

TORRINGTON PLACE SUBDIVISION

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

The plat illustrates the proposed 50 lot, 18.5 ± acre subdivision which is located at the Southeast corner of Snow Road and Nursery Road. The subdivision is served by both public water and sewer.

The site was the subject of three subdivision applications that were approved at the June 1, 2006 meeting of the Planning Commission. The previous applications proposed a total of 47 lots. The purpose of this application is to subdivide two parcels into 50 lots.

The site fronts onto Snow Road, a proposed major street, and Nursery Road, a minor street. Snow Road should have a right-of-way width of 100 feet instead of the existing 80 feet, and the preliminary plat depicts dedication of an additional 10-feet to Mobile County. Nursery Road has an adequate right-of-way, however, the preliminary plat indicates that the right-of-way is 80 feet, while GIS data indicates the right-of-way may be 60 feet in width: the width should be verified with County Engineering and the plat revised if necessary.

Access management is a concern for the site. The main portion of the subdivision will have access to Snow Road via internal streets, however, some lots will have double frontage. A note should be placed on the plat stating that lots 1-4, 30-33, and the main detention area are denied direct access to Nursery Road, that lots 10 and 11 are denied direct access to Snow Road, and that lot "B" is limited to one curb-cut onto Snow Road, while lot "A" is limited to one curb-cut onto Snow Road and one curb-cut onto Nursery Road. The size, design and location of all curb-cuts are to be approved by the Mobile County Engineering Department. It should also be noted that the detention area located at the Northeast corner of the site will only have frontage onto Nursery Road.

Detention basins are proposed for the subdivision. The detention basins should be labeled as common areas, and a note should be placed on the final plat, if approved, stating that maintenance of the common areas is the responsibility of the subdivision's property owners.

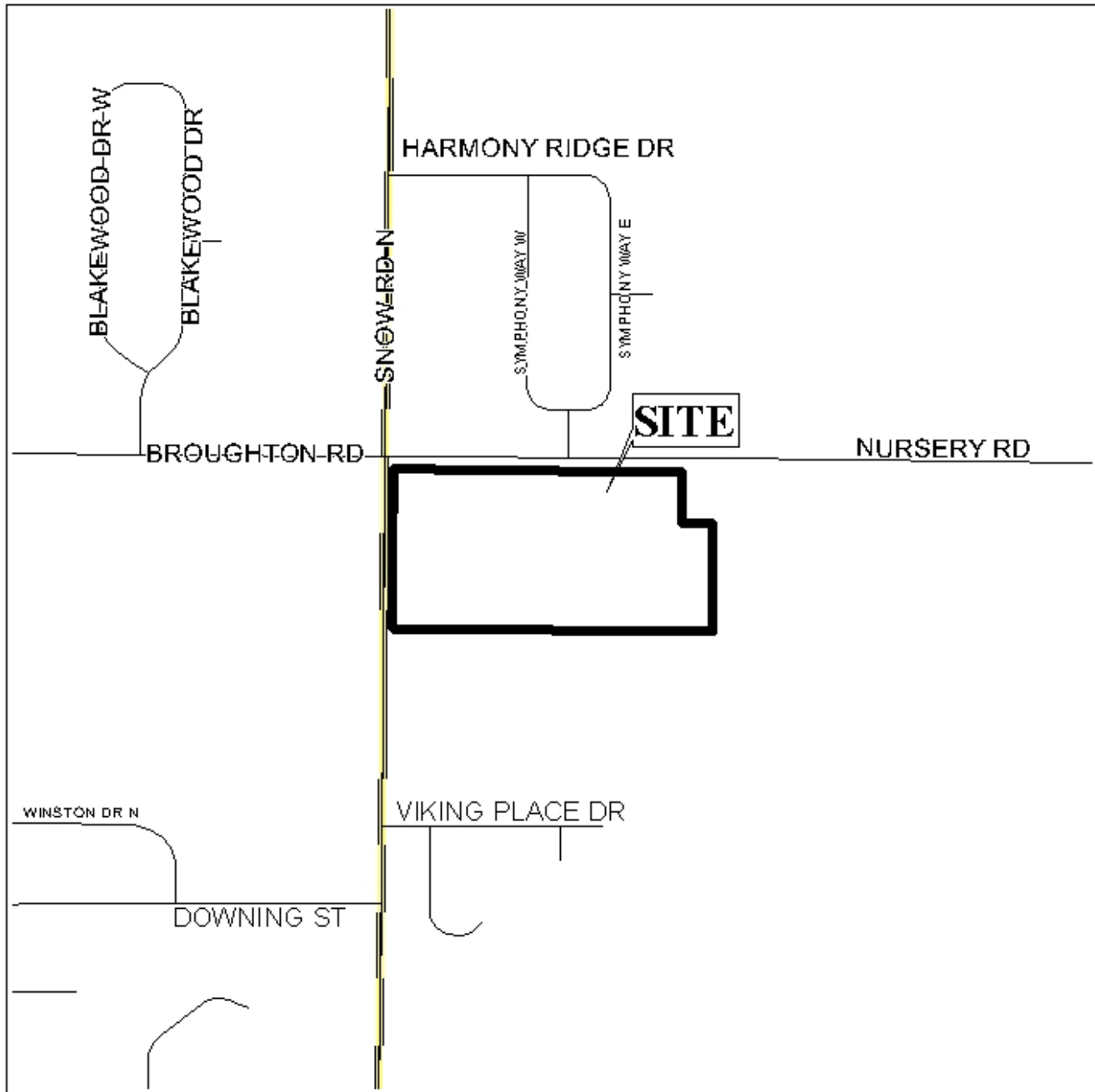
While the site is in the County, the applicant's engineer will be required to certify that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat, if approved.

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 on the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) verification of the right-of-way width for Nursery Road, and correction of the plat if necessary; 2) the dedication of right-of-way sufficient to provide 50-feet from the centerline of Snow Road,

as depicted on the preliminary plat; 3) placement of a note on the final plat stating that lots 1-4, 30-33, and the main detention area are denied direct access to Nursery Road, that lots 10 and 11 are denied direct access to Snow Road, and that lot "B" is limited to one curb-cut onto Snow Road, and lot "A" is limited to one curb-cut onto Snow Road and one curb-cut onto Nursery Road, with the size, design and location of all curb-cuts to be approved by the Mobile County Engineering Department; 4) labeling all common areas, including the detention basins, and placement of a note on the final plat stating that maintenance of the common areas is 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) revision of the plat to label each lot in square feet, or provision of a table on the plat depicting the same information; and 7) placement of a note on the final plat stating that a buffer, in compliance with Section V.A.7. shall be provided where the commercial properties adjoin residential property.

LOCATOR MAP

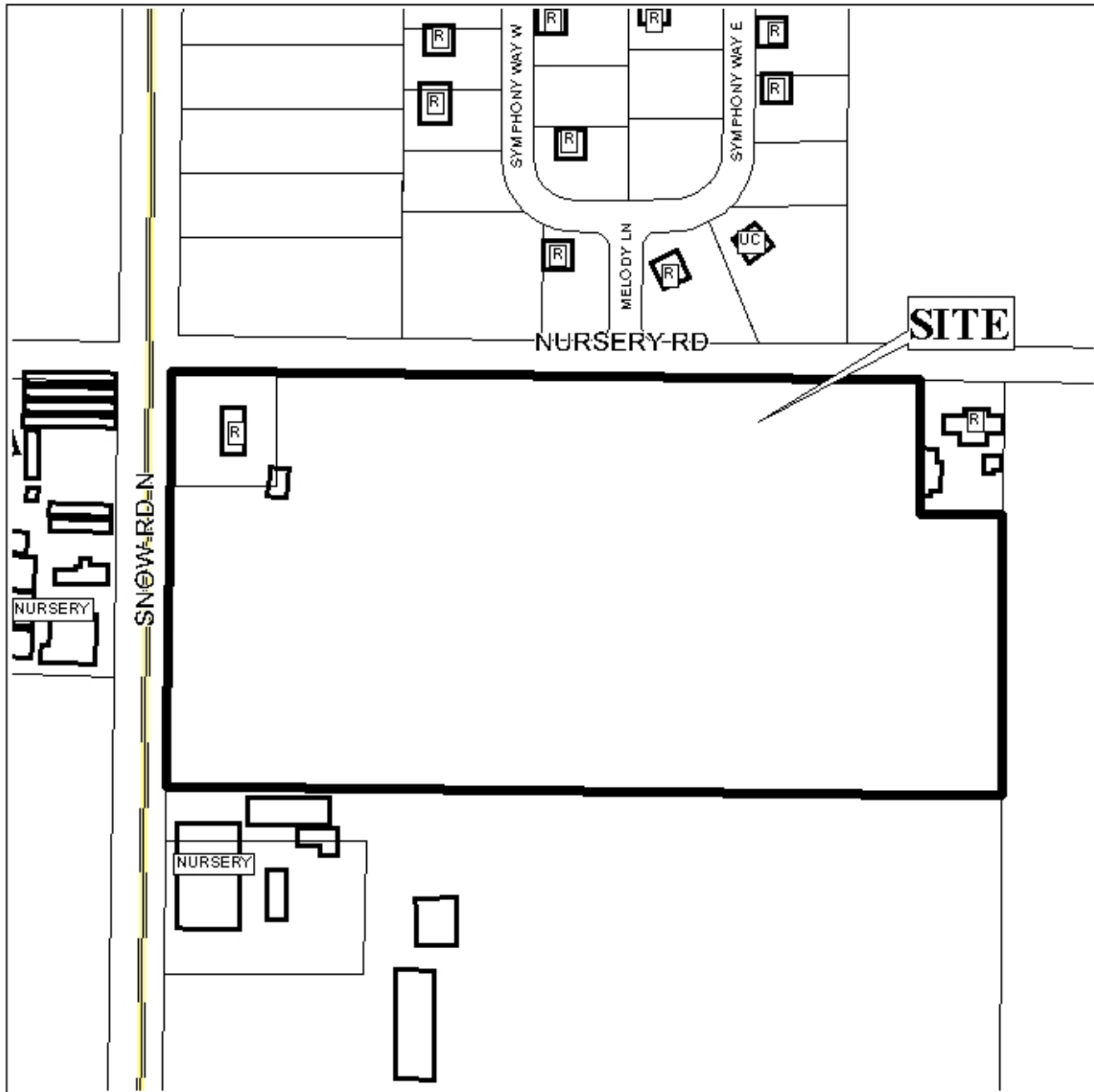


APPLICATION NUMBER 8 DATE November 2, 2006
APPLICANT Torrington Place Subdivision
REQUEST Subdivision



NTS

TORRINGTON PLACE SUBDIVISION



APPLICATION NUMBER 8 DATE November 2, 2006

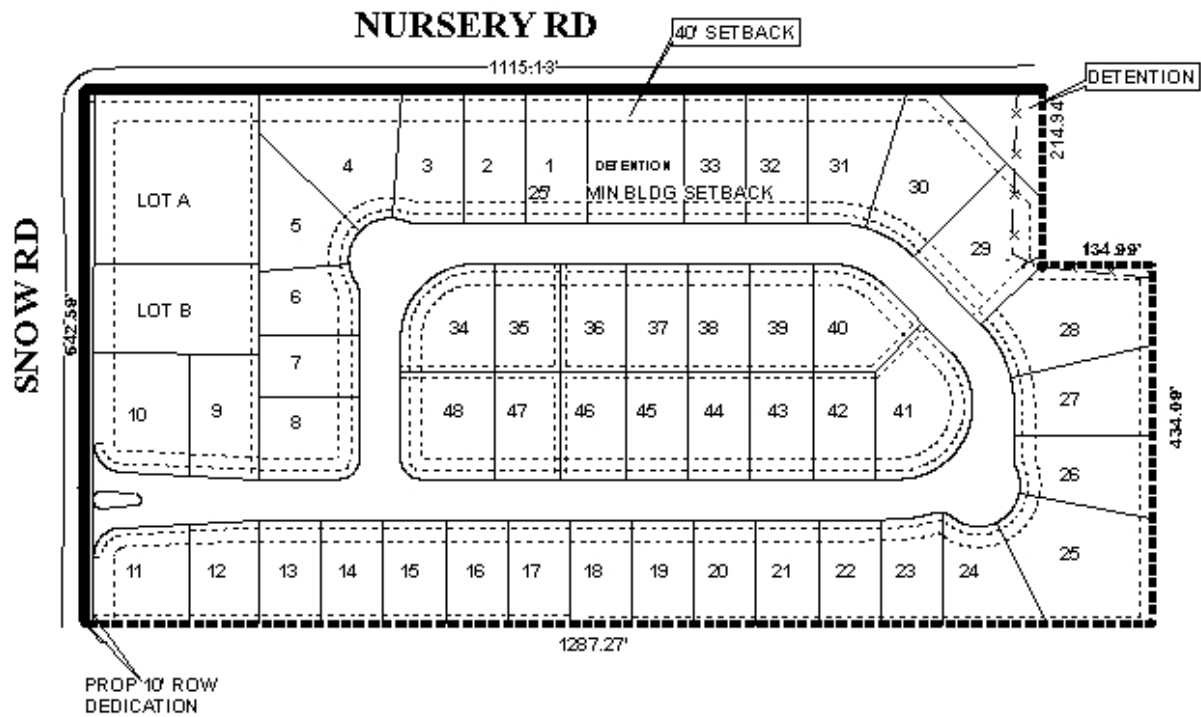
LEGEND

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
-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----

N

NTS

DETAIL SITE PLAN



APPLICATION NUMBER 8 DATE November 2, 2006

APPLICANT Torrington Place Subdivision

REQUEST Subdivision



NTS