

WINCHESTER SUBDIVISION

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

The plat illustrates the proposed 106.33 acre \pm , 197 lot subdivision which is located on the East side of Snow Road, 1,950' \pm South of Moffett Road, extending to the South side of Moffett Road, 1,130' \pm West of the Illinois Central Gulf Railroad right-of-way. The subdivision is served by City water and a public sanitary disposal system (South Alabama Utilities).

Snow Road, which has an existing right-of-way of 80' is a major street as shown on the Major Street Plan, and as such requires a minimum right-of-way of 100' and may require either a 40' parallel service road or some alternative method of access management.

The plat submitted indicates that the lots fronting Snow Road are to be commercial lots, and indicates what appears to be dedication of additional right-of-way for portions of the Snow Road frontage. Given the commercial nature of the lots fronting Snow Road, and the overall number of lots proposed, dedication sufficient to provide a minimum right-of-way of 50' from centerline for the entire Snow Road frontage should be required. Additionally, limiting the number of curb cuts to Snow Road would be an acceptable method of access management. Lots 1, 2, 9 & 10 are corner lots, and should be denied access to Snow Road, limiting them to access via the new street; Lots 3-8 should then be limited to a total of three curb cuts to Snow Road, exact location and design to be approved by County Engineering.

As Lots 1-10 are designated for commercial development, a note should be placed 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.

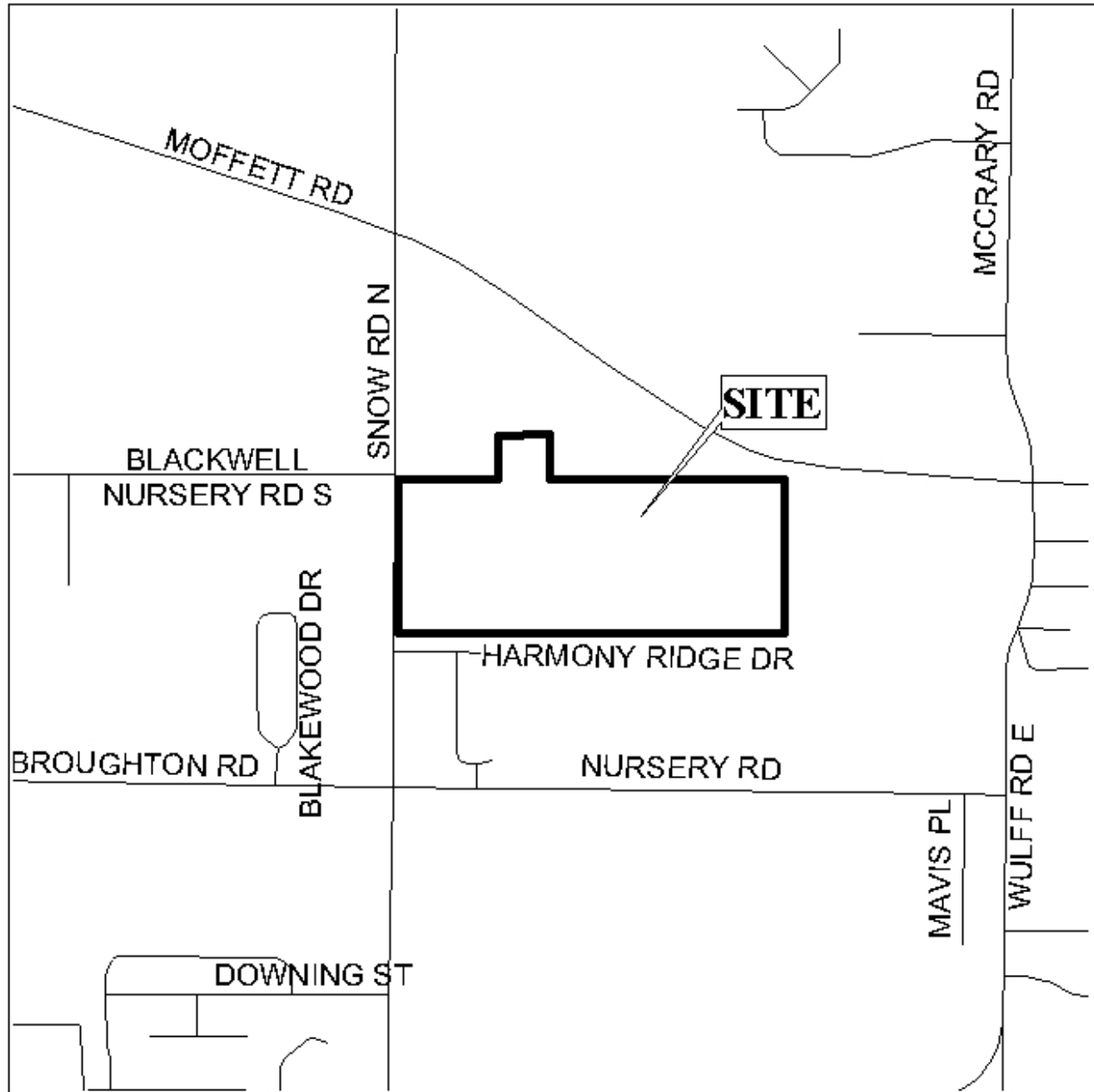
As stated above, the site will be served by public water and sanitary sewer. However, the sewer system will be a centralized effluent disposal system. With this type of system, each lot will have individual septic tanks; however, there are no field lines. All the effluent will be pumped either to a centralized station located on the southern portion of the property, or a drip field on the western portion.

The proposed lots vary from 7,250 square feet for patio home lots, to 14,000 square feet for the majority of the remaining residential lots. The Subdivision Regulations require 15,000 square feet for lots that are served by public water and individual septic systems. The need for field lines on each lot is what necessitates the larger lot size. Due to the centralized system, none of the lots will have field lines, thereby eliminating the necessity for the increased size. The Commission has approved reduced lot sizes for developments served by this type of centralized system in the past. Additionally, the developer must receive final approval of the system by the Board of Health and ADEM.

As a side note, the areas designated as the treatment plant and the drip fields and park area should also be designated as Common Areas – to be maintained by the property owners.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) submission of documentation of approvals for the centralized effluent disposal system from Mobile County Board of Health and ADEM prior to recording of the final plat; 2) the treatment plant and the drip fields and park area to also be designated as Common Areas, and a note placed on the final plat stating all common areas shall be maintained by the property owners; 3) dedication of sufficient right-of-way to provide a minimum of 50' from centerline for the entire Snow Road frontage; 4) placement of a note on the final plat stating that lots 1, 2, 9 & 10 are denied direct access to Snow Road; 5) placement of a note on the final plat stating that lots 3-8 are limited to a total of three curb cuts to Snow Road, location and design to be approved by County Engineering; 6) 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.

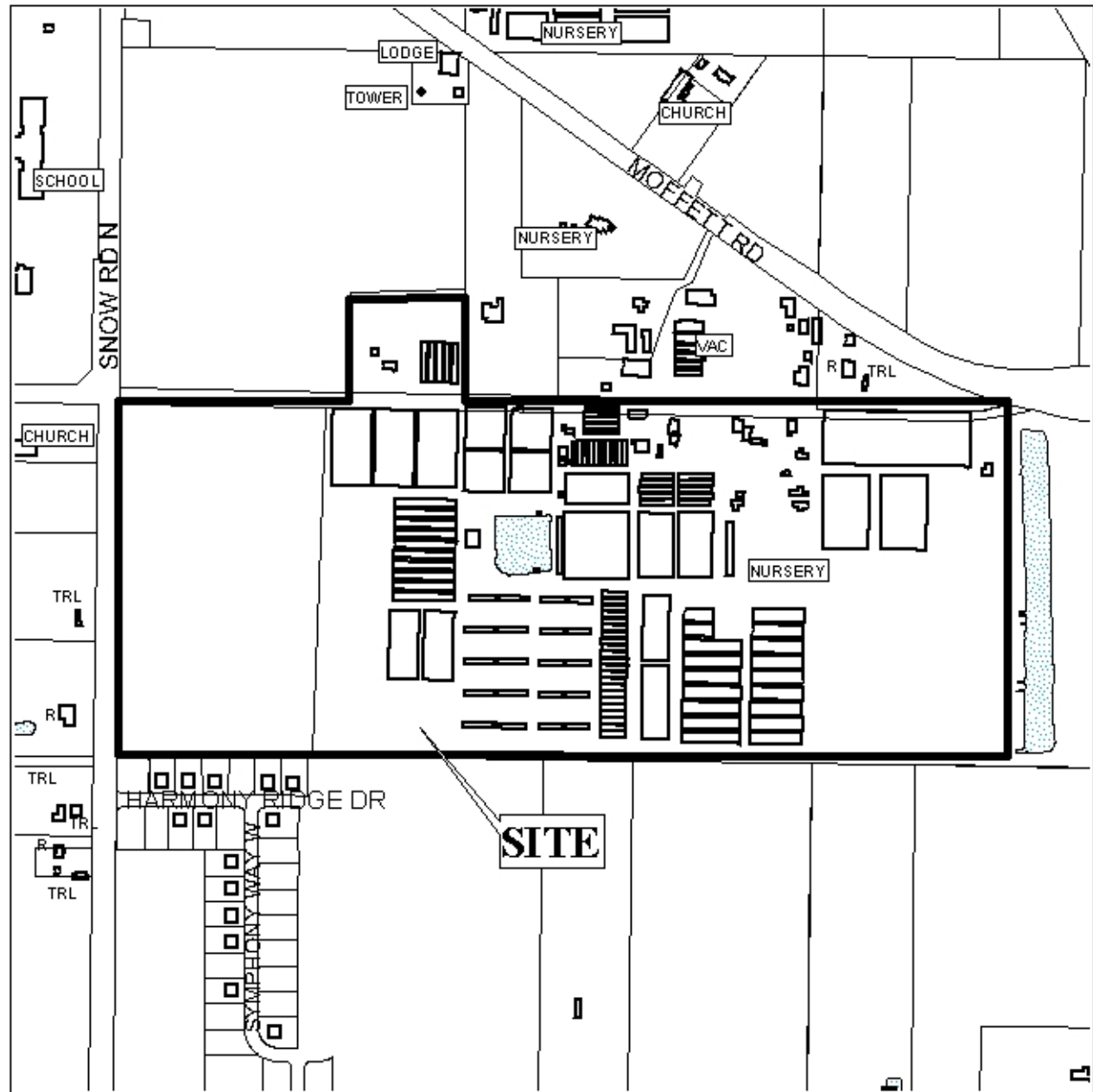
LOCATOR MAP



APPLICATION NUMBER 11 DATE December 16, 2004
APPLICANT Winchester Subdivision
REQUEST Subdivision



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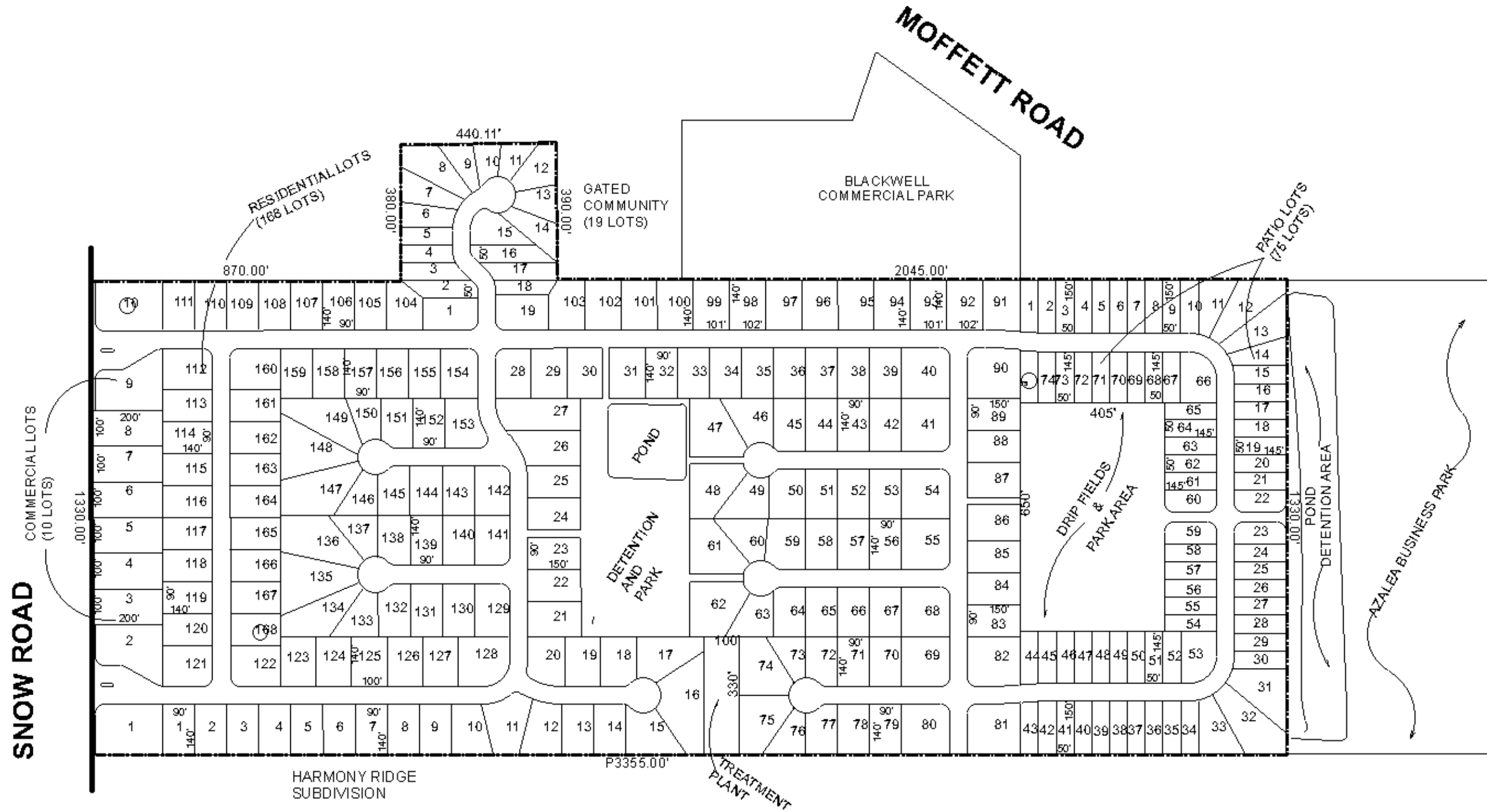
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LEGEND



NTS

DETAIL SITE PLAN



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