

## **PECAN POINTE SUBDIVISION, PART B**

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

MAWSS Comments: MAWSS has water and sewer services available; however, a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity Assurance application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 3.9± acre, 9-lot subdivision located on the South side of Howell's Ferry Road, 4/10 mile+ West of Raymond Tanner Road, which is located in the County. The site is served by public water and individual septic systems.

The purpose of the application is to create nine legal lots of record from a metes and bounds parcel. Initially, Pecan Pointe Subdivision (formerly Southland Park Subdivision) was submitted as a 37-lot subdivision. A Final Plat illustrating 30 lots of the 37-lot subdivision was signed and probated. The applicant proposes to change the seven remaining lots to nine lots; therefore, the submission of this application. A similar application was submitted in March; however, that application illustrated access to Howell's Ferry Road from Pecan Pointe, whereas, this application simply culminates in a cul-de-sac.

The site fronts Howell's Ferry Road, a planned major street with a right-of-way of 80-feet. As Howell's Ferry Road is a planned major street requiring a 100-foot right-of-way, the dedication of sufficient right-of-way to provide 50-feet from the centerline of Howell's Ferry Road should be required. As a means of access management, the placement of a note on the final plat stating that Lots 1 and 39 are denied direct access to Howell's Ferry Road, should be required. Additionally, any new road for the site is to be dedicated and constructed to meet County Engineering Standards, including the dedication of a sufficient radius at Howell's Ferry Road and the new street as determined by County Engineering.

The note illustrated on the preliminary plat stating "Required 10' Common Area Easement for fence and landscaping" should be revised to simply state "10-foot Fence and landscaping easement". However, if it is also intended as common area, the common area should not be shown as a part of lots 1 and 39.

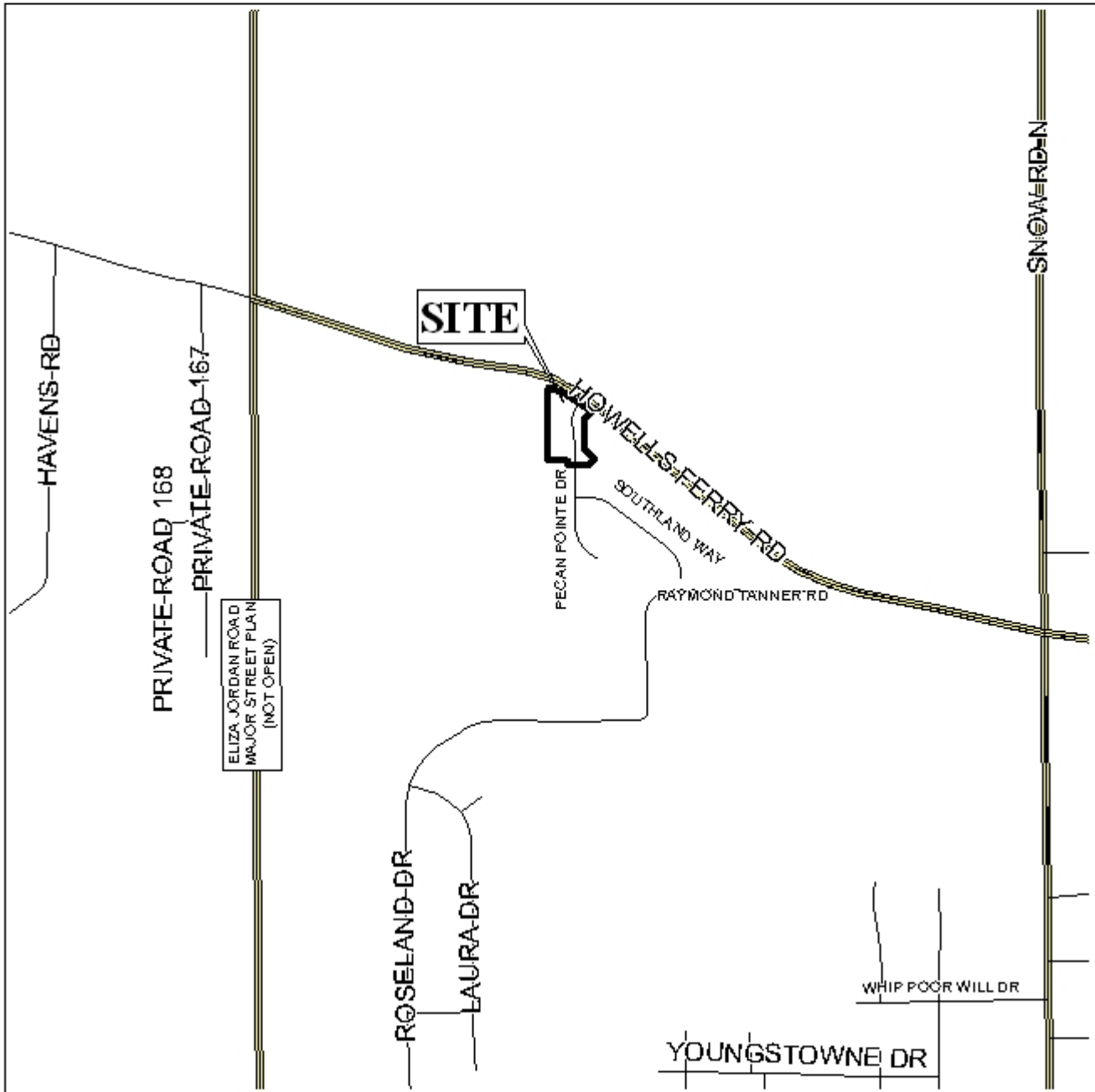
While the site is in the County, the applicant's engineer will be required to certify that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat, if approved.

This site is located in the 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 meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide a minimum of 50' from centerline of Howell's Ferry Road;
- 2) dedication and construction of new roads to meet County Engineering Standards;
- 3) the placement of a note on the final plat stating that Lots 1 and 39 are denied direct access to Howell's Ferry Road;
- 4) the **revision** of the "Required 10' Common Area easement for fence and landscaping" note;
- 5) the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations;
- 6) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development and the Mobile County Engineering Department, certifying that the stormwater detention and drainage facilities comply with the City of Mobile stormwater and flood control ordinances prior to the signing and recording of the final plat; and
- 7) the correction of the property description of the Final Plat.

# LOCATOR MAP



APPLICATION NUMBER 24 DATE August 16, 2007

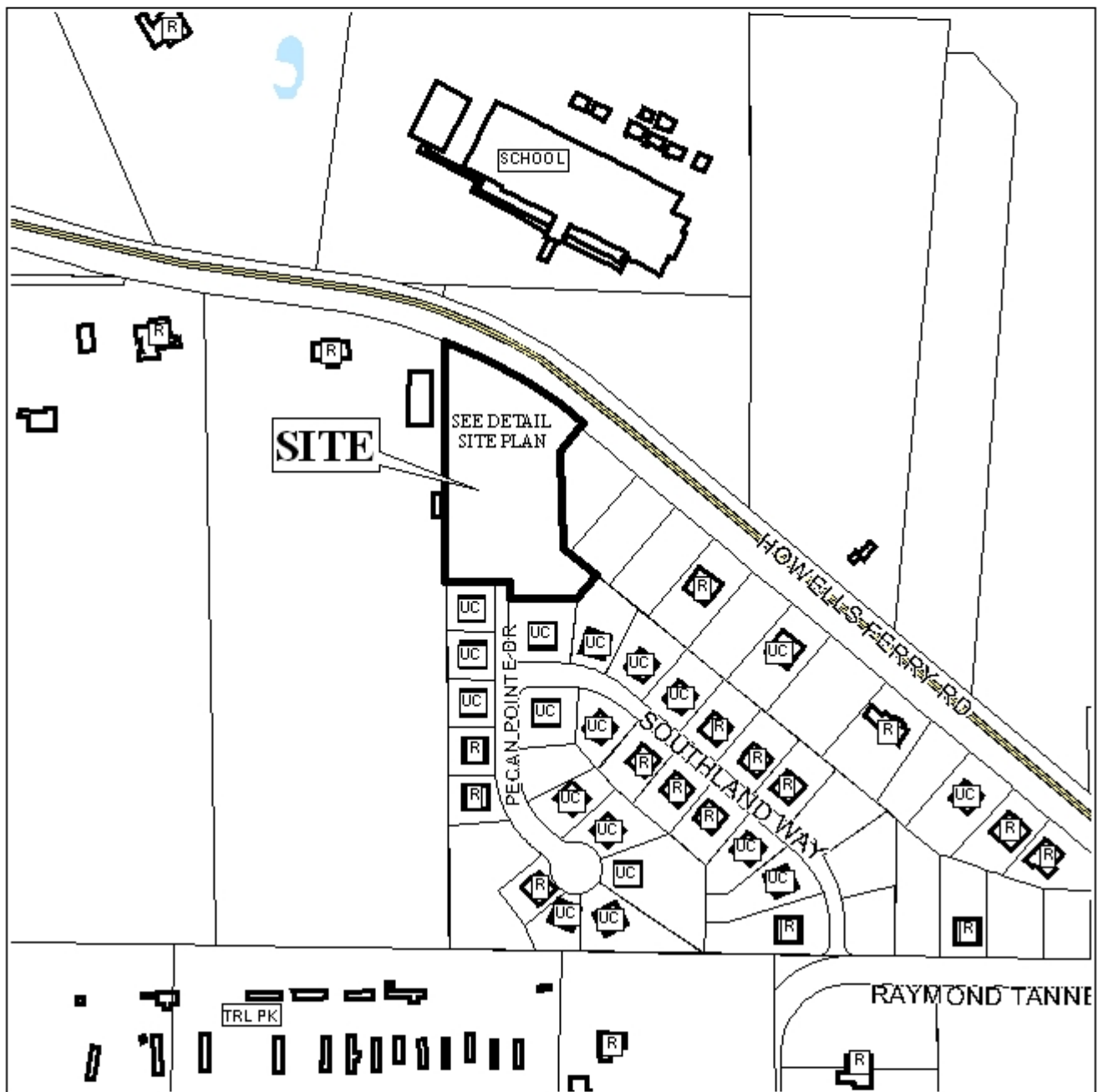
APPLICANT Pecan Pointe Subdivision, Part B

REQUEST Subdivision



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# PECAN POINTE SUBDIVISION, PART B



APPLICATION NUMBER 24 DATE August 16, 2007

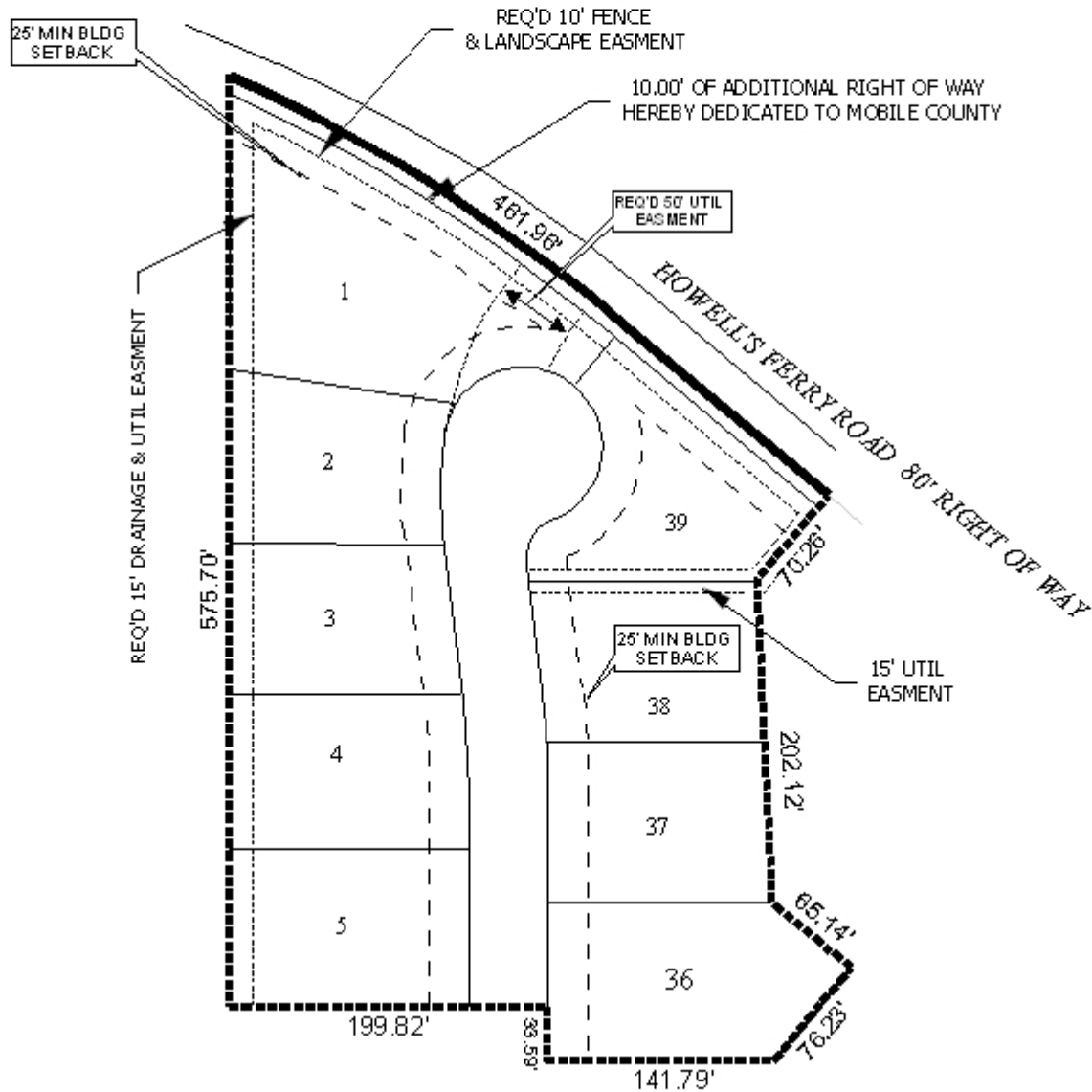
LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-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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