

## **BRISTOL SUBDIVISION, FIRST ADDITION AND ADDITION**

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

MAWSS Comments: MAWSS has NO water and sewer services available.

The plat illustrates the proposed 2.0± Acre, one lot subdivision which is located on west side of Hardeman Road, 1,000 feet south of Broughton Drive – within the planning jurisdiction. The site is served by city water and a septic system.

The purpose of this application is to add a portion of a metes and bounds parcel to a legal lot of record.

Lot 1 of Bristol Subdivision, First Addition was recorded in October 2002, and was created from a 20 acre parcel. The remainder of the parcel was designated as future development. The proposed subdivision will reduce the remaining area of the metes and bounds parcel to approximately 18 acres. It is recommended that the remaining area of the metes and bounds parcel be included in the subdivision and labeled as Lot 2.

The site fronts Hardeman Road, a planned major street, and the existing right-of-way is shown as 50 feet. The major street plan requires a 100 feet of right-of-way; therefore, the provision of a minimum 50 foot setback line (in addition to the minimum 25 foot building setback) from the centerline of Hardeman Road shall be required.

Since the site is located outside of the city limits, a note should place on the final plat stating that any lots developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

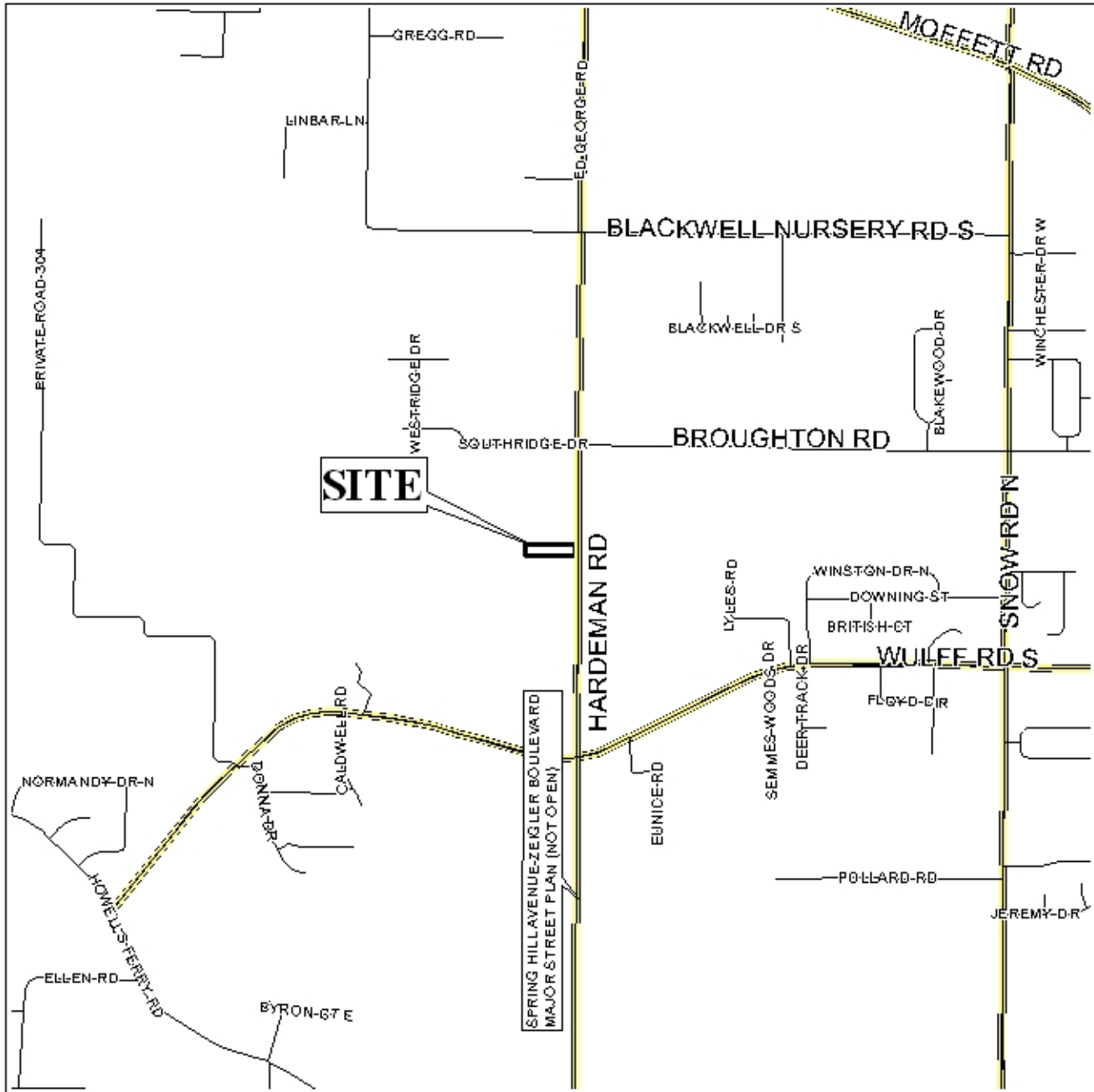
Furthermore, compliance with the City of Mobile stormwater and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Urban Development prior to the issuance of permits.

Based on the preceding, it is recommended that this application be held over to allow the applicant to submit:

- 1) Revision of the plat designating the remainder of the metes and bounds parcel as Lot 2.
- 2) Dedication of 50 feet from the centerline of Hardeman Road to allow 100 feet of right-of-way, in compliance with the major street plan.
- 3) Additional lot and notification fees and information.

4)

## LOCATOR MAP



APPLICATION NUMBER 21 DATE October 18, 2007

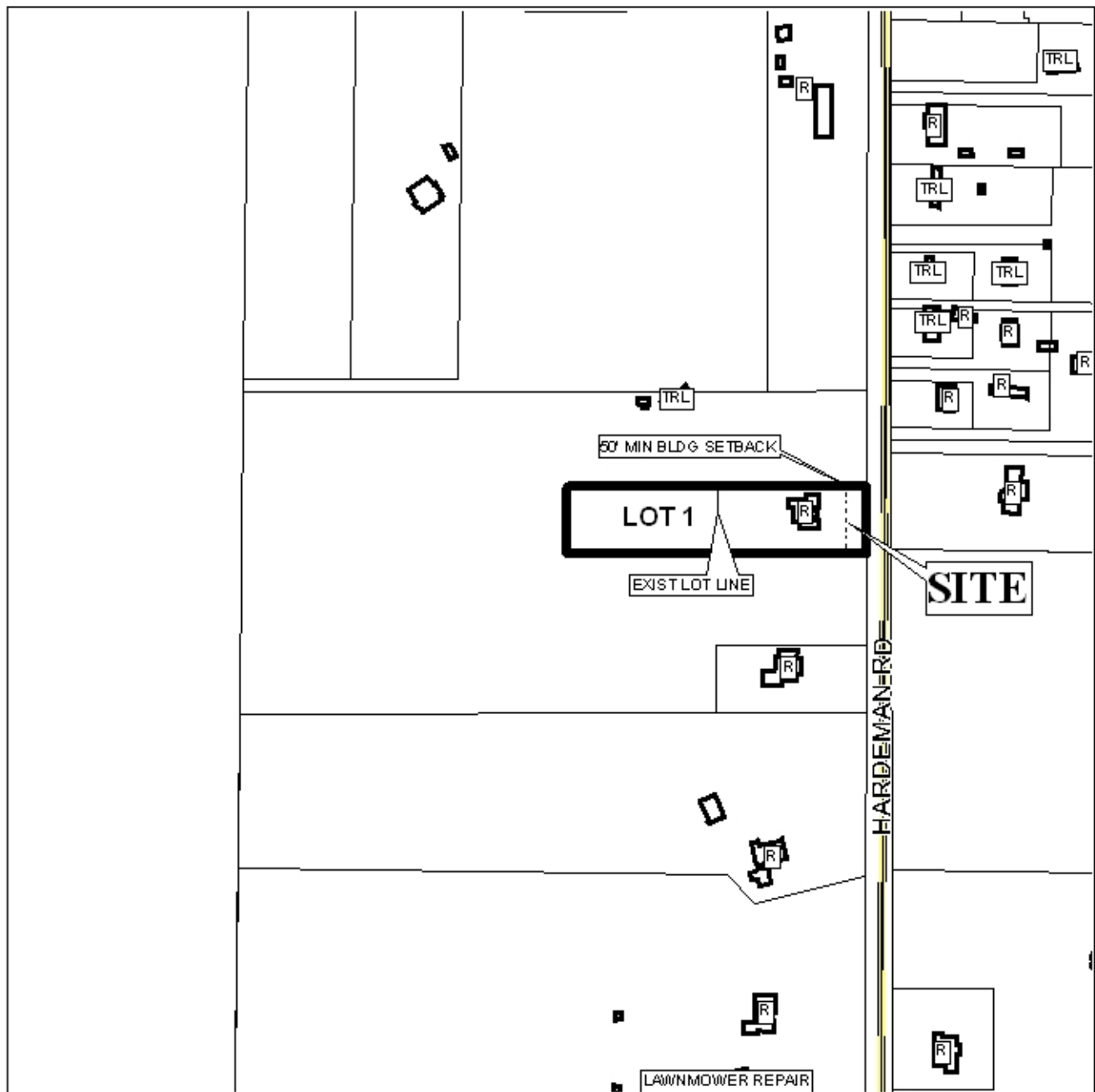
APPLICANT Bristol Subdivision, First Addition and Addition

REQUEST Subdivision



NTS

# BRISTOL SUBDIVISION, FIRST ADDITION AND ADDITION



APPLICATION NUMBER 21 DATE October 18, 2007

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
-----	-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----



NTS