

RAPHAEL COURT SUBDIVISION

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

The plat illustrates the proposed 35-lot, $15.8\pm$ acre subdivision which is located on the South side of Nursery Road, $\frac{1}{4}$ mile \pm East of Snow Road. The subdivision is served by public water and sewer systems.

The purpose of this application is to create a 35-lot subdivision from a portion of a metes and bounds parcel. The preliminary plat depicts the proposed subdivision, but does not illustrate the remaining approximately 144+ acres as future development. The plat must show the property from which it is being subdivided.

The site fronts onto Nursery Road, for which the preliminary plat illustrates adequate right-of-way of 80-foot. It should be noted that the remainder of the parent parcel has frontage on Wulff Road, a major street as illustrated on the Major Street Plan component of the Comprehensive Plan. Therefore, the property owner should be made aware that if the future development area is subdivided in the future, dedication for the major street will likely be required.

A traffic calming device (traffic circle) has been depicted on the preliminary plat. The block lengths and maximum length for a closed end street provided within the development meet the minimum requirements of Section V.C.1. of the Subdivision Regulations.

A similar plat was present to the Commission at the October 5 meeting. The staff recommended holdover to allow the plat to be revised to provide street stubs to the large undeveloped properties adjacent to the site. As no revisions were submitted, the plat was recommended for denial, and was subsequently denied by the Commission. The applicant has submitted letters from the adjacent property owners explaining that their properties are used as growing nurseries, and that the existing stubs from other subdivisions have shown an increase in vandalism and illegal dumping. They have requested that the Commission not require street stubs into their properties.

One detention area is depicted on the preliminary plat. The plat illustrate a 15' drainage easement to the detention area, but does not specify that the easement is also to provide access from maintenance of the detention area. Additionally, the detention area and the traffic circle should also be denoted as common areas, as is the entrance median, and a note should be place on the final plat, if approved, stating that maintenance of all common areas shall be the responsibility of the subdivision's property owners.

While the site is in the County, the applicant's engineer will be required to certify that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat, if approved.

It appears that each lot meets the minimum size requirements for developments with access to public water and sewer. It is requested that the applicant revise the preliminary plat to provide the size of each lot in square feet on the plat, either as a table or as a label for each individual lot.

Lots 1, 33 and 35 have frontage on the streets proposed within the subdivision, as well as frontage on Nursery Road. The preliminary plat notes that these lots are denied Direct access to Nursery Road. Also, the plat does not reflect the required 25' setback from Nursery Road for Lots 1, 33 and 35.

This site is located in Mobile 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 preceding, it is recommended that the plat be granted Tentative Approval subject to the following conditions: 1) the remainder of the parent parcel be shown as future development on the final plat; 2) placement of a note on the final plat stating that subdivision of the future development area will require dedication along Wulff Road, if adjacent to Wulff Road; 3) clarification of the drainage easement to the detention area to include ingress and egress for maintenance; 4) the detention area, traffic circle and median entrance be labeled as common areas, and a note placed on the final plat stating that maintenance of all common areas shall be the responsibility of the subdivision's property owners; 5) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat; 6) depiction of the size of each lot in square feet on the plat, either as a table or as a label for each individual lot; 7) placement of a note on the final plat stating that Lots 1, 33 and 35 are denied direct access to Nursery Road; 8) placement of the required 25' setback along Nursery Road for Lots 1, 33 and 35; and 9) 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



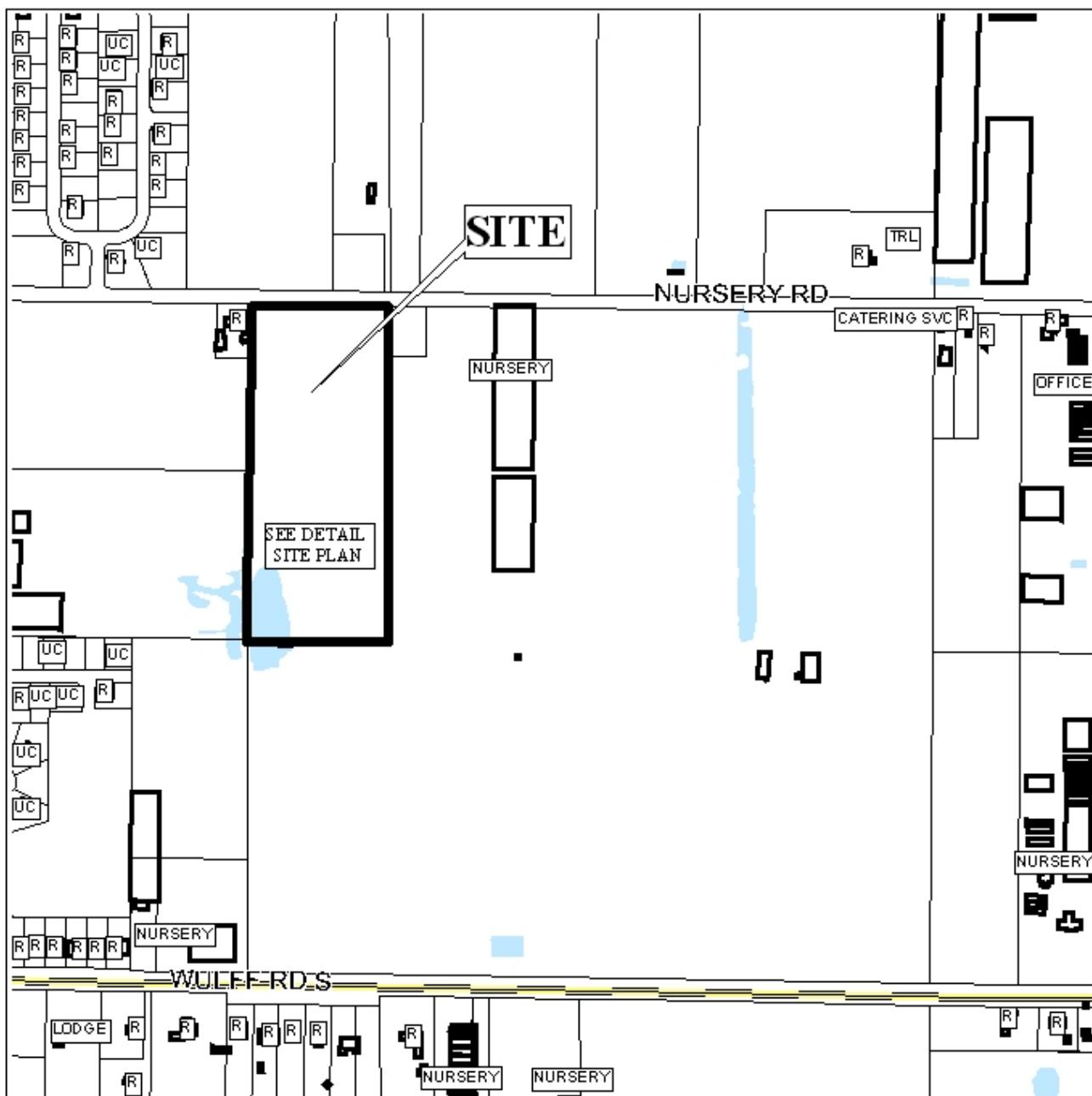
APPLICATION NUMBER 11 DATE November 16, 2006

APPLICANT Raphael Court Subdivision

REQUEST Subdivision

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RAPHAEL COURT SUBDIVISION



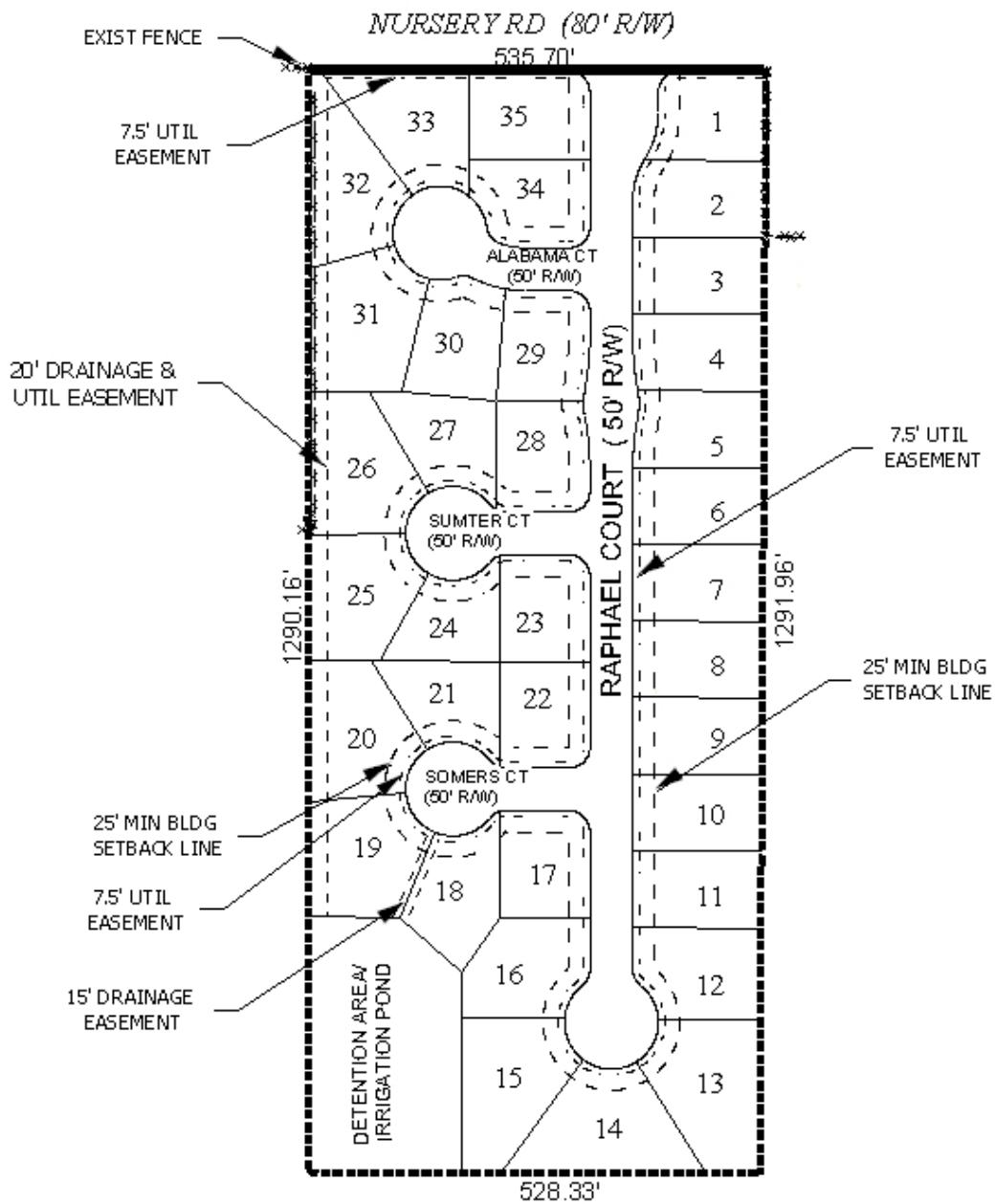
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LEGEND

													
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

DETAIL SITE PLAN



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REQUEST Subdivision

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