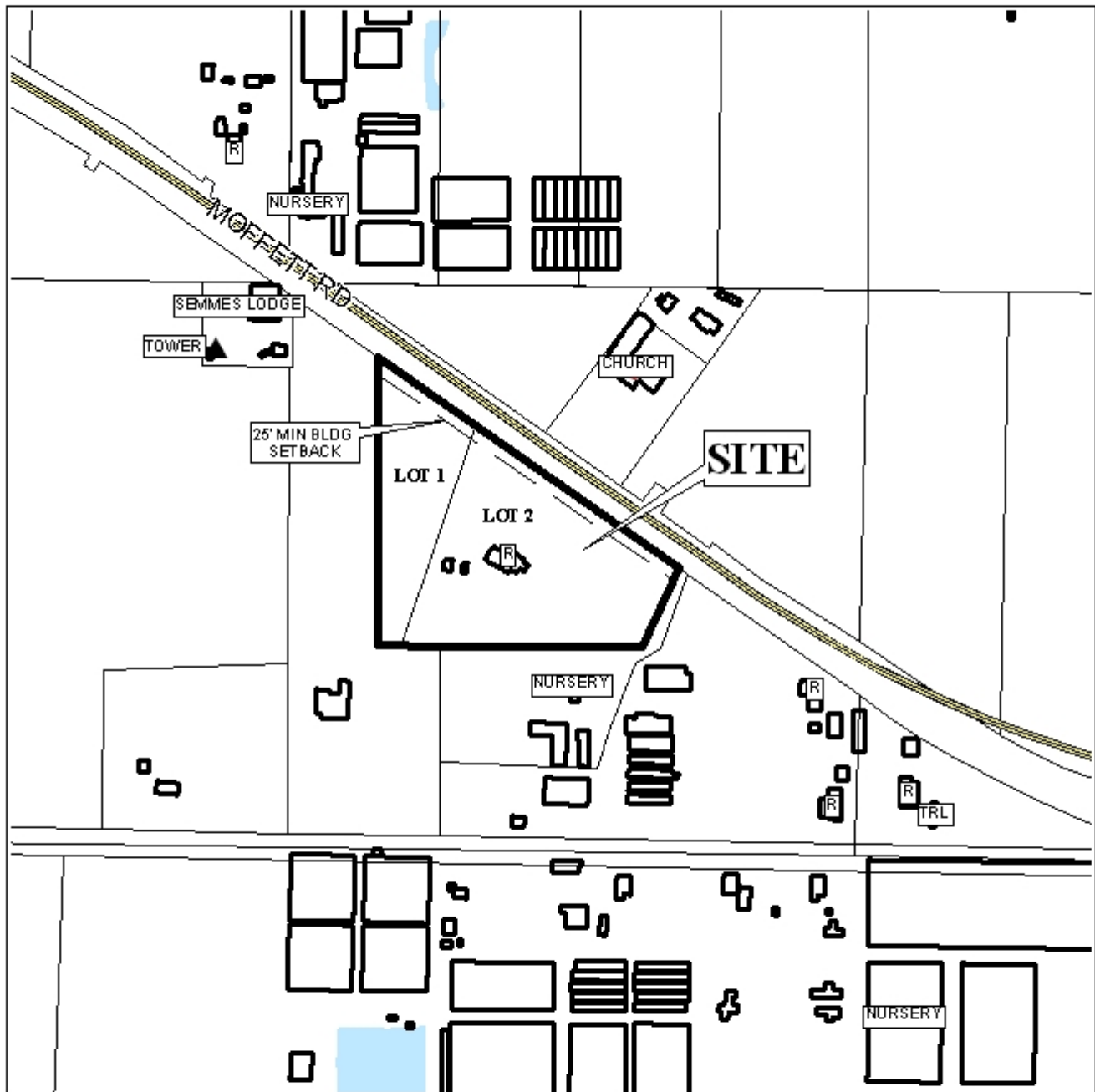
APPLICANT Batson Estates Subdivision

REQUEST Subdivision



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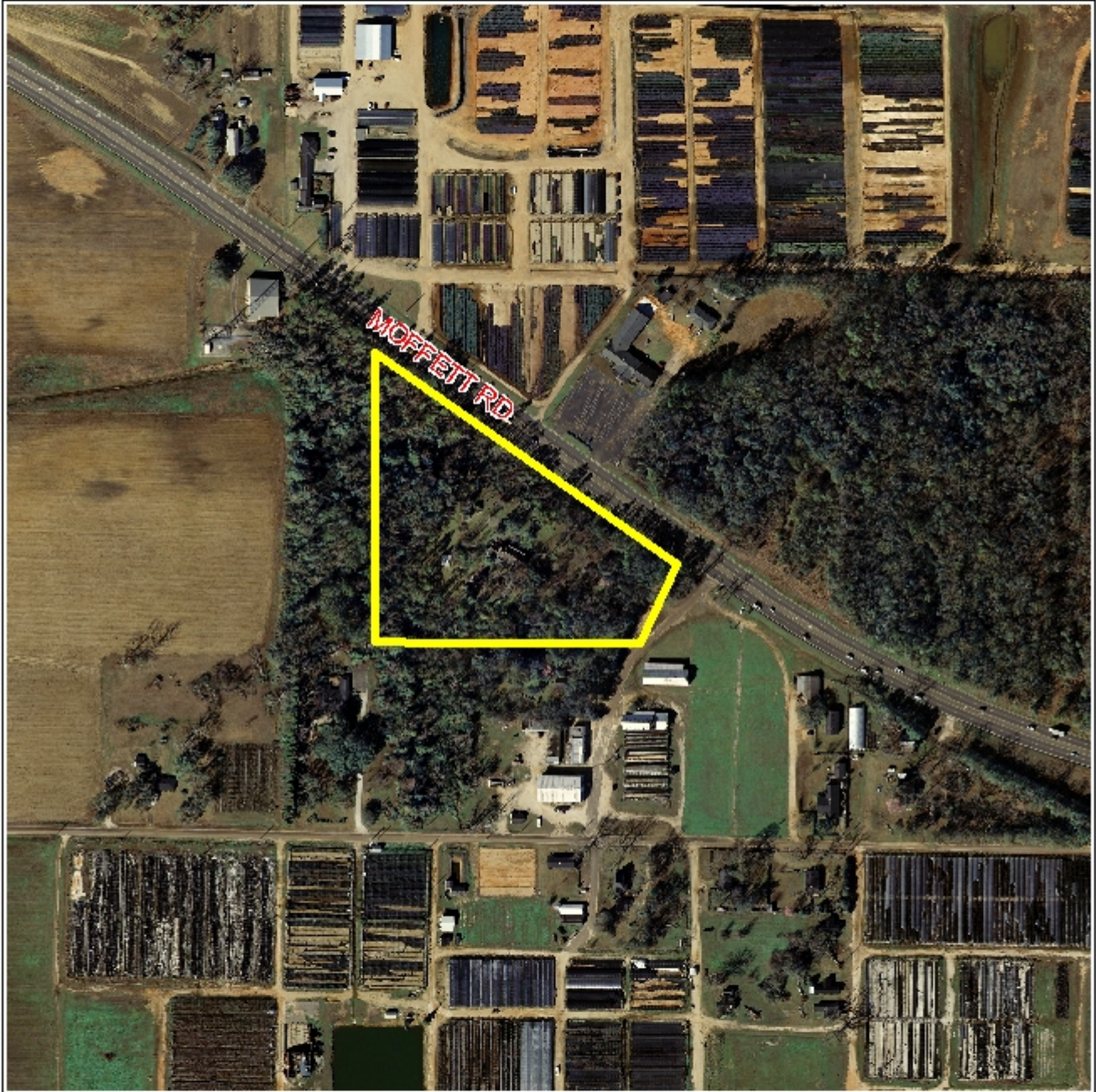
LEGEND

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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