

RAMER CREEK ESTATES SUBDIVISION

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

MAWSS Comments: MAWSS has **NO** water or sewer services available.

The plat illustrates the proposed 25-lot, 9.8 ± acre subdivision which is located on the Southeast corner of Repoll Road and Repoll Boulevard (private road). The subdivision is served by both public water and sewer, and is located within the Planning Jurisdiction.

The purpose of this application is to subdivide an undeveloped parcel into 25 lots.

The site fronts onto Repoll Road, a paved minor street with adequate right-of-way. The site is undeveloped, but is bounded to the South by a 16.0± acre undeveloped parcel.

The application proposes a new street, which must be constructed and dedicated to Mobile County Engineering standards prior to signing the Final Plat. Lots 1 and 25 are corner lots; therefore, a note should be placed on the Final Plat limiting each lot to one curb cut each, with the size, design and location to be approved by County Engineering.

The new street, a cul-de-sac proposed for the subdivision, is approximately 940 feet long, which exceeds the 600-foot length recommended in Section V.B.6. of the Subdivision Regulations. To accommodate the proposed length, the plat should be revised to provide a street-stub to the parcel to the South near the midpoint of the proposed street, and to facilitate future connections as the general area is developed.

The requirement for a street-stub to the South is based upon Section V.B.1. of the Subdivision Regulations, which states: "The street layout shall also provide for the future projection into unsubdivided lands adjoining of a sufficient number of streets to provide convenient circulation." The parcel South of the site is approximately 16 acres is likely be the subject of future subdivision applications; hence the recommendation for street-stub should be required.

A retention/detention area is depicted and labeled on the preliminary plat; however, a common area located at the entrance of the proposed subdivision is not labeled. Therefore, the common area should be marked as such, and a note should be placed on the Final Plat stating maintenance of these areas will be the responsibility of the property owners.

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.

No lot sizes in square feet were indicated on the plat; therefore the final plat should be revised to label each lot with its size in square feet, or a table depicting the same information should be provided.

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. The plat should also be revised to depict lot sizes to be illustrated in square feet either through labeling or the provision of a table on the Final Plat.

The Subdivision Regulations require 15,000 square feet for lots that are served by public water and individual septic systems or 40,000 square feet for lots that are served by individual wells and septic systems; therefore, the need for field lines on each lot is what necessitates the larger lot size. If the development proposes a centralized system, none of the lots will have field lines, thereby eliminating the necessity for the increased size. However, it appears that several lots do not meet the minimum size requirements for developments with access to public water and sanitary sewer as required in Section V.D.2. of the Subdivision Regulations and MAWSS comments that no water or sewer services are available. If the proposed subdivision is served by other facilities, the submission of a letter stating the compliance with V.D.2. should be required.

The Commission has approved reduced lot sizes for developments served by this type of centralized system in the past, subject to the provision of documentation regarding the centralized sanitary system. Additionally, the developer must receive final approval of the system by the Mobile County Board of Health and the Alabama Department of Environmental Management (ADEM).

Based on the preceding, it is recommended that this application be held over until the November 15th meeting, with required information submitted by October 30th, to allow the applicant to address the following:

- 1) provision of street-stubs to the South;
- 2) placement of a note on the final plat stating that maintenance of the common areas, including retention areas, is the responsibility of the home owners;
- 3) labeling each lot with its size in square feet, or a table depicting the same information on the Final Plat;
- 4) placement of a note on the Final Plat stating that Lots 1 and 25 are limited to one curb-cut each with the size, design and location to be approved by County Engineering;
- 5) construction and dedication of the new street to County Engineering standards;
- 6) 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;
- 7) placement of a note on the 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; and
- 8) the submission of a letter stating the compliance of Section V.D.2. of the Subdivision Regulations prior to the signing of the Final Plat or documentation from the developer stating the location and design of a centralized sanitary system to handle the wastewater of the subdivision.

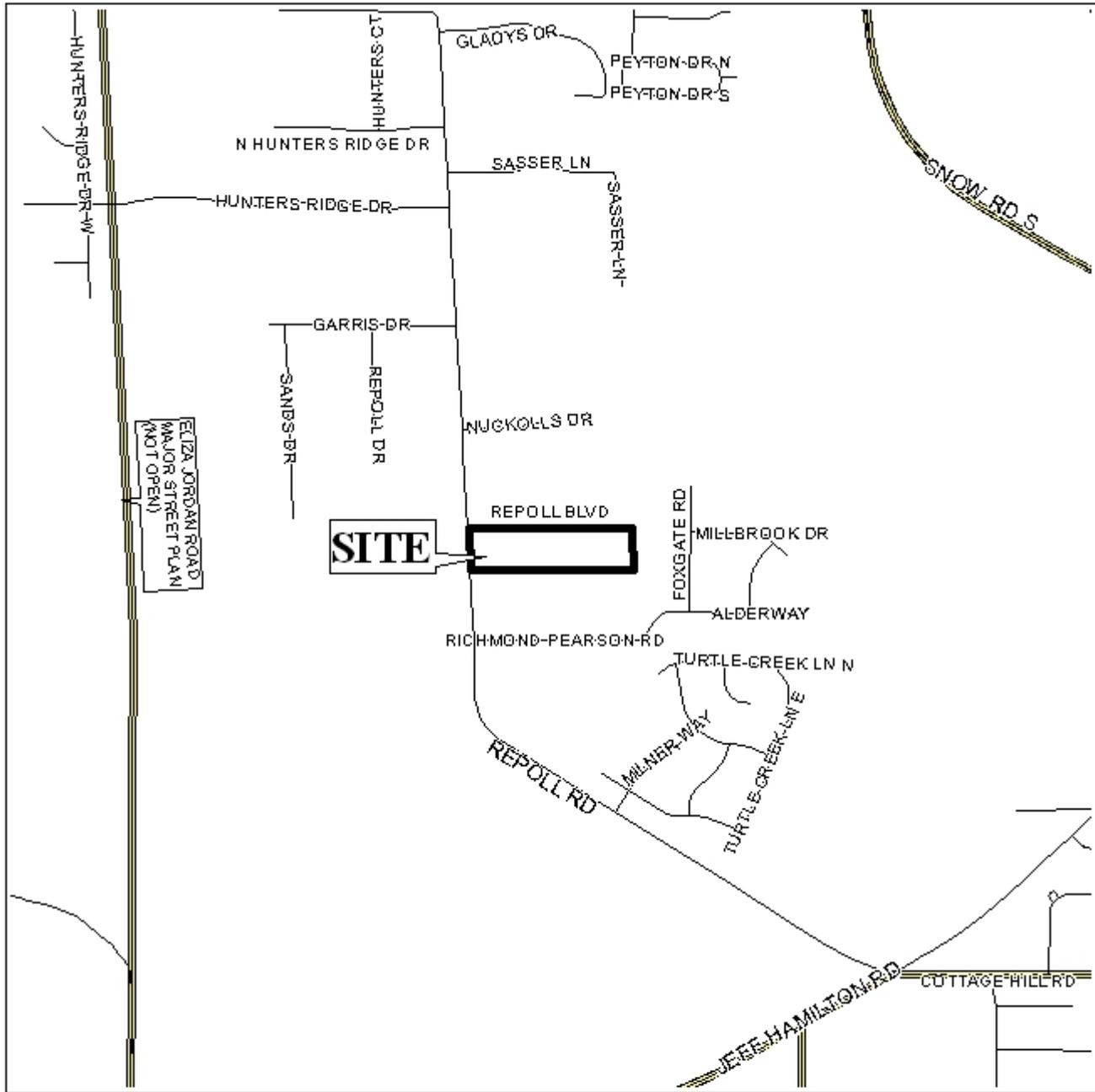
Revised for the November 15th meeting:

The application was heldover from the October 18th meeting, to allow the applicant to address several issues. A revised plat illustrating the topography of the parcel to the South and addressing all of the deficiencies in the original plat was submitted. Due to the location of a floodway (Miller Creek) that transects the parcel to the south, which was a major concern and reason for the holdover, is illustrated and provides justification for not providing a street stub to the South.

Based on the preceding, the plat meets the requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that maintenance of the common areas, including retention areas, is the responsibility of the home owners;*
- 2) labeling each lot with its size in square feet, or a table depicting the same information on the Final Plat;*
- 3) placement of a note on the Final Plat stating that Lots 1 and 25 are limited to one curb-cut each with the size, design and location to be approved by County Engineering;*
- 4) construction and dedication of the new street to County Engineering standards;*
- 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) placement of a note on the 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; and*
- 7) the submission of a letter stating the compliance of Section V.D.2. of the Subdivision Regulations prior to the signing of the Final Plat or documentation from the developer stating the location and design of a centralized sanitary system to handle the wastewater of the subdivision.*

LOCATOR MAP



APPLICATION NUMBER 4 DATE November 15, 2007

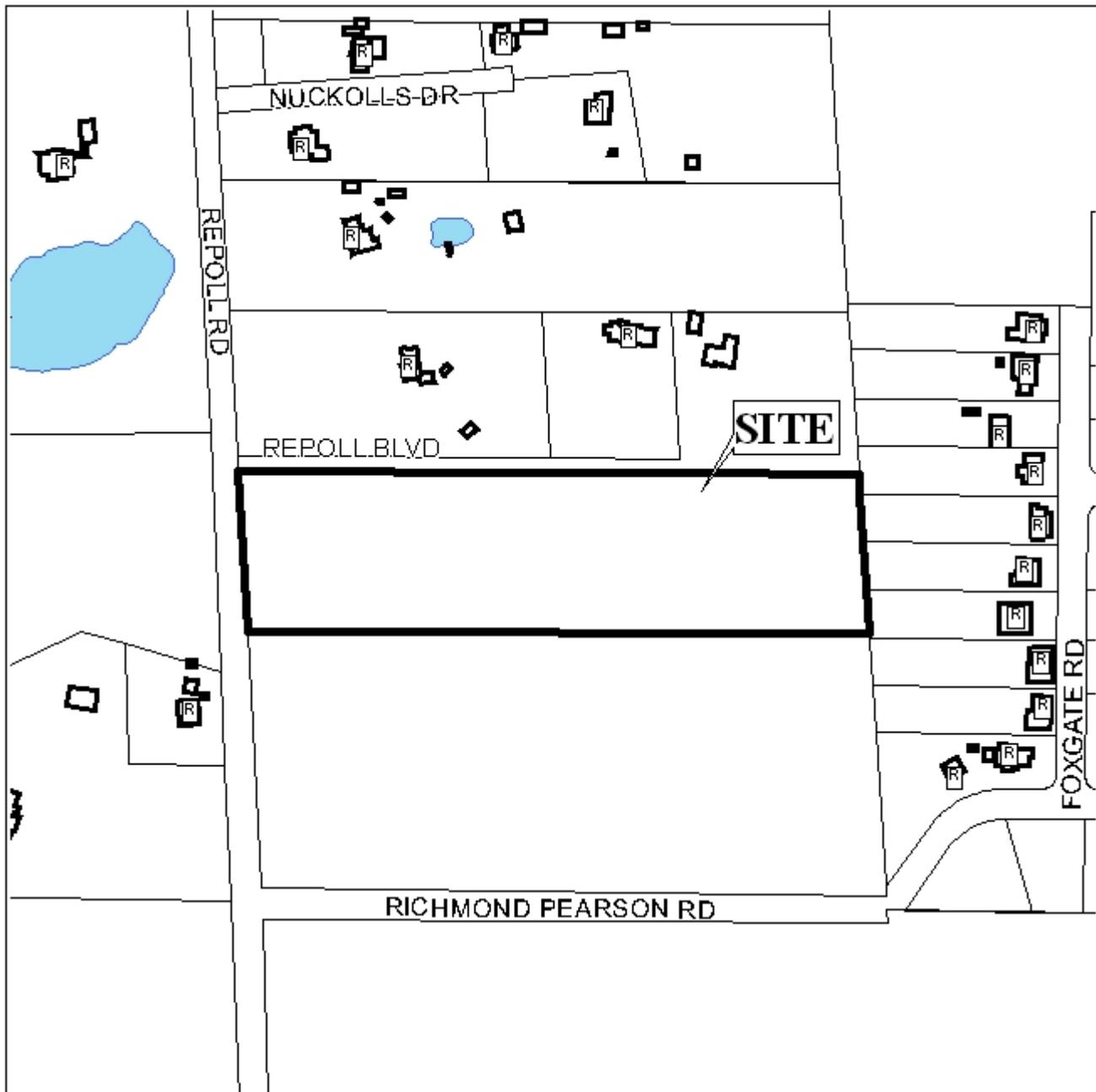
APPLICANT Ramer Creek Estates Subdivision

REQUEST Subdivision



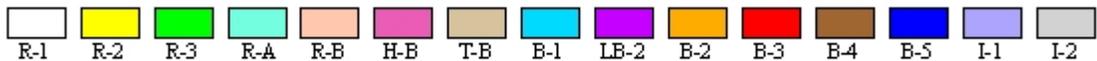
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RAMER CREEK ESTATES SUBDIVISION



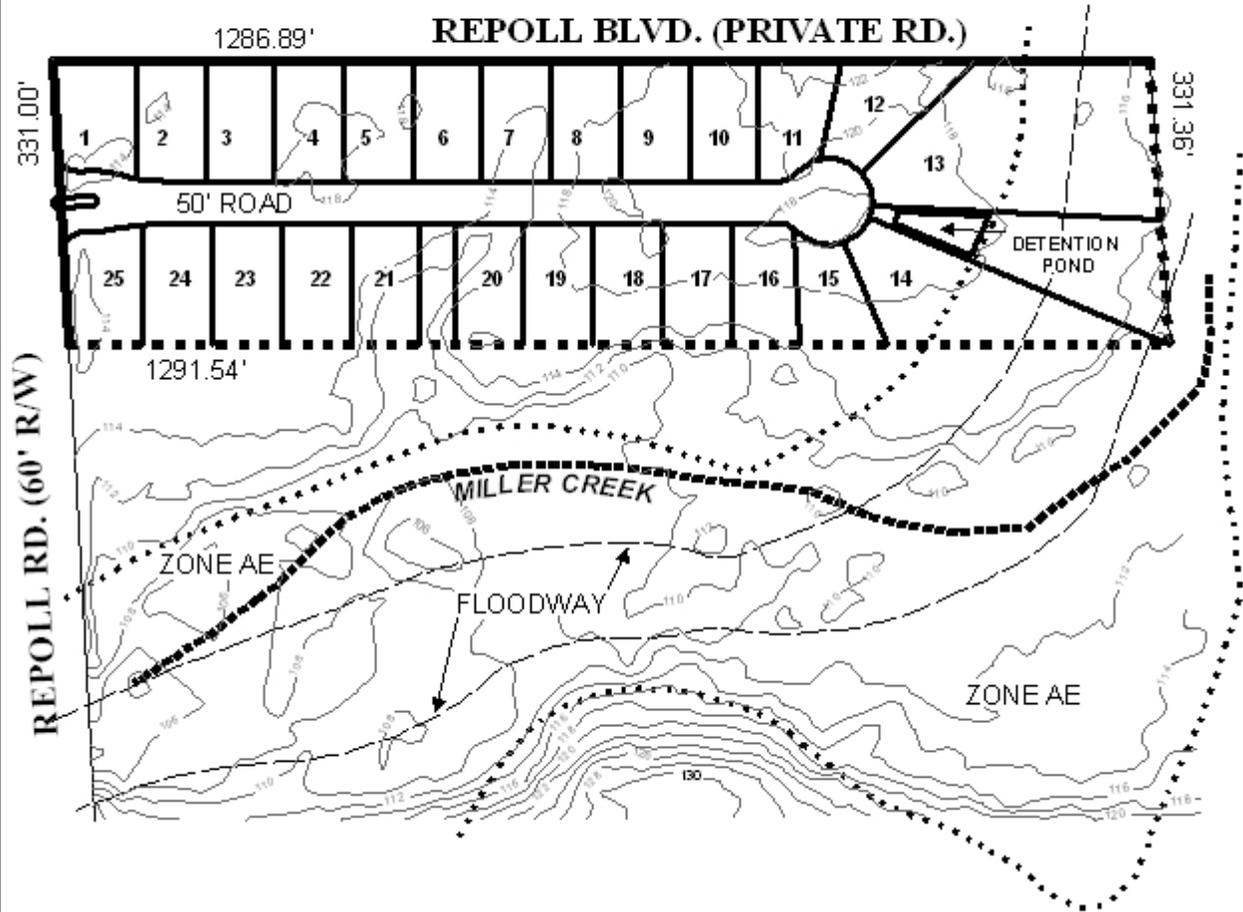
APPLICATION NUMBER 4 DATE November 15, 2007

LEGEND



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE November 15, 2007
 APPLICANT Ramer Creek Estates Subdivision
 REQUEST Subdivision



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