

HARMONY RIDGE SUBDIVISION

UNIT FOUR

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

Mobile Area Water and Sewer Systems Comments: No Comments

The plat illustrates the proposed 9.377± acre, 20 lot subdivision, which is located at the East terminus of Harmony Ridge Circle South, extending to the East terminus of Harmony Ridge Circle North – within the planning jurisdiction. The site is served by public water and sanitary sewer.

The plat illustrates the final unit of Harmony Subdivision, which fronts Nursery Road, a minor street with sufficient right-of-way. All lots within the subdivision have adequate street frontage on Harmony Ridge Circle East, a proposed street with sufficient right-of-way. A note should be placed on the final plat stating that each lot is limited to one curb cut to Harmony Ridge Circle East. Another note should be placed on the final plat stating that Lot 20 is denied direct access to Nursery Road.

As illustrated on the plat, a common area is proposed on the Eastern part of the subdivision. A note should be placed on the final plat stating that maintenance of all common areas is the responsibility of the property owners of Harmony Subdivision.

As stated above, the subdivision will be served by public water and sanitary sewer. However, the sewer system will be a centralized effluent disposal system. With this type of system, each lot will have an individual septic tank. While all lots appear to meet the minimum size requirement for developments with access to public water and individual septic tanks, it is requested that the applicant revise the plat to label the lots with their sizes in square feet, or provide a table on the plat with the same information.

The site is located in the county; therefore, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations.

While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

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

- 1) placement of a note stating that all lots will be limited to one curb cut to Harmony Ridge Circle East;
- 2) placement of note stating that Lot 20 is denied direct access to Nursery Road;
- 3) placement of a note stating that maintenance of all common areas is the responsibility of the property owners of Harmony Subdivision;
- 4) labeling of the lots with their sizes in square feet, or provide a table on the plat with the same information;
- 5) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and
- 6) submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.

LOCATOR MAP



APPLICATION NUMBER 30 DATE January 3, 2008

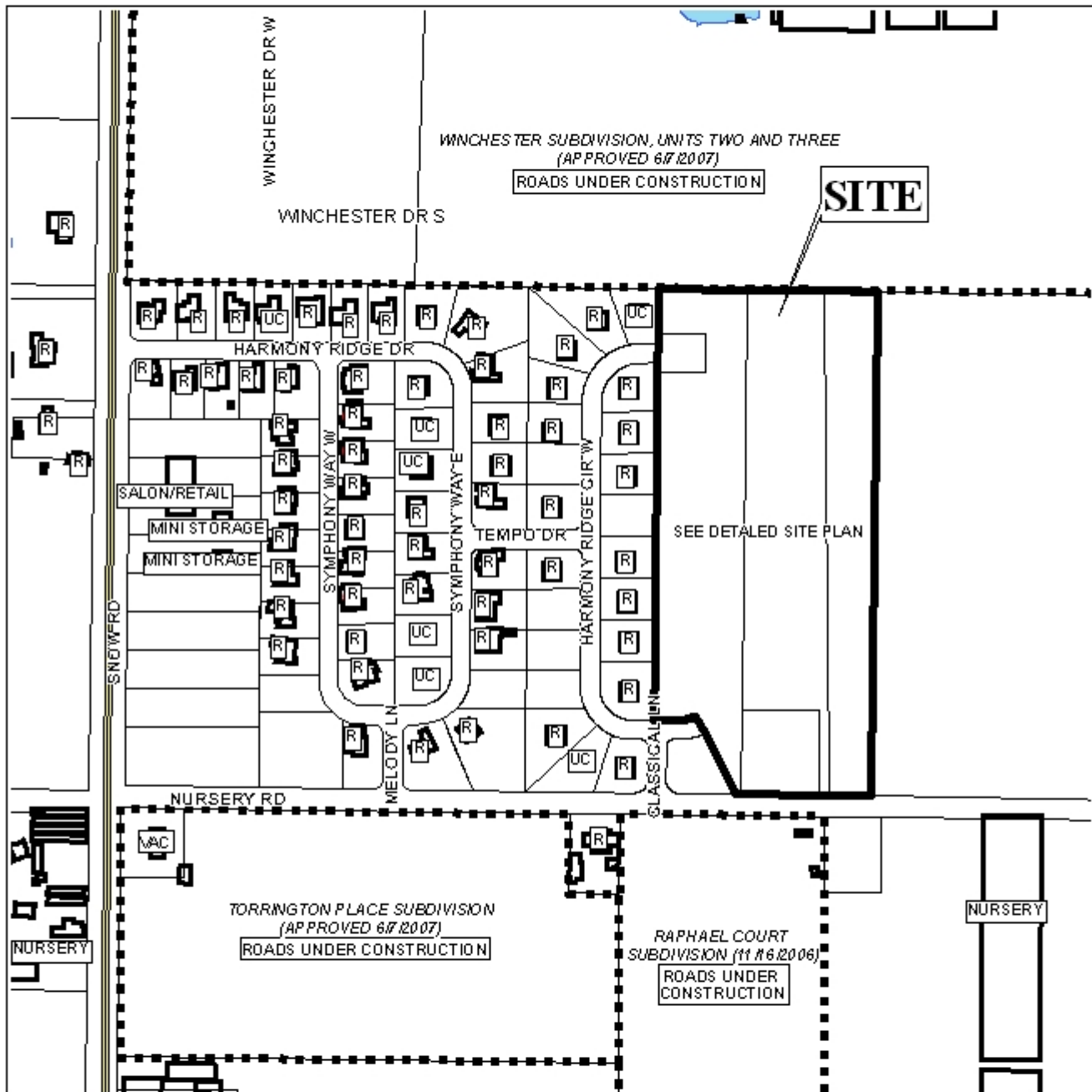
APPLICANT Harmony Ridge Subdivision, Unit 4

REQUEST Subdivision



NTS

HARMONY RIDGE SUBDIVISION, UNIT FOUR



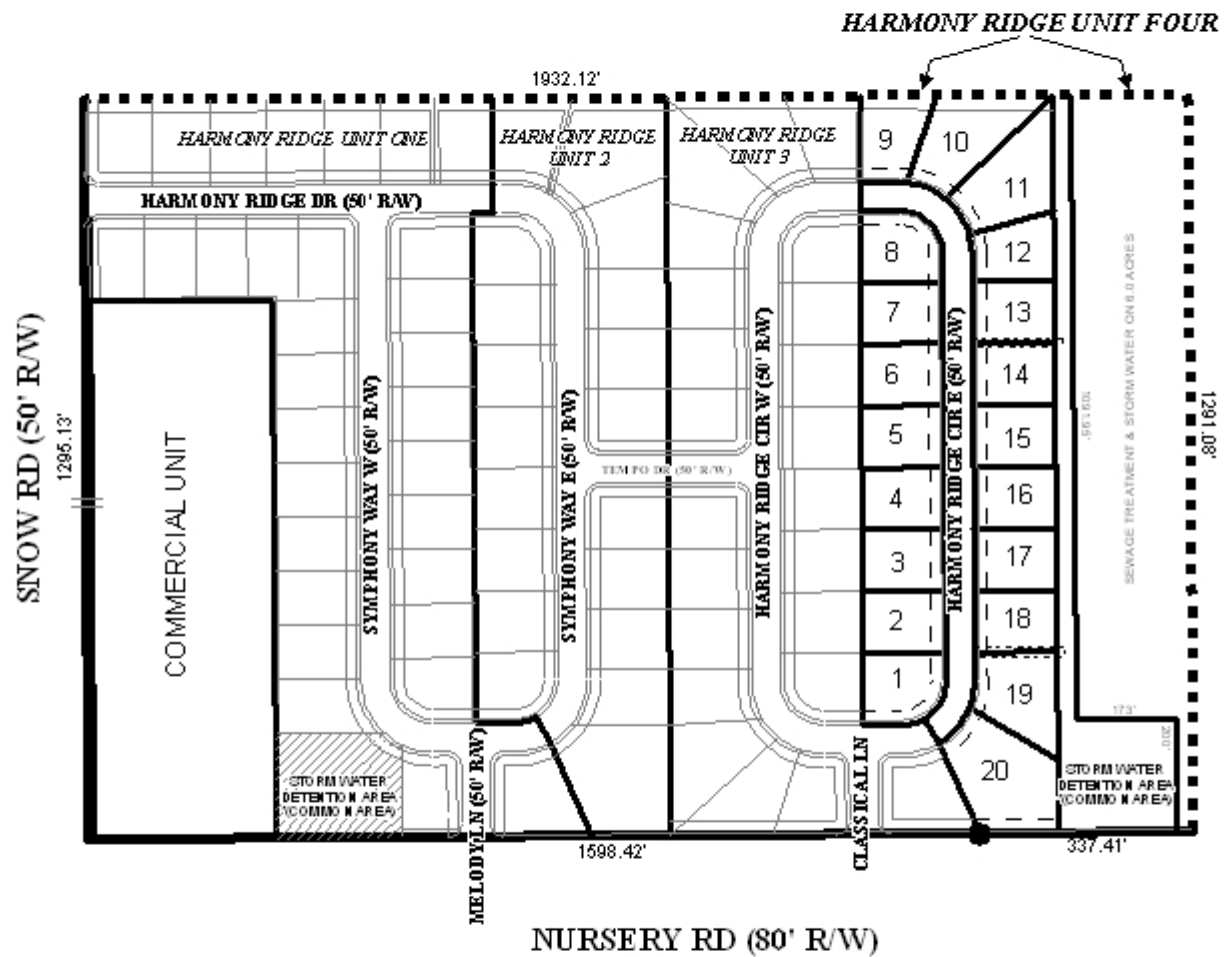
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LEGEND

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	NTS
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DETAIL SITE PLAN



APPLICATION NUMBER 30 DATE January 3, 2008

APPLICANT Harmony Ridge Subdivision, Unit 4

REQUEST Subdivision



NTS