

VIKING PLACE SUBDIVISION, PHASE I & II

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

The plat illustrates the proposed 53 lot, 25.0 ± acres subdivision which is located at the Northeast corner of Snow Road and Wulff Road. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide a large metes and bounds parcel into 53 lots.

Wulff Road and Snow Road, which have existing rights-of-ways of 80-feet, are shown as major streets on the Major Street Plan, and as such requires 100-foot rights-of-ways; therefore, the dedication of sufficient rights-of-ways to provide 50-feet from the centerline should be required. Additionally, as a means of access management, a note should be placed on the final plat stating that Lots 1 and Lots 48 through 53 are denied direct access to Snow Road, should be required.

The proposed layout creates a long “straight a way” and a traffic-calming device (traffic circle) should be provided in the area of Lots 15 and 30. Furthermore, this street exceeds the maximum length of a closed-end street, thus a waiver of Section V.B.6., would be required.

As shown on the Detail Site Plan, Viking Place Drive dead-ends at the eastern property line, thus the provision of a temporary turnaround should be required.

Parcel A is included in the legal description for the site, however, it does not have a lot number. This parcel should be shown as a lot on the final plat.

A detention area is shown on the plat, thus the placement of a note on the final plat stating that maintenance of the detention area shall be the responsibility of the property owners, should be required.

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 rights-of-ways to provide 50' from the centerline of Wulff Road and Snow Road; 2) the placement of a note on the final plat stating that Lots 1 and 48 through 53 are denied direct access to Snow Road; 3) the provision of a traffic circle in the area of Lots 15 and 30; 4) the provision of a temporary turnaround; 5) Parcel A shown as a lot on the final plat; 6) all detention areas be indicated on the final plat with a note stating that the maintenance thereof is the responsibility of the property owners association; and 7) the 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.

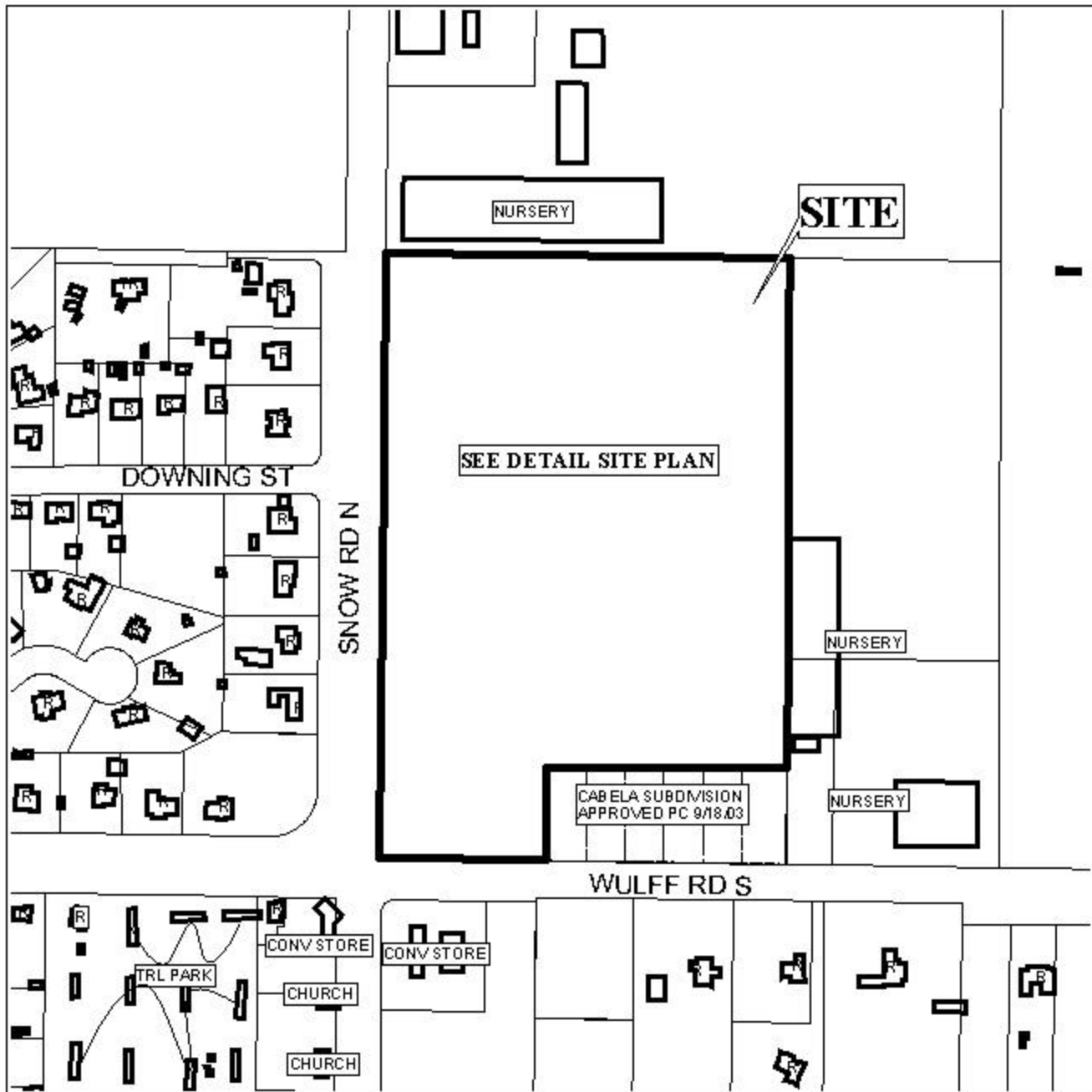
LOCATOR MAP



APPLICATION NUMBER 18 DATE February 19, 2004
APPLICANT Viking Place Subdivision, Phase I & II
REQUEST Subdivision

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NTS

VIKING PLACE SUBDIVISION, PHASE I & II



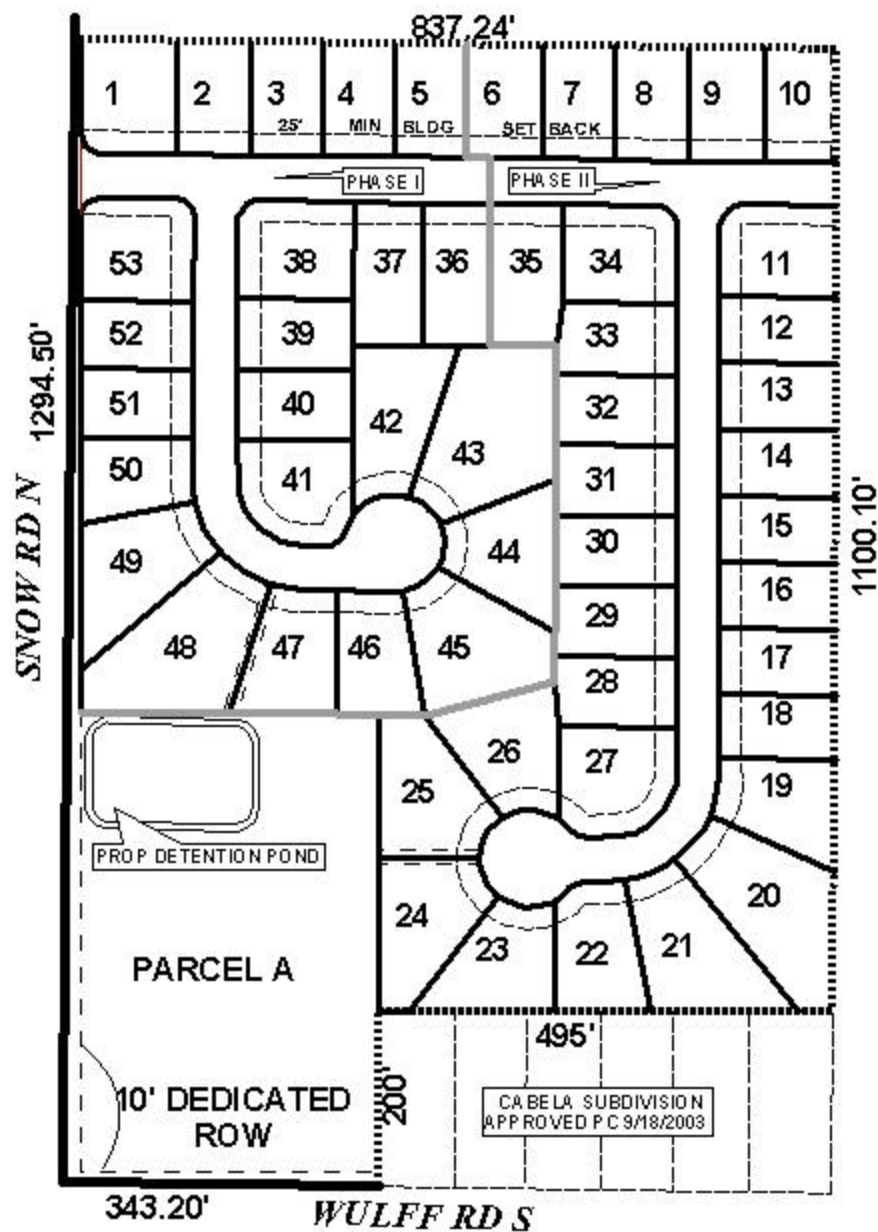
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LEGEND



NTS

DETAIL SITE PLAN



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