

## **PECAN GROVE PLACE SUBDIVISION,** **PHASE TWO**

Engineering Comments: Development of property must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 14-lot, 9.8± acre subdivision located at the West terminus of Pecan Grove Drive. The subdivision is served by public water and sanitary facilities.

The purpose of this application is to create 14 lots from the remaining property of an existing subdivision. The original 48-lot subdivision was granted preliminary approval from the Commission in June 2004. However, 23-lots were signed and probated as Pecan Grove Place, Phase One. Due to the reduction of lots from the overall approval of 48-lots to 37-lots and the location of substantial wetlands on the remaining development, a new application is required.

A note should be placed on the final plat stating that Lot 2, which is a corner lot should be restricted to one curb cut.

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. Due to the size of the proposed development, 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.

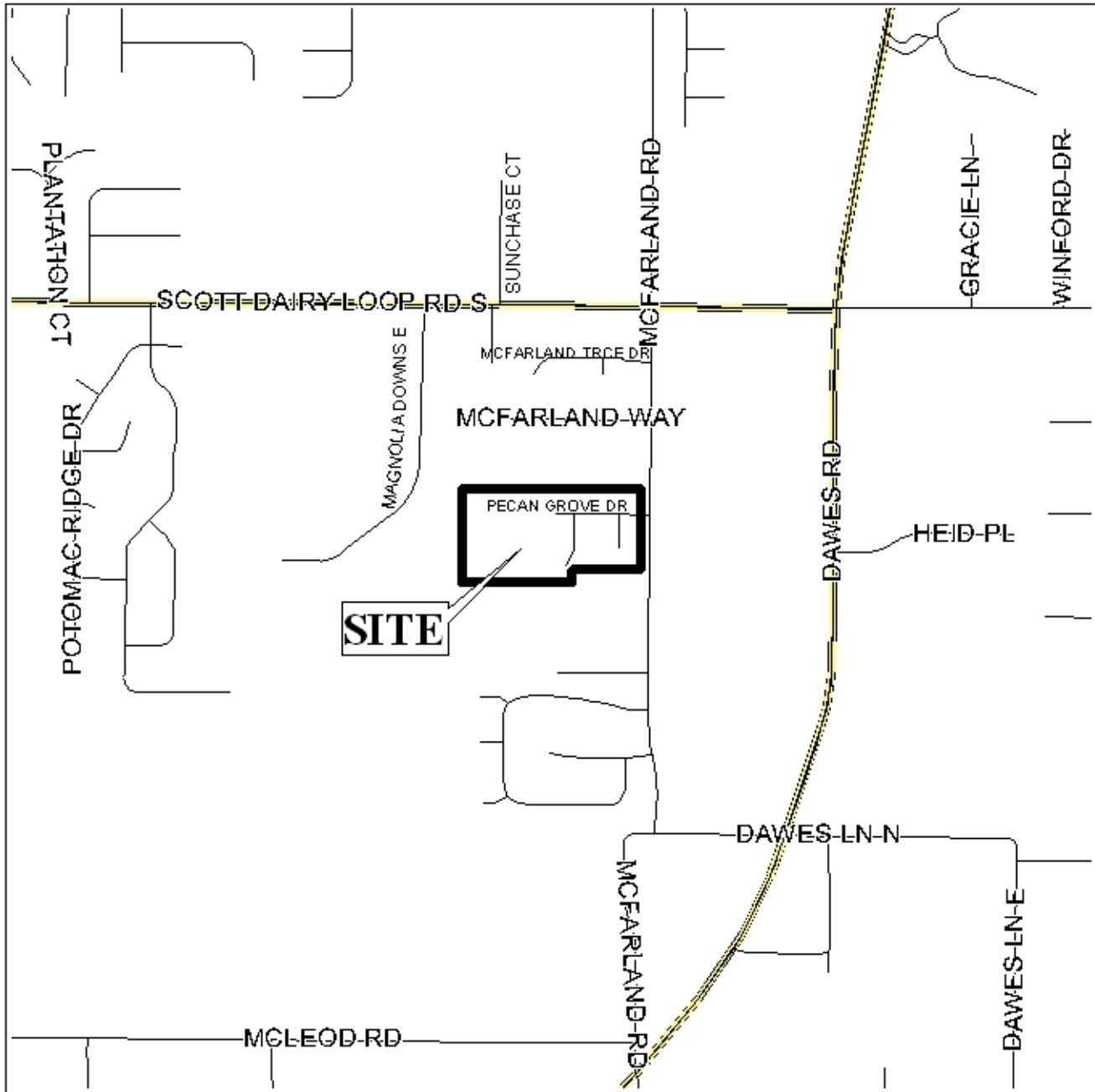
As illustrated on the preliminary plat, the site contains a large wetlands area; therefore, the approval of all applicable federal, state and local agencies should be required. Common areas and detention areas are depicted on the preliminary plat. All common areas, whether green spaces, detention areas, or other, should be labeled as such, and a note should be placed on the final plat, if approved, stating that maintenance of all common areas shall be the responsibility of the subdivision's 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.

The plat is recommended for Tentative Approval, subject to the following conditions: 1) the placement of a note on the Final Plat stating that Lot 2 (corner lot) is limited to one curb-cut, with the size, design and location to be approved by County Engineering; 2) 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; 3) labeling of all lots with size in square feet, or provision of a table with the lot size information on the plat; 4) the approval of all necessary federal, state and local agencies; and 5) 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 5 DATE November 2, 2006

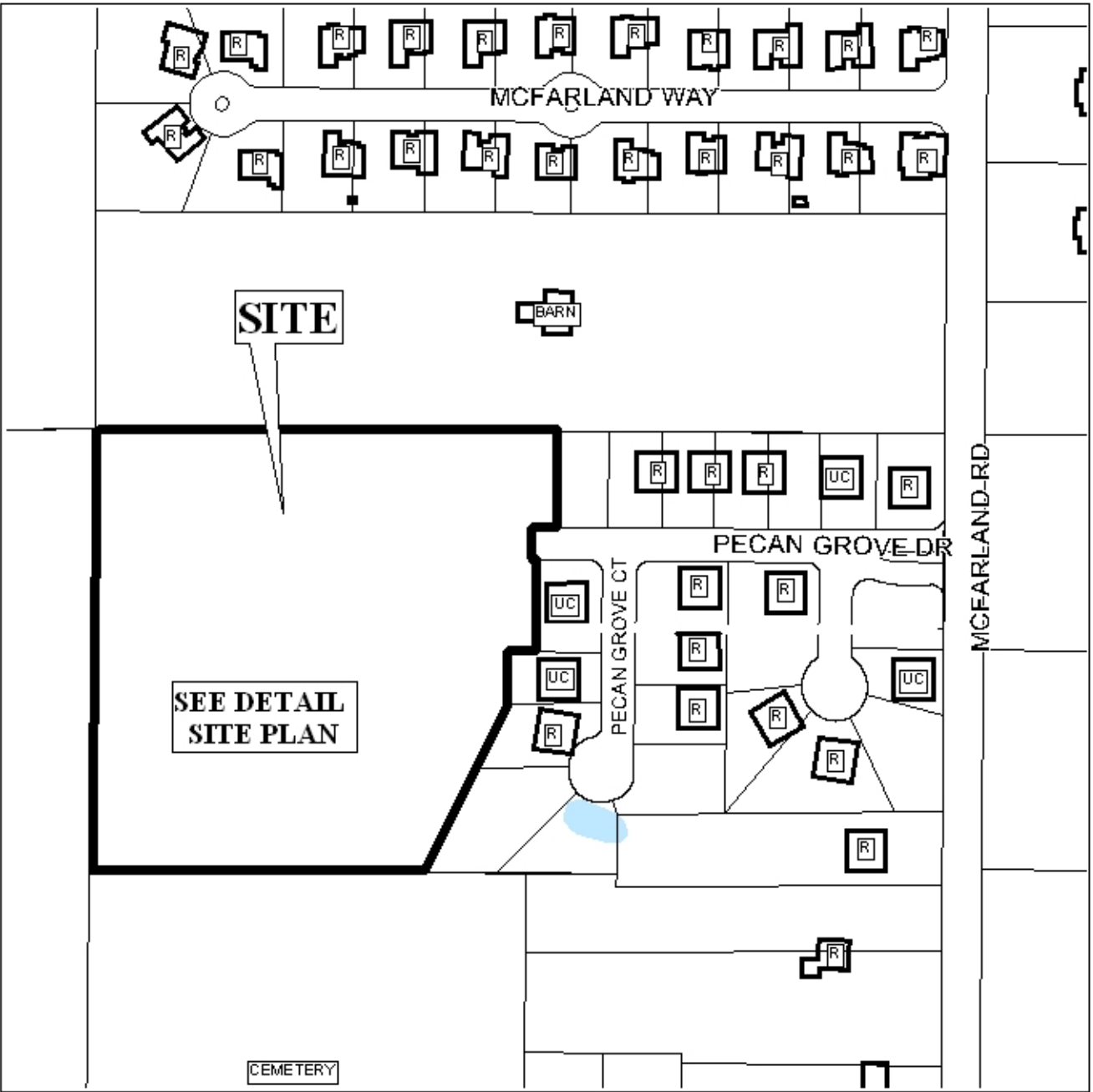
APPLICANT Pecan Grove Place Subdivision, Phase Two

REQUEST Subdivision



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# PECAN GROVE PLACE SUBDIVISION - PHASE TWO



APPLICATION NUMBER 5 DATE November 2, 2006

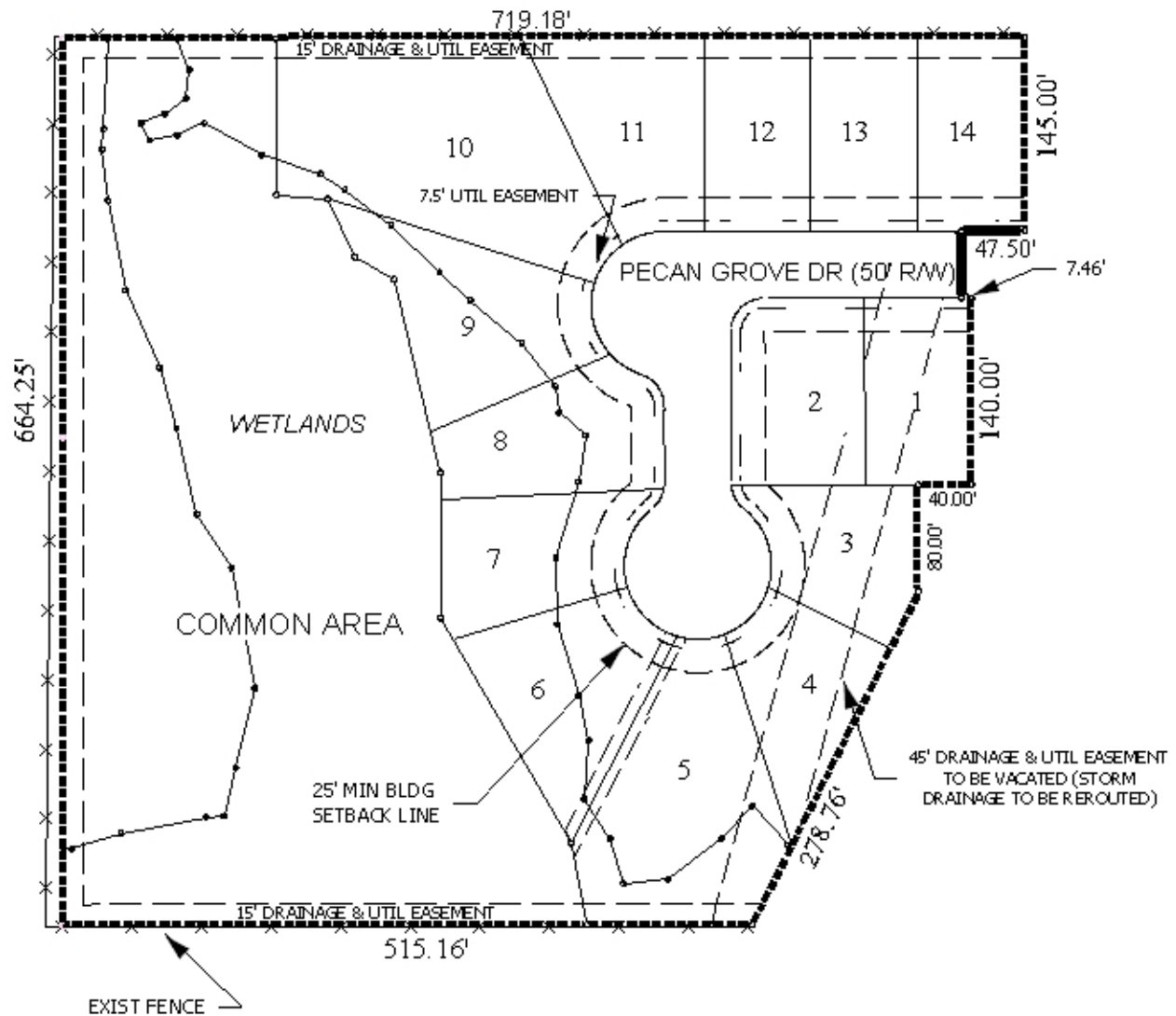
LEGEND

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
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# DETAIL SITE PLAN



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APPLICANT Pecan Grove Place Subdivision-Phase Two

REQUEST Subdivision



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