

## **BROOKLYN'S WAY SUBDIVISION**

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

The plat illustrates the proposed 35.0 ± acres, 71 lot subdivision which is located on the East side of Snow Road, 520'± South of Wulff Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to subdivide a metes and bounds parcel into 71 lots.

Snow Road, which has an existing right-of-way of 80-feet, is shown as a major street on the Major Street Plan, and as such requires a 100-foot right-of-way; therefore, the dedication of sufficient right-of-way to provide 50-feet from the centerline should be required. As illustrated on the site plan, the detention area would have access to a private road, thus a note on the final plat stating that access to the private road (Grimes Road) is denied, should be required.

The Subdivision Regulations state that a closed end street (cul-de-sac) shall not be longer than 600'. As proposed, the cul-de-sac is approximately 1,840' in length; thus, traffic calming devices should be required as illustrated on the plat. It should be noted that the large parcels to the South consist of a residence with a warehouse and a nursery thus a street stub would not be required.

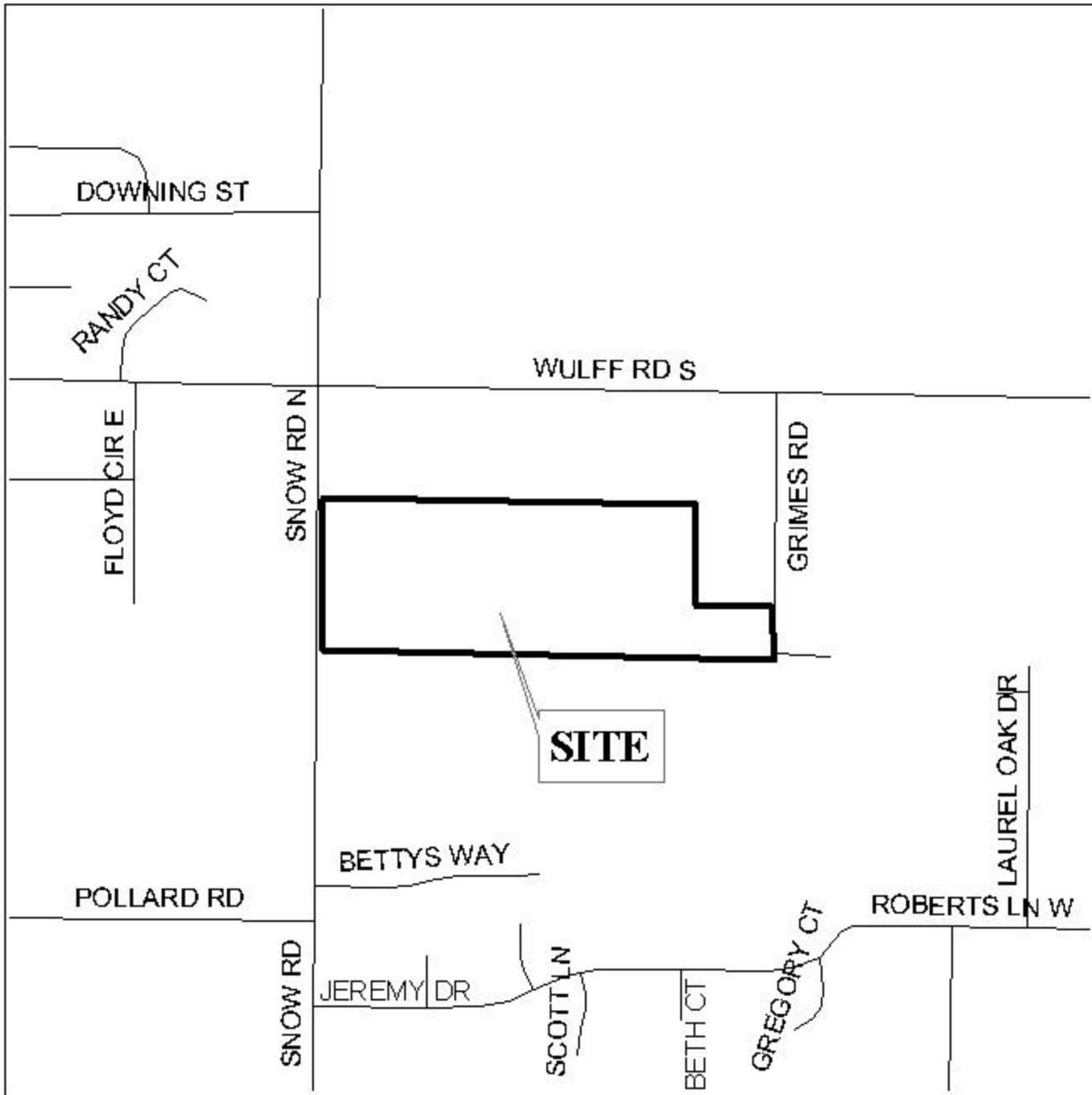
As proposed, Lots 1 through 3 and Lots 41 through 43 would have frontage along Snow Road and the new street; therefore, the placement of a note on the final plat stating the Lots 1 through 3 and Lots 41 through 43 are denied direct access to Snow Road, should be required.

The detention area is not labeled as common area and thus a note stating that the detention area is labeled as common area and maintenance of the common area is the responsibility of the property owners, should be required on the final plat.

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.

With modifications, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of sufficient right-of-way to provide 50-feet from the centerline of Snow Road; 2) the placement of a note on the final plat stating the access is denied to the private road (Grimes Road); 3) the placement of a note on the final plat stating the Lots 1 through 3 and Lots 41 through 43 are denied direct access to Snow Road; 4) the placement of a note on the final plat stating maintenance of all common areas is the responsibility of the property owners; 5) the placement of a note on the final plat stating that any property developed commercially and adjoining residentially developed property will provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations.

# LOCATOR MAP



APPLICATION NUMBER 9 DATE October 2, 2003

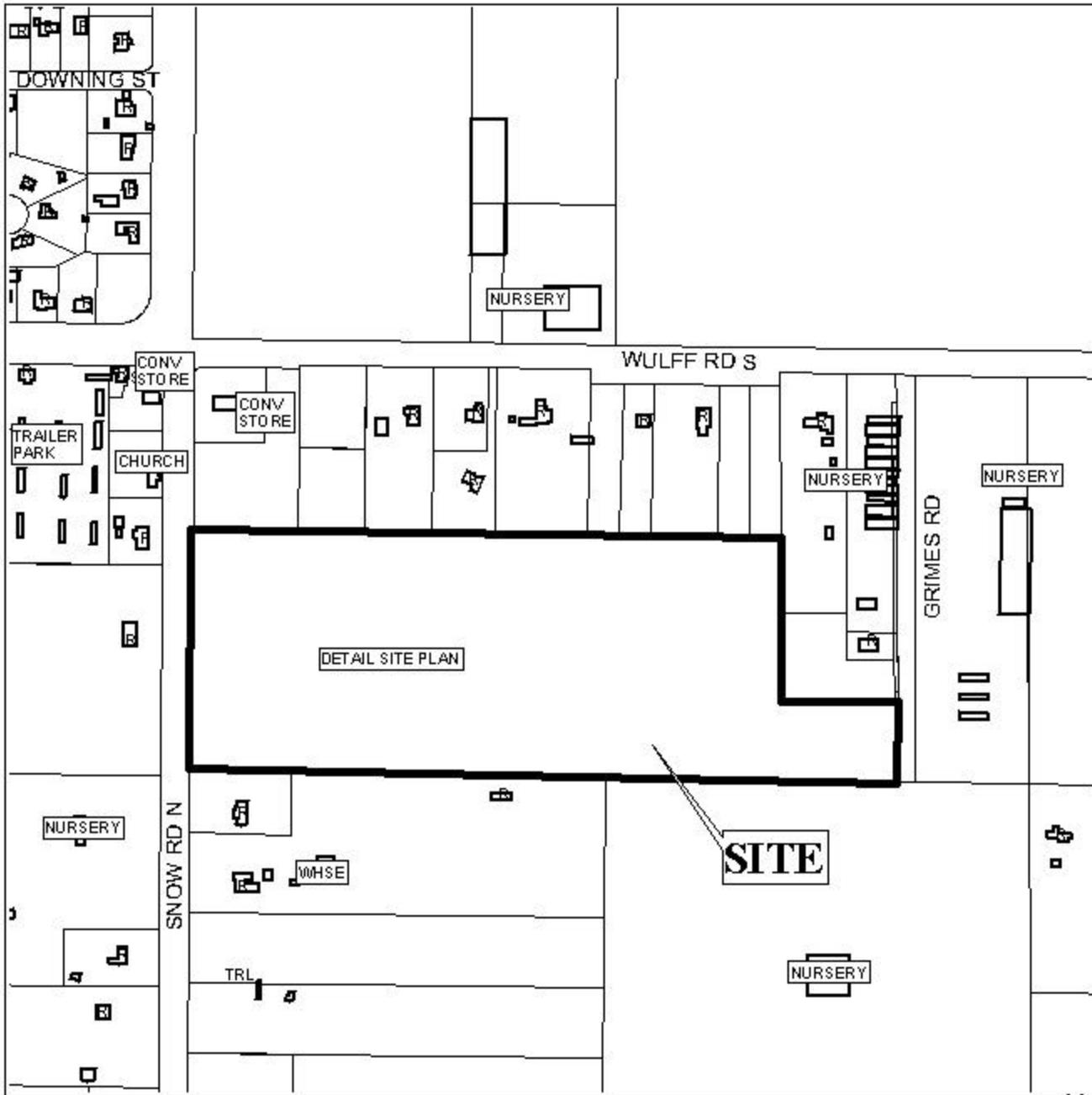
APPLICANT Brooklyn's Way Subdivision

REQUEST Subdivision



NTS

# BROOKLYN'S WAY SUBDIVISION



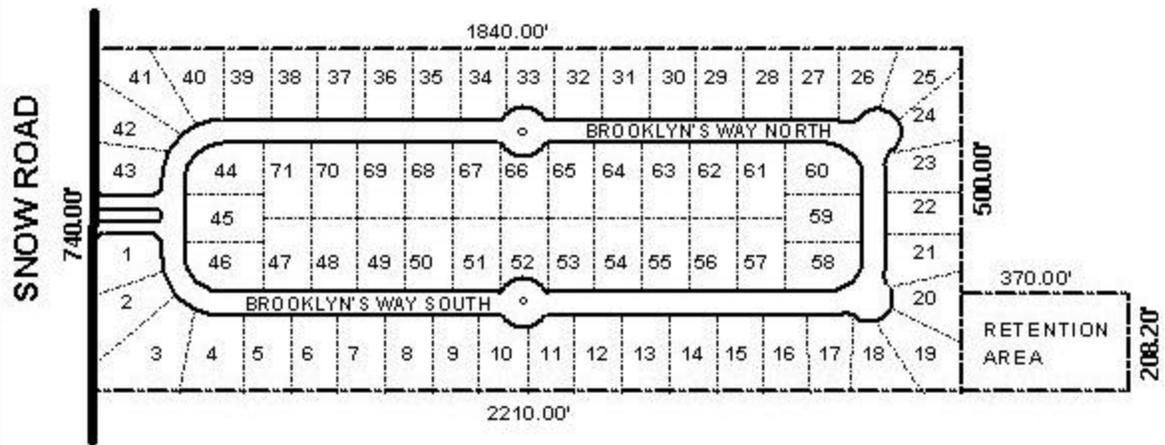
APPLICATION NUMBER 9 DATE October 2, 2003

LEGEND



NTS

# DETAIL SITE PLAN



APPLICATION NUMBER 9 DATE October 2, 2003

APPLICANT Brooklyn's Way Subdivision

USE/REQUEST Subdivision



