

TORRINGTON PLACE SUBDIVISION

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

The plat illustrates the proposed 40 lot, 14.6 ± acre subdivision which is located on the South side of Nursery Road, 410' + East of Snow Road. The subdivision is served by both public water and sewer.

The purpose of this application is to subdivide a portion of one undeveloped parcel into 40 lots. The remainder of the parcel is included in agenda items #9, Nursery Road Estates Subdivision, and #16, Snow Road Commercial Park Subdivision.

The portion of the parcel that is the subject of this application fronts onto Nursery Road, a paved minor street with adequate right-of-way. It should be noted that the plat indicates that the right-of-way is 80 feet, while available parcel data indicates the right-of-way may only be 60 feet. The right-of-way width should be verified with County Engineering, and the plat corrected if necessary.

While Nursery Road is a minor street, access management is a concern as the preliminary plat indicates that 5 proposed lots and the stormwater retention basin have frontage on both Nursery Road and internal subdivision streets. A note should be placed on the final plat, if approved, stating that lots 1, 22-25, and the stormwater retention basin are denied access to Nursery Road.

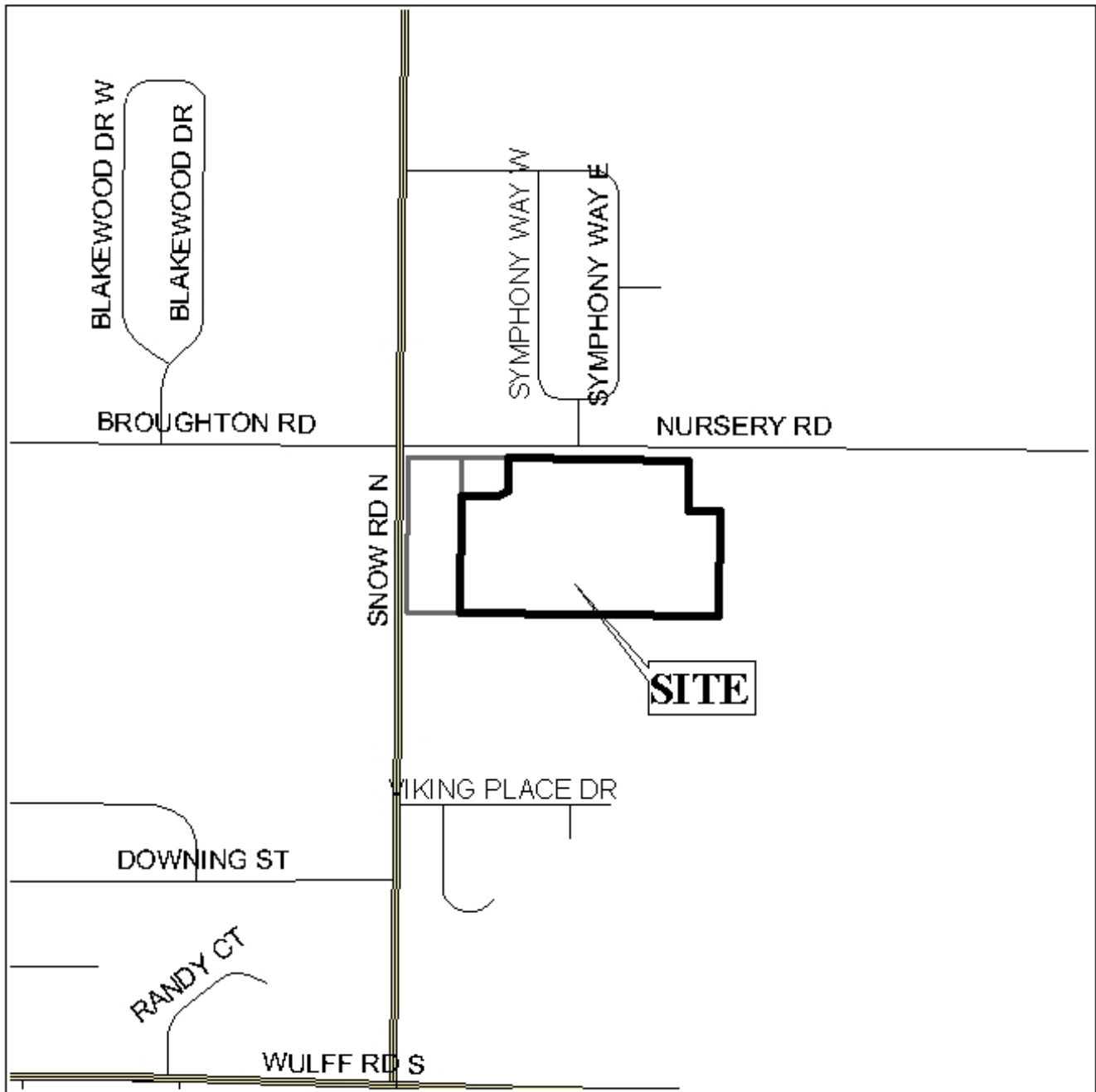
A retention basin is proposed for the subdivision. The retention basin should be labeled as a common area (retention basin common area), and a note should be placed on the final plat, if approved, stating that maintenance of the retention basin common areas, and any other common areas, are the responsibility 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.

Finally, it should be noted that a letter was received from Mr. Joseph Kinney, owner of Kinney Nursery, located South of the site at 3740 Snow Road. Mr. Kinney is concerned that adjacent residential and commercial development may impair his ability to operate his nursery, and his letter is intended to notify the developer and future residents and business owners of his concerns and the nature of his operations. Mr. Kinney states that his nursery operates "*in accordance with all applicable local, state, and federal laws and regulations. During the normal course of business there may be noise, spraying, odors, smoke and heavy vehicle traffic on my nursery. Also, there may be activity before dawn and after dark.*" He goes on to state that low flying aircraft are used twice a year to apply fire ant control products on his nursery stock and grounds.

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) placement of a note on the final plat stating that lots 1, 22-25, and the stormwater retention basin are denied access to Nursery Road; 3) labeling of the retention basin as a common area (retention basin common area), 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; and 4) 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



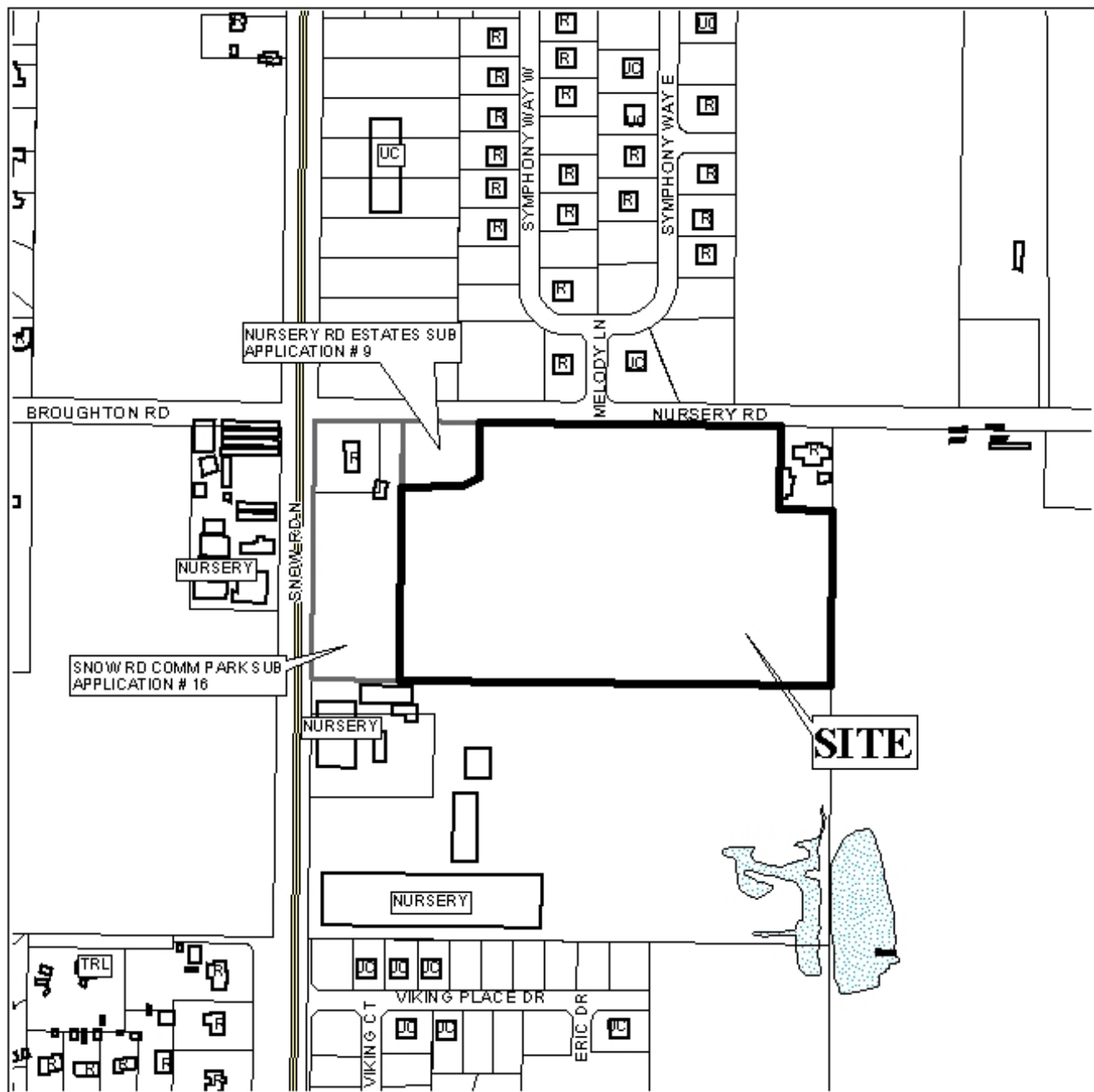
APPLICATION NUMBER 17 DATE June 1, 2006

APPLICANT Torrington Place Subdivision

REQUEST Subdivision



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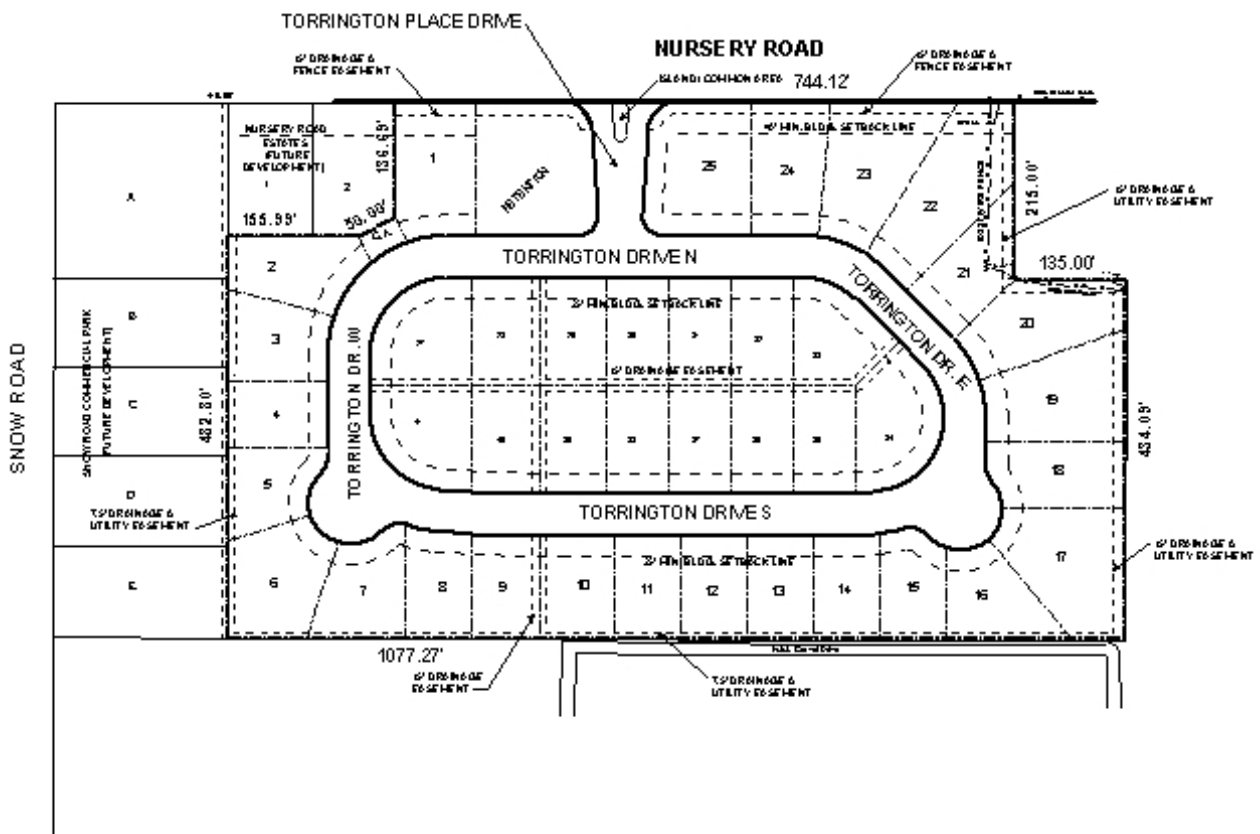
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LEGEND

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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