

BRACKETT PLACE SUBDIVISION

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

The plat illustrates the proposed 22.1 ± acres, 3 lot subdivision which is located on South side of Brackett Lane [private road] at its Western terminus. The subdivision is served by public water and individual septic systems.

The purpose of this application is to subdivide two lots into three lots.

There are several problems with the subdivision as proposed. The first deals with the private drive. The Subdivision Regulations allow for the consideration of private drive subdivisions under very specific conditions. To meet these conditions the subdivision must contain one of the following attributes: 1) must be a family division of five lots or fewer; 2) be of an innovative design; 3) be a gated community; or 4) there must be unusual difficulties; which would preclude the dedication and construction of a city standard street.

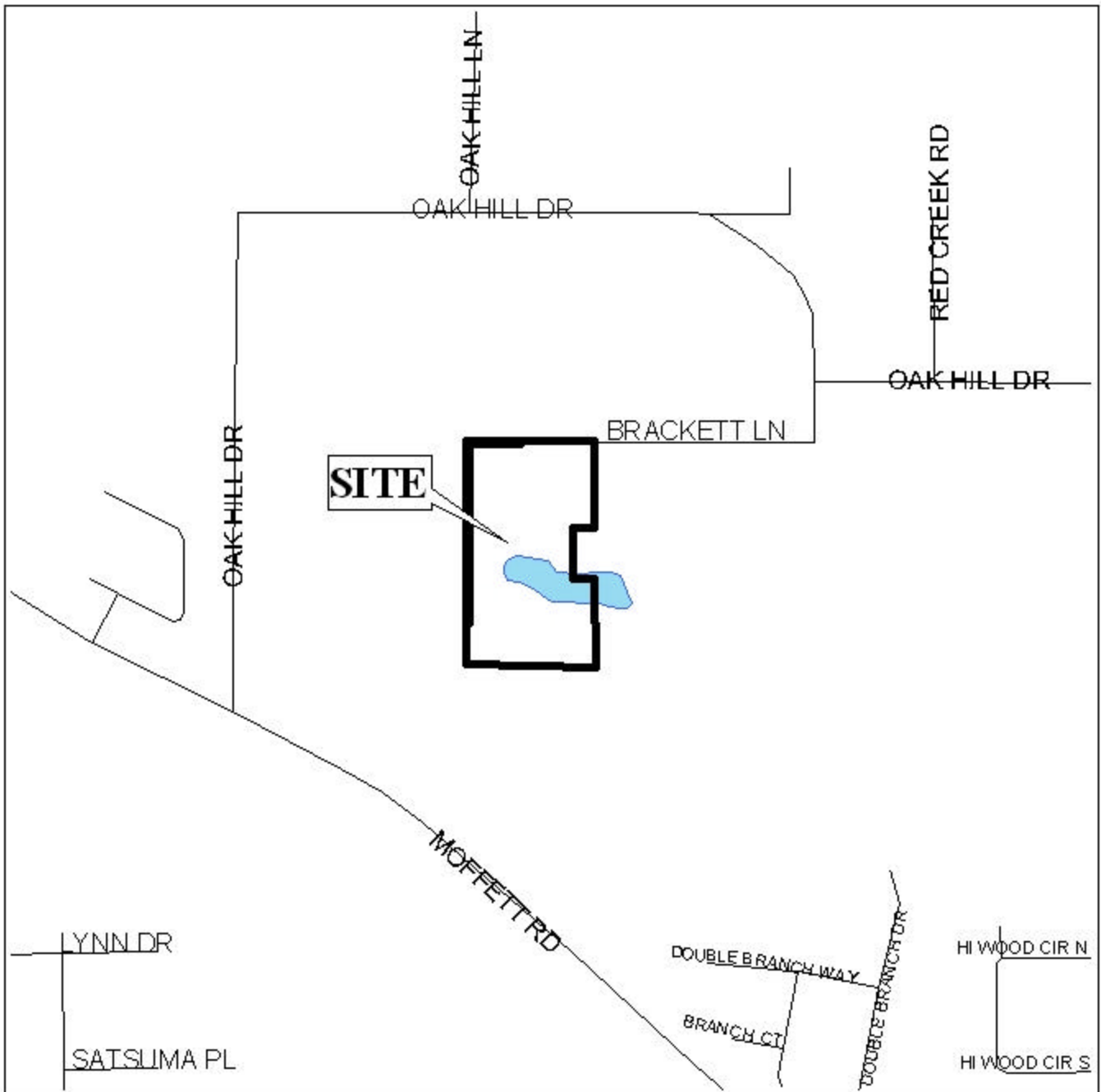
The proposed development is **not** a family division; the private street does not meet County Engineering standards (no provision of a cul-de-sac). Brackett Lane does not meet the current private road standards. The applicant has not submitted any documentation, which would justify consideration as an innovative subdivision, a gated community, or that unusual difficulties exist.

In addition, Lot 3 would exceed the width to depth ratio as outlined in Section V.D.3. of the Subdivision Regulations.

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.

Based upon the preceeding, this application is recommended for denial for the following reasons: 1) the plat does not meet the private street requirements of the Subdivision Regulations; and 2) Lot 3 exceeds the width to depth ratio as outline in Section V.D.3. of the Subdivision Regulations.

LOCATOR MAP



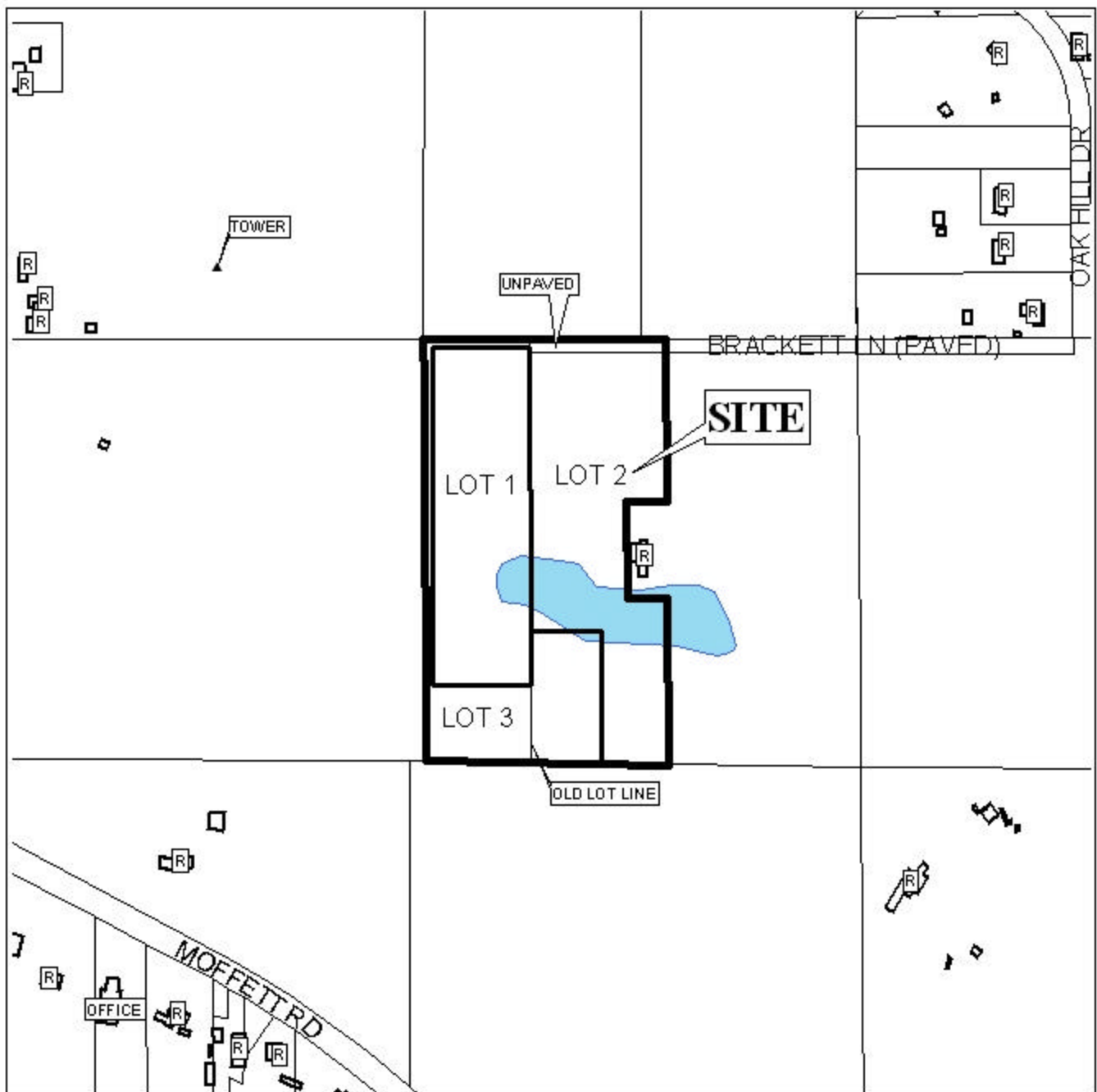
APPLICATION NUMBER 9 DATE June 5, 2003

APPLICANT Brackett Place Subdivision

REQUEST Subdivision



BRACKETT PLACE SUBDIVISION



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LEGEND

