

TORRINGTON PLACE SUBDIVISION

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

The plat illustrates the proposed 55 lot, 18.5 ± acre subdivision which is located at the Southeast corner of Nursery Road and Snow Road North. The applicant states that the subdivision is served by both public water and sewer, however, MAWSS states that available capacity has not been confirmed.

The site has been the subject of five subdivision applications since June 2006, all of which have been approved by the Planning Commission. Previous applications proposed from 47 to 54 lots.

The purpose of this application is to subdivide two parcels into 55 lots. The detention area for the development has been changed so that it is located parallel to and abutting Nursery Road, separating Lots 33 to 40 from Nursery Road. A common area has also been reduced in size compared to previous applications. Finally, the plat indicates that the site will be developed in two (2) phases: the detention area is shown in Phase Two, however, the applicant should ensure that the detention area be functional prior to the completion of Phase One.

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 all lots and the detention area, with the exception of "parcel A," are denied direct access to Nursery Road and Snow Road North. The proposed "parcel A" should be renamed to "Lot 55" or "Lot A," and should be limited to one curb-cut onto Snow Road and one curb-cut onto Nursery Road. The size, design and location of all curb-cuts should be approved by the Mobile County Engineering Department. It should also be noted that the detention area located on the North side of the site will only have frontage onto Nursery Road.

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

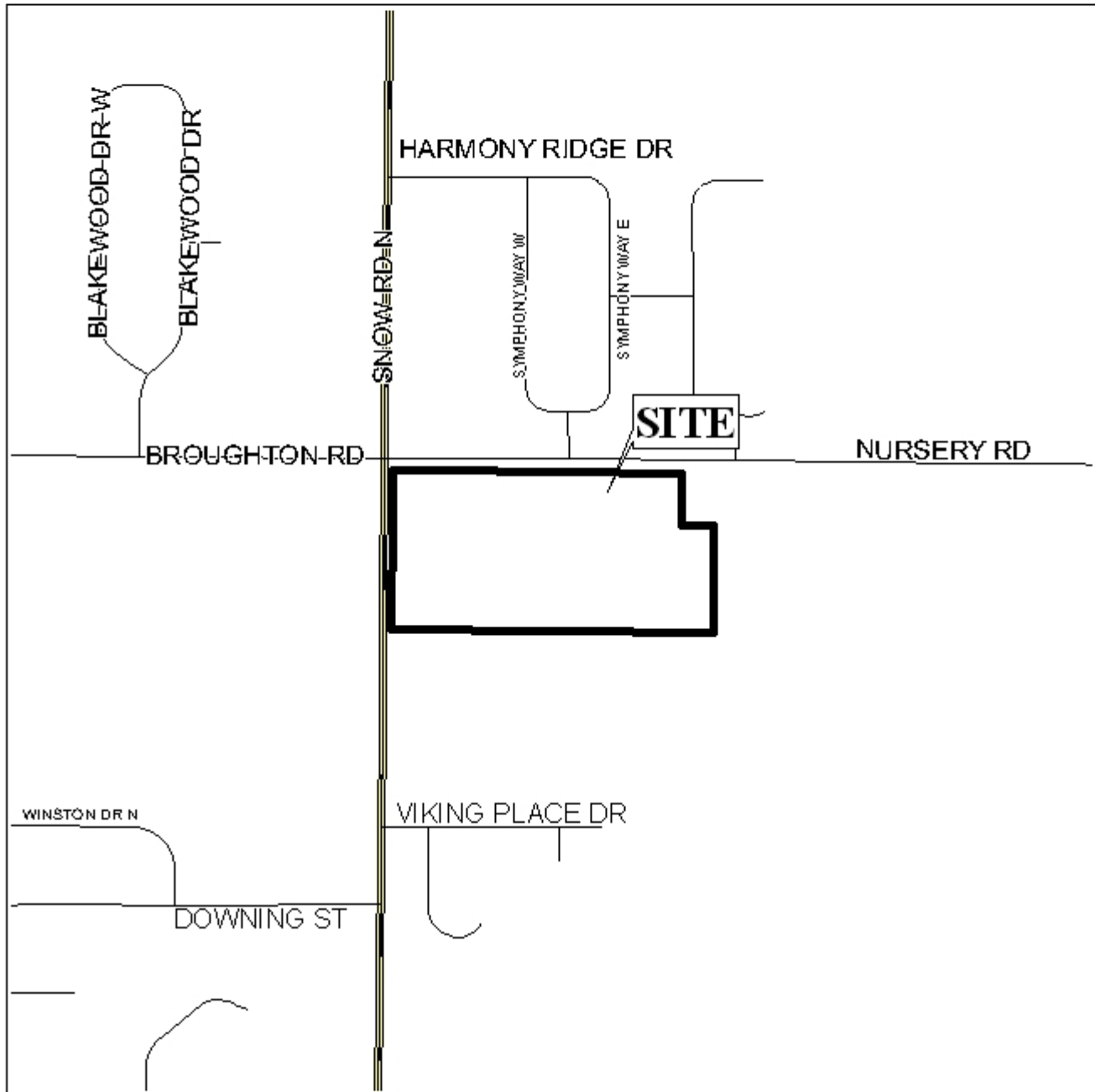
While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Planning Section of Urban Development prior to the signing of the plat for any phase.

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) the renaming of "parcel A" to "Lot 55" or "Lot A";
- 4) placement of a note on the final plat stating that all lots and the main detention area, with the exception of Lot 55 (or Lot A), are denied direct access to Nursery Road and Snow Road North, that Lot 55 (or Lot A) is limited to one curb-cut onto Snow Road North and one curb-cut onto Nursery Road, and that the size, design and location of all curb-cuts are to be approved by the Mobile County Engineering Department;
- 5) labeling all common areas, including the detention basin, 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;
- 6) provision of a letter from licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Planning Section of Urban Development prior to the signing of the plat for any phase;
- 7) keeping the lot size information depicted on the preliminary plat on the final plat; and
- 8) 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 20 DATE June 7, 2007

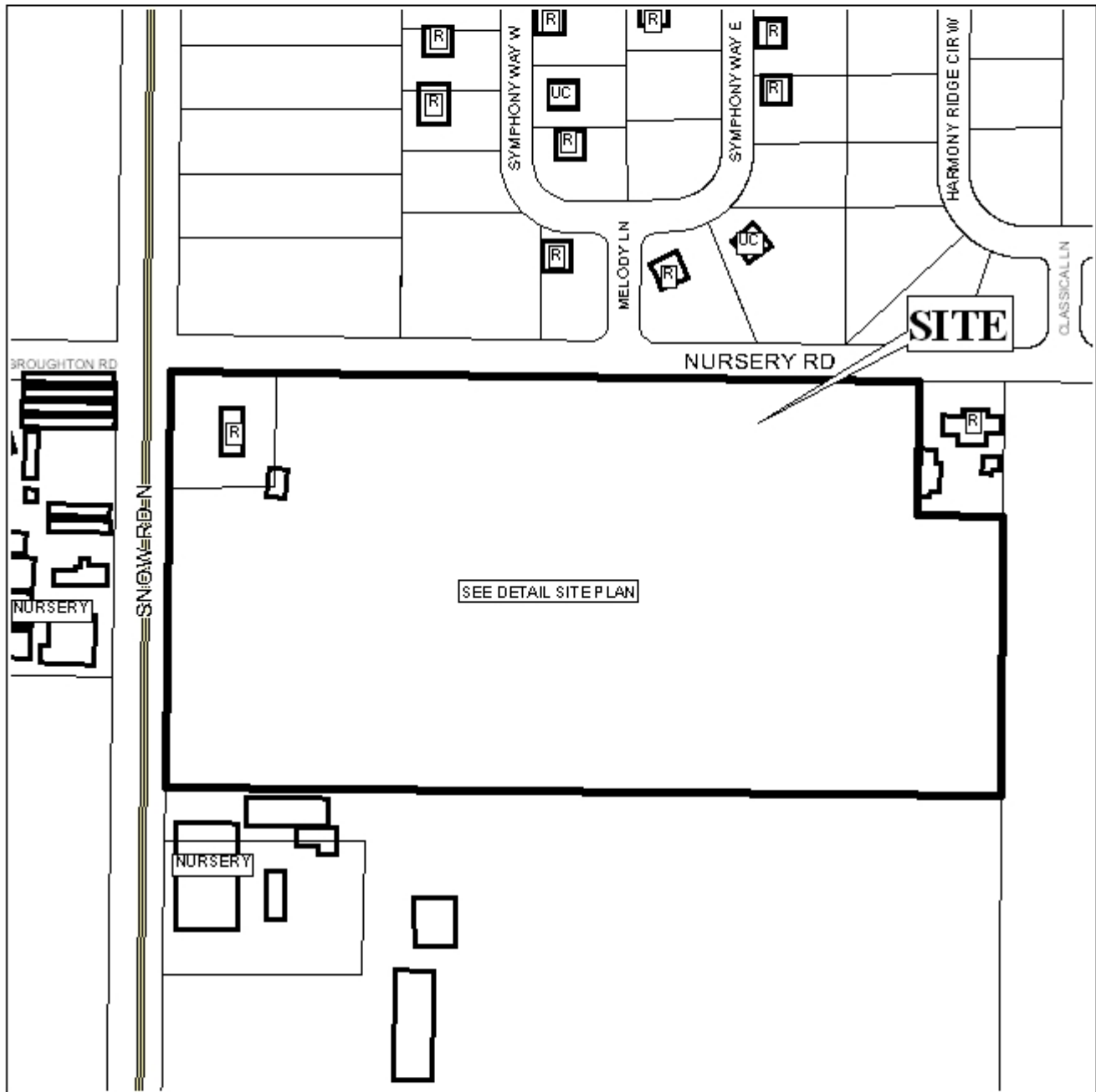
APPLICANT Torrington Place Subdivision

REQUEST Subdivision



NTS

TORRINGTON PLACE SUBDIVISION



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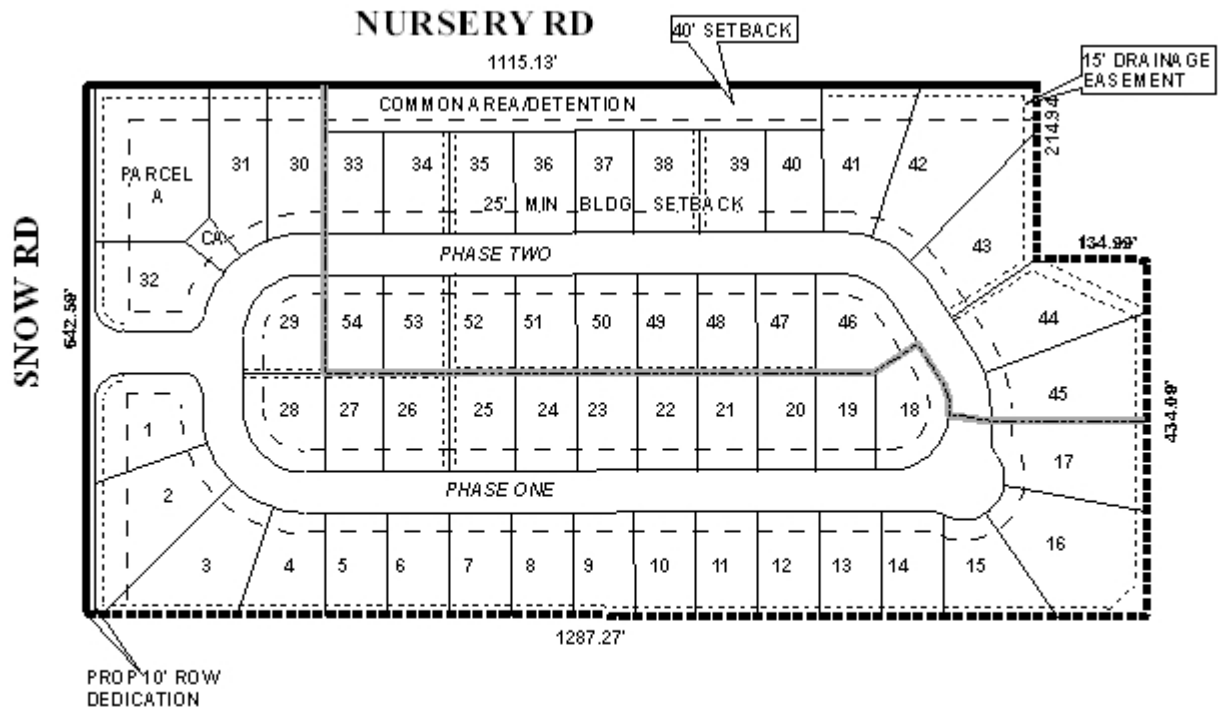
LEGEND

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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