

HEATHER ESTATES SUBDIVISION

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

MAWSS Comments:

The plat illustrates the proposed 1-lot, 0.49± acre subdivision which is located on the East side of Gold Mine Road, 270'± North of Three Notch Road. The subdivision is served by public water and an individual private septic tank.

The purpose of this application is to create a 1-lot subdivision from a metes and bounds parcel. Based on tax assessor records, the parcel appears to have been in existence since 1978, and does not appear to have been further divided since.

The site fronts Gold Mine Road, which is shown as a major street on the Major Street Plan component of the Comprehensive Plan. As such, a minimum right-of-way of 100-feet is required. The plat does not indicate the existing right-of-way width along the site. Therefore, dedication sufficient to provide a minimum of 50-feet from the centerline of Gold Mine Road should be required. Illustrated on the proposed plat is a 45-foot minimum building setback line. The 45-foot setback line was placed on the plat in lieu of dedication of right of way. It is recommended that this line be revised to illustrate a 25-foot minimum building setback line as well as the dedication mentioned earlier.

As Gold Mine Road is a planned major street, access management is a concern. Therefore, a limitation on the number of curb cuts is appropriate. Given the amount of linear street frontage as illustrated (161-feet), no more than one curb cut should be allowed, with the size, location, and design to be approved by County Engineering.

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.

The site is in the County, nevertheless, compliance with the City of Mobile stormwater and flood control ordinances will be required. A note on the final plat requiring submission of a certification from a licensed engineer stating that development on the site will comply with the City of Mobile stormwater and flood control ordinances prior to issuance of permits should be required.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) dedication sufficient to provide a minimum of 50-feet from the centerline of Gold Mine Road;
- 2) revision of the minimum building setback line to illustrate a 25-foot minimum building setback line;

- 3) placement of a note on the final plat stating that the site is limited to one curb cut to Gold Mine Road, with the size, location, and design to be approved by County Engineering;
- 4) 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;
- 5) placement of a note on the final plat requiring submission of a certification from a licensed engineer stating that development on the site will comply with the City of Mobile stormwater and flood control ordinances prior to issuance of permits; and
- 6) labeling of the lot with its size in square feet, or provision of a table on the plat with the same information.

LOCATOR MAP



APPLICATION NUMBER 2 DATE May 3, 2007

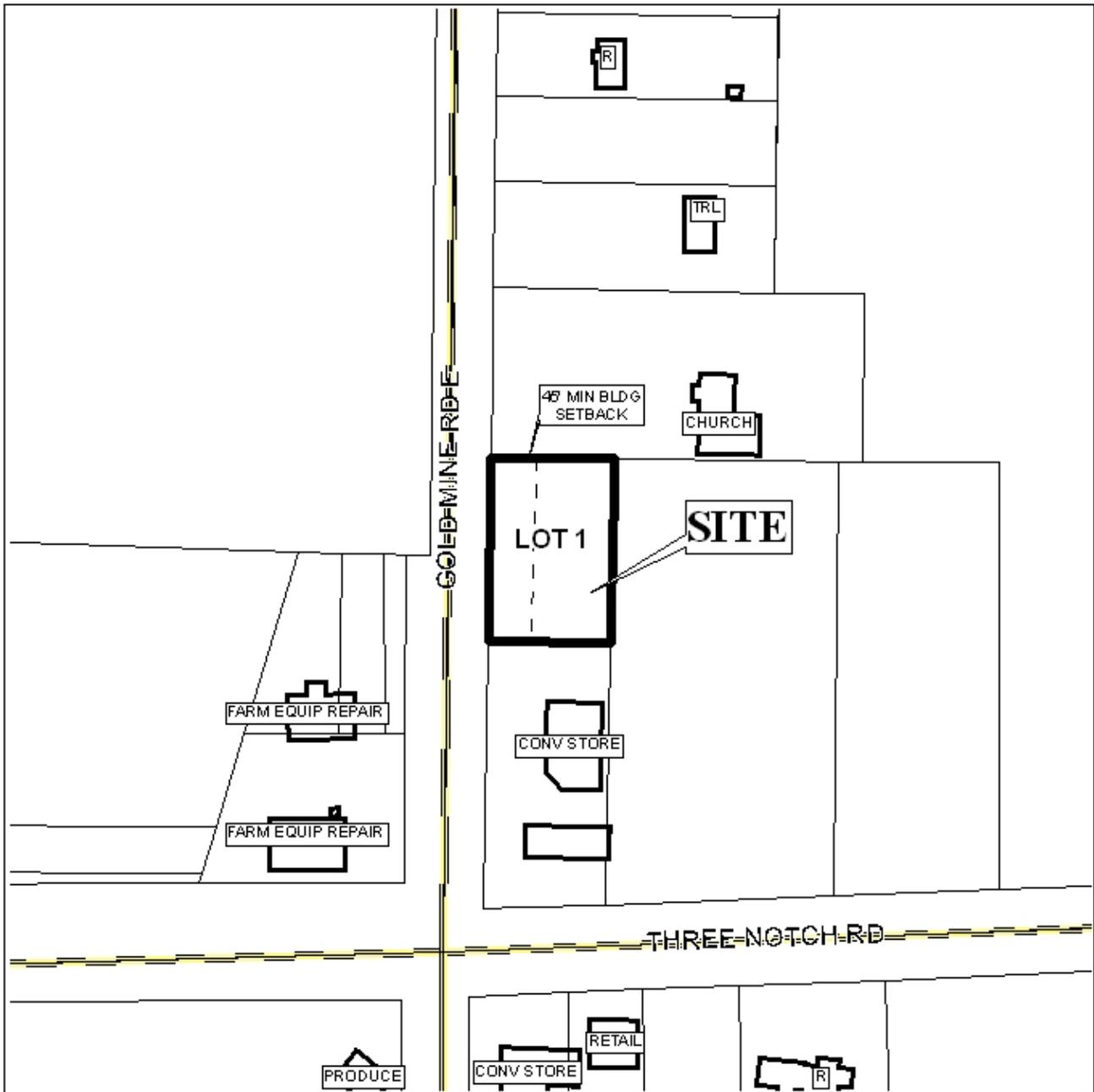
APPLICANT Heather Estates Subdivision

REQUEST Subdivision



NTS

HEATHER ESTATES SUBDIVISION



APPLICATION NUMBER 2 DATE May 3, 2007

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



NTS