

## **CHAMPION HILLS SUBDIVISION,**

### **UNIT 2**

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

The plat illustrates the proposed 65-lot, 34.1± acre subdivision which is located at the West termini of Labrador Run North, Labrador Run south, and Sir Brutus Run. The subdivision is served by public water and sewer system (South Alabama Utilities).

The purpose of this application is to create a 65-lot subdivision from one metes and bounds parcel. The preliminary plat depicts this to be the second phase, with approximately 40.0± acres developed and illustrated as Champion Hills, Phase One.

The site adjoins Dawes Cemetery Road, which has an existing right-of-way of 25-feet; therefore, the dedication of adequate right-of-way to provide 25-feet from the centerline should be required.

As with any double fronting lots, Lots 1-3, should be denied direct access to Cemetery Road

The site as proposed extends from three street stubs of Labrador Run North, Labrador Run South, and Sir Brutus Run, all minor streets with adequate right-of-way. The extension of streets into the proposed development will create cul-de-sacs approximately 800 feet and longer, that exceeds the 600 foot length recommended in Section V.B.6. of the Subdivision Regulations. With the provision of a traffic calming device approved by Mobile County Engineering near the midpoint of these streets, waivers of Section V.B.6. may be appropriate.

The overall site is bounded by a undeveloped parcel to the southwest. The development, as currently designed, does not provide access or street stubs to this parcel (in the area of Lots 25 and 26). However, this parcel is owned by a utilities company and would cross a designated wetlands area; therefore, no street stub would be required.

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.

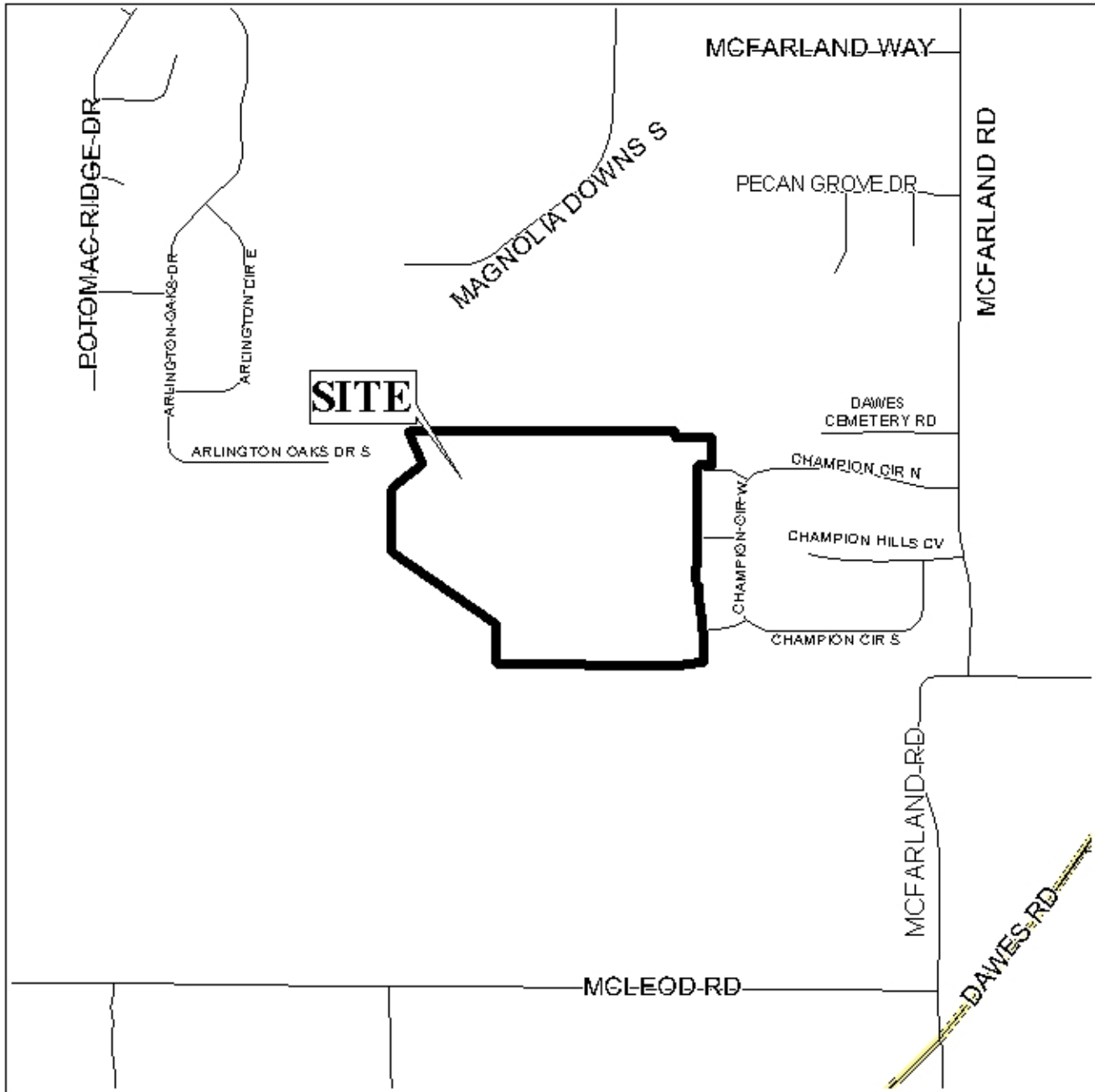
As illustrated on the preliminary plat, the site contains a large wetlands area; therefore, the approval of all applicable federal, state and local agencies should be required. Common areas and detention areas are depicted on the preliminary plat. All common areas, whether

greenspaces, 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 dedication of sufficient right-of-way to provide 25-feet as measured from the centerline of Dawes Cemetery Road; 2) placement of a note on the Final Plat stating that Lots 1-3 are denied direct access to Dawes Cemetery Road; 3) provision of a traffic calming device near the midpoint of Labrador Run North, Labrador Run South and Sir Brutus Run with the size, design and location to be approved by Mobile County Engineering; 4) 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; 5) labeling of all lots with size in square feet, or provision of a table with the lot size information on the plat; 6) the approval of all necessary federal, state and local agencies; and 7) 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 7 DATE October 19, 2006

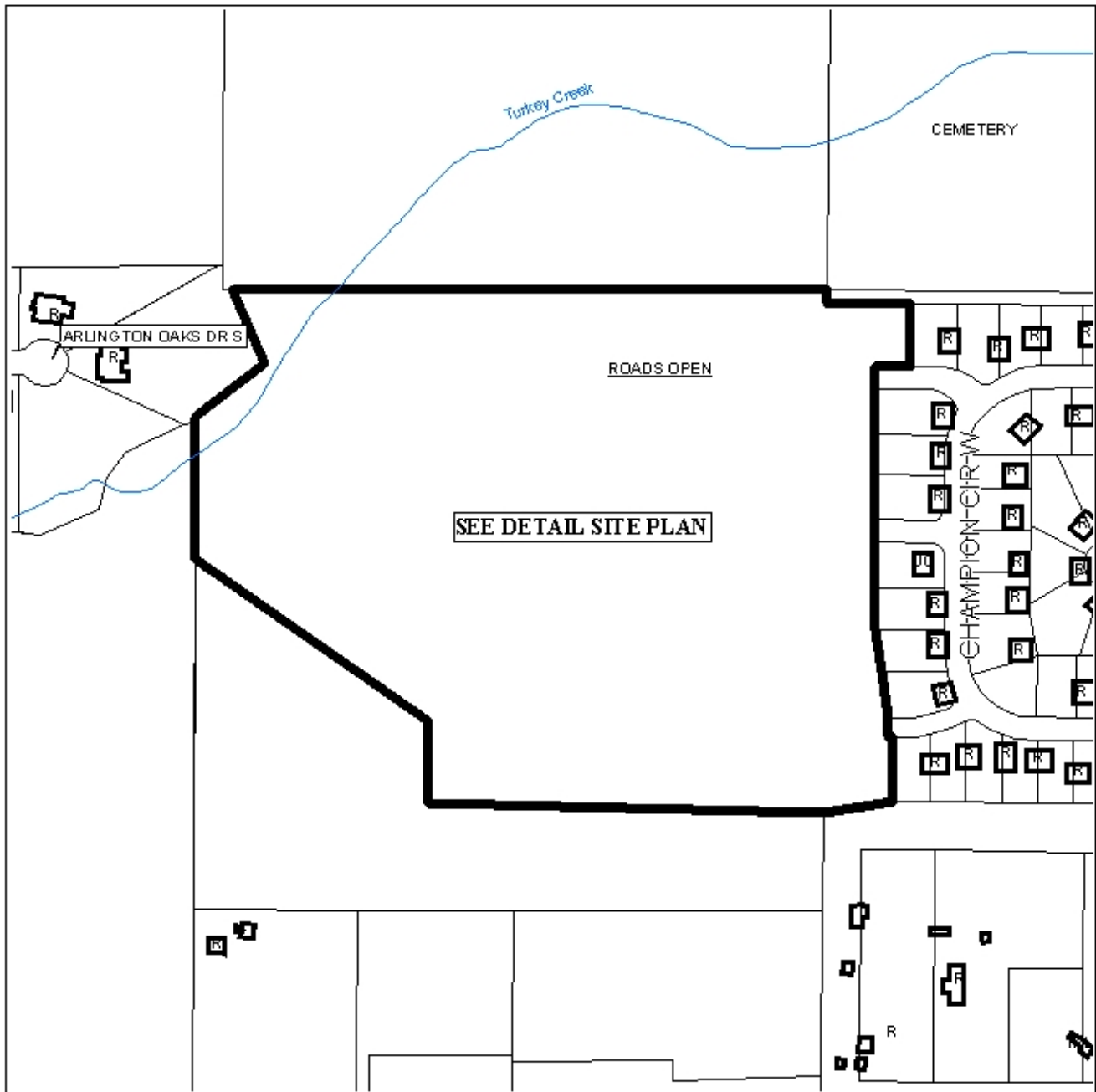
APPLICANT Champion Hills Subdivision, Unit Two

REQUEST Subdivision



NTS

# CHAMPION HILLS SUBDIVISION, UNIT TWO



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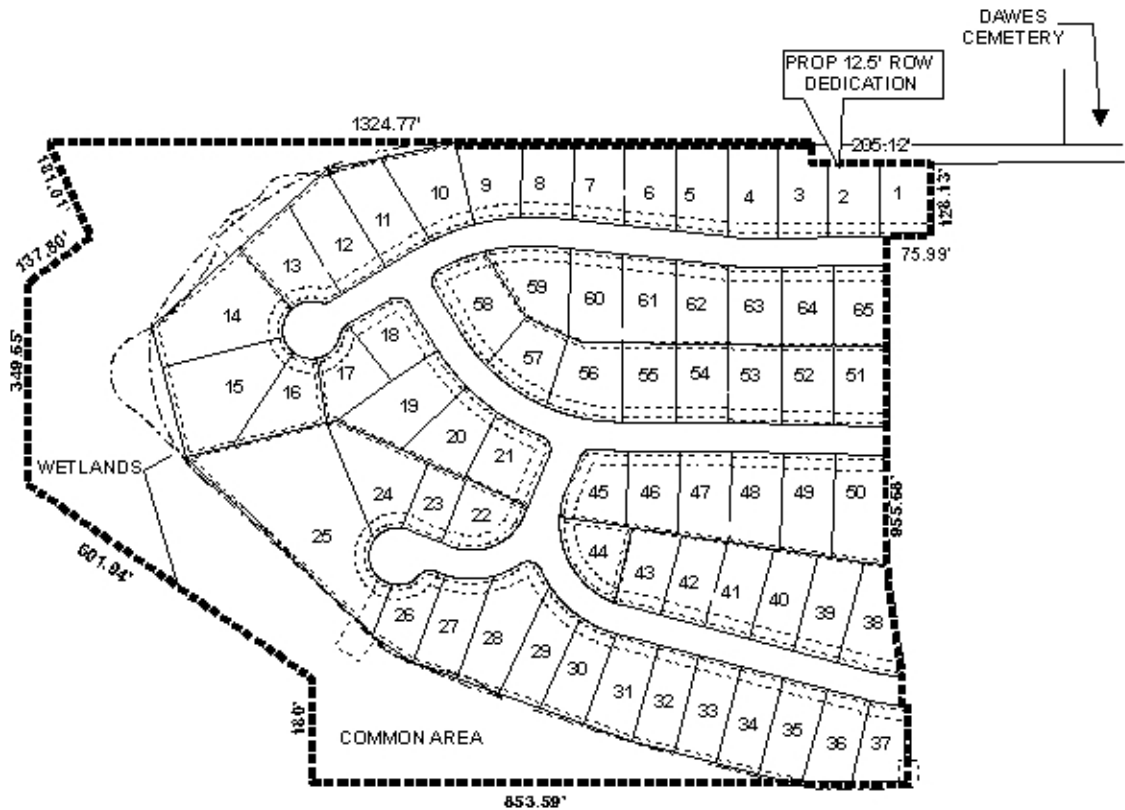
LEGEND

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



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# DETAIL SITE PLAN



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REQUEST Subdivision



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