

# **BURLINGTON PLACE SUBDIVISION ADDITIONS**

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

The plat illustrates the proposed 37 lot, 36.8 ± acre subdivision which is located at the South terminus of Burlington Drive East. The subdivision is served by both public water and sanitary sewer.

The purpose of this application is to subdivide portions of three parcels into 37 lots and areas reserved for “future development.” It should be noted that the application does not appear to contain the full extent of parcel R023402030000079., specifically the portion of the parcel that fronts onto Cottage Hill Road.

The original subdivision application was approved at the June 21, 1999 meeting of the Planning Commission. Since that time two units have been recorded: Unit One in April 2000, and Unit Two in December 2002. This application includes proposed Units Three and Four, which have different layouts than originally approved in 1999, and includes future development beyond the original limits reviewed in 1999.

The site fronts onto Burlington Drive East, a minor street with adequate right-of-way. The portion of the parcel not included in the application fronts onto Cottage Hill Road, a proposed major street with a right-of-way of approximately 80 feet. As a major street, the right-of-way for Cottage Hill Road should be 100 feet, thus the dedication of land to provide 50 feet of right-of-way as measured from the centerline should be required.

Units Three and Four, as proposed, generally appear to meet the minimum lot and layout requirements of the Subdivision Regulations, with the exception of proposed Lot 129. This lot occurs at the end of a cul-de-sac, and the wedge shape normally associated with such a lot is distended by approximately 460 feet to include a potential wetlands area, exceeding the depth to width ratio of Section V.D.3. As much of the potential wetlands area may be unsuitable for building, may be required for a drainage easement, and may not otherwise be subdivided in a suitable manner, a waiver of Section V.D.3. could be considered appropriate.

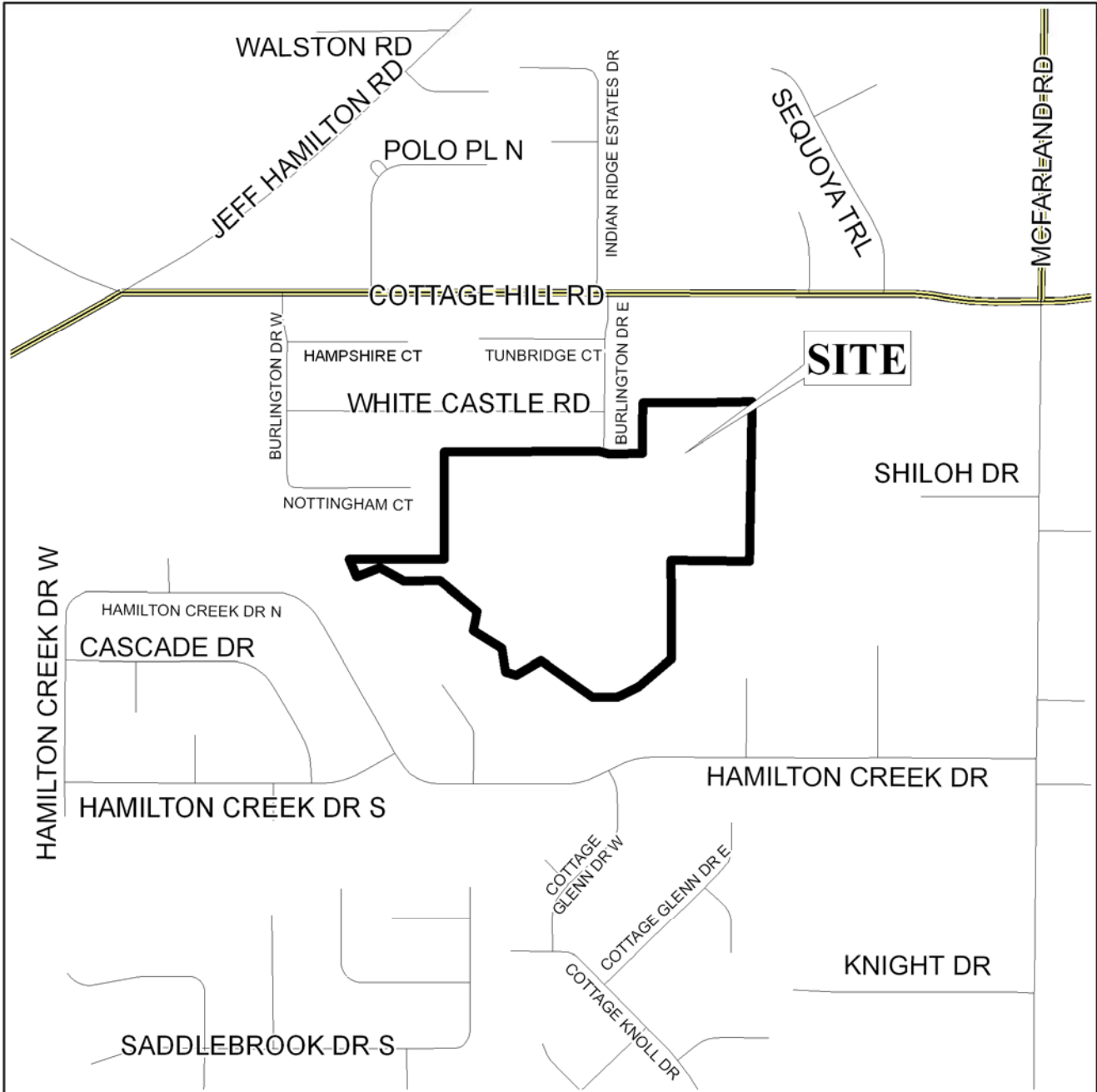
The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the subdivision, but would be required on the Final Plat, if approved.

The southern portion of the site is bounded by Hamilton Creek, and wetlands associated with the creek may occur on a portion of the site. The presence of wetlands indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance.

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.

The plat is recommended for Holdover until the May 4<sup>th</sup> meeting for the following reason: 1) to allow the applicant to revise the preliminary plat to include the entirety of parcel R023402030000079., and provide additional labels and postage if necessary due to the inclusion of the entire parcel.

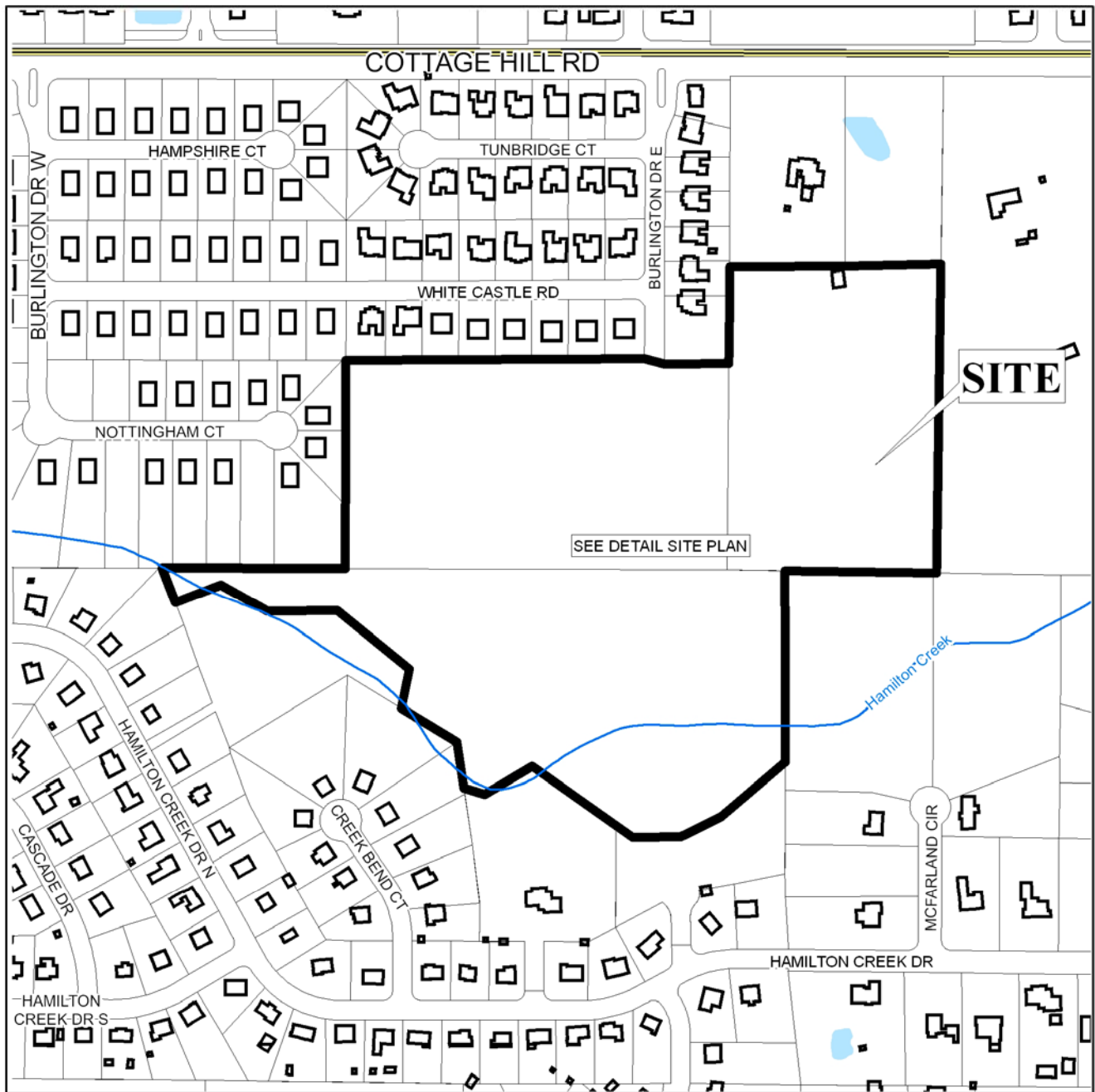
# LOCATOR MAP



APPLICATION NUMBER 5 DATE April 20, 2006  
APPLICANT Burlington Place Subdivision Additions  
REQUEST Subdivision



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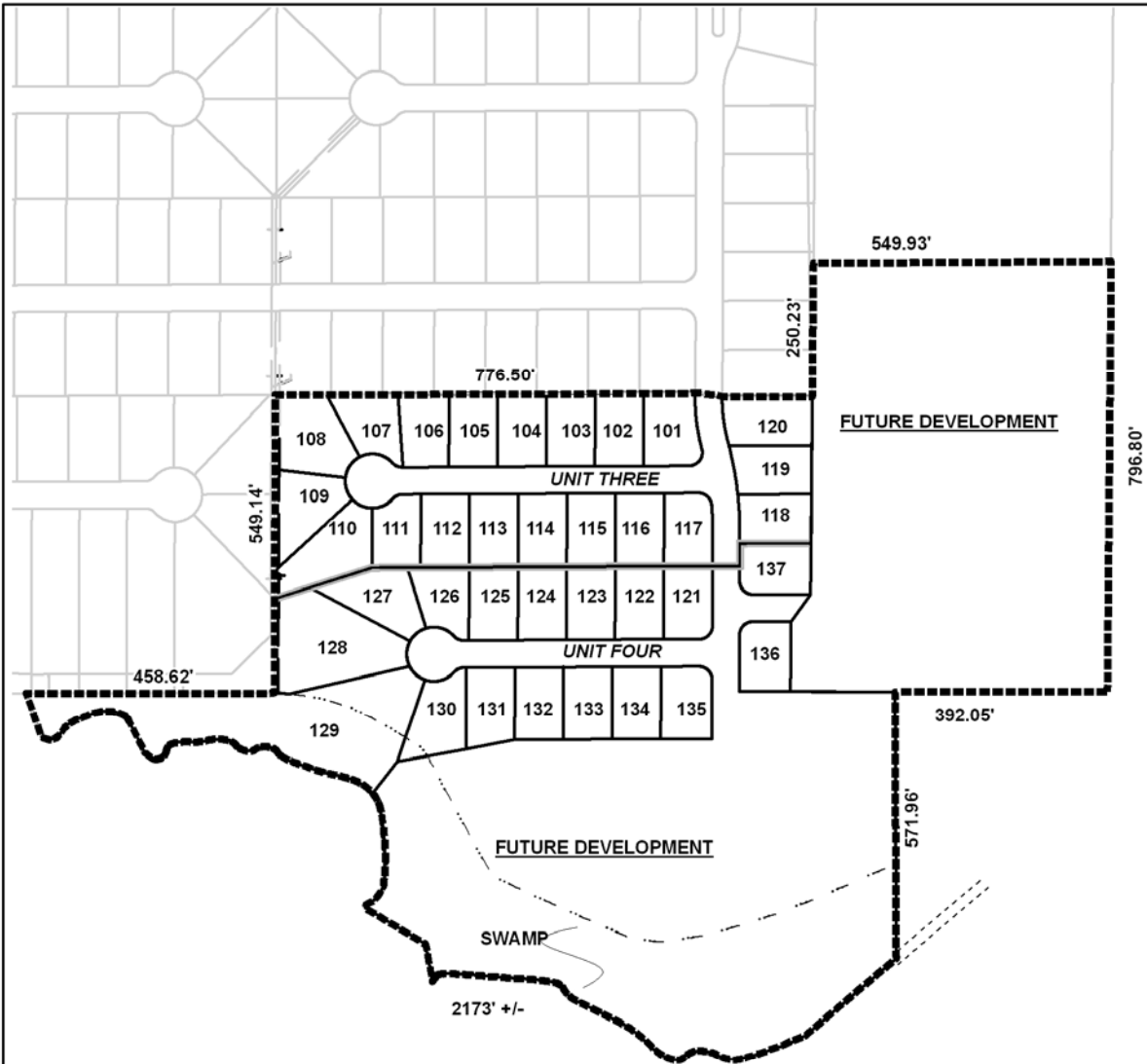
LEGEND

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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