

WINCHESTER SUBDIVISION

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

The plat illustrates the proposed 272 lot, 106.3 ± acre subdivision which is located on the East side of Snow Road, 1,950'± South of Moffett Road, extending to the South side of Moffett Road, 1,130'± West of the Illinois Central Gulf Railroad right-of-way. The subdivision is served by both public water and sanitary disposal system (South Alabama Utilities).

The purpose of this application is to subdivide three parcels into 272 lots. The applicant appears to also include a portion of a fourth parcel, which includes an existing private dirt road serving the majority of the Blackwell Nursery site, the subject of this application.

A subdivision application for this site, proposing the same lot configuration, was approved at the December 17, 2004 meeting of the Planning Commission. The approval was contingent upon 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.*

Snow Road, which has an existing right-of-way of 80 feet, is a major street as shown on the Major Street Plan, and as such requires a minimum right-of-way of 100 feet and may require some 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 be limited to a total of three curb cuts to Snow Road, with the exact size, 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. Drip fields require soils with adequate permeability, thus a note should be placed on the final plat, if approved, stating that the drip field area must not be used for vehicular traffic or parking. Excessive use of the drip field area by subdivision residents for recreational purposes may also reduce the permeability of the soil, therefore the site should be used with caution.

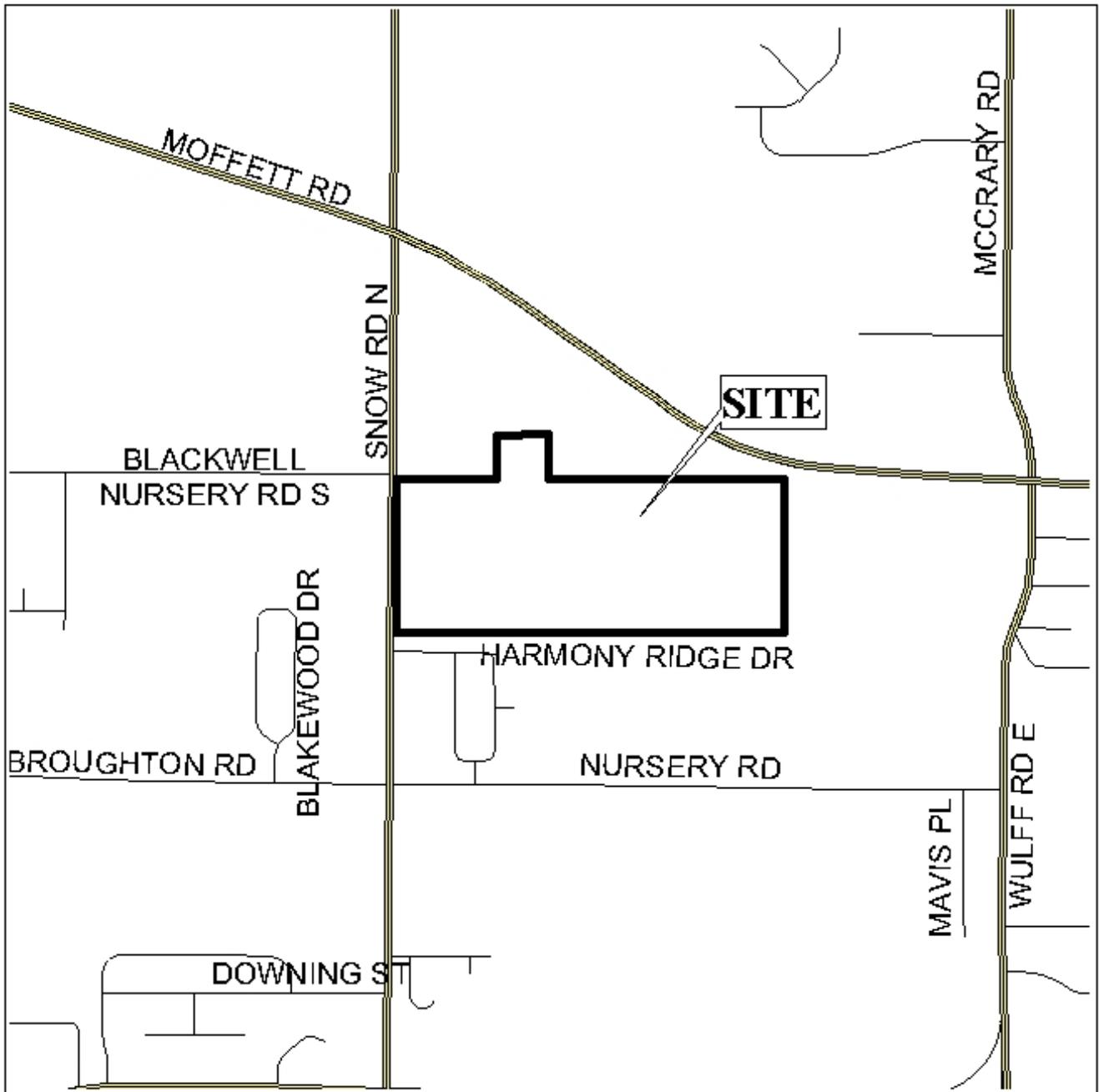
The proposed lots vary from 7,250 square feet for patio home lots, to between 12,600 to 14,000 square feet for the majority of the remaining residential lots. The Subdivision Regulations require 15,000 square feet for lots that are served by public water and individual septic systems. The need for field 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 Mobile County Board of Health and the Alabama Department of Environmental Management (ADEM).

As a side note, the areas designated as the treatment plant, the drip fields, park areas, roadway medians, and detention areas, should also be designated and labeled as Common Areas, with a note placed on the final plat stating that all Common Areas are to be maintained by the property owners.

It should also be noted that areas shown for detention, drip fields and parks should have lot lines closed to show that they are not part of the street right-of-way system.

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 the Mobile County Board of Health and ADEM prior to recording of the final plat; 2) placement of a note on the final plat drip field area must not be used for vehicular traffic or parking; 3) revision of the lots lines to separate detention, park and drip field areas from the street right-of-way; 4) inclusion of the entirety of the parcel utilized as an access road for the Blackwell Nursery site, if said parcel is part of the proposed subdivision; 5) designation and labeling of the treatment plant, the drip fields, park areas, roadway medians, and detention areas as Common Areas, and placement of a note on the final plat stating all common areas shall be maintained by the property owners; 6) dedication of sufficient right-of-way to provide a minimum of 50 feet from centerline for the entire Snow Road frontage; 7) placement of a note on the final plat stating that lots 1, 2, 9 & 10 are denied direct access to Snow Road; 8) 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, with the size, location and design to be approved by Mobile County Engineering; 9) depiction of the 25-foot minimum building setback line; 10) 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



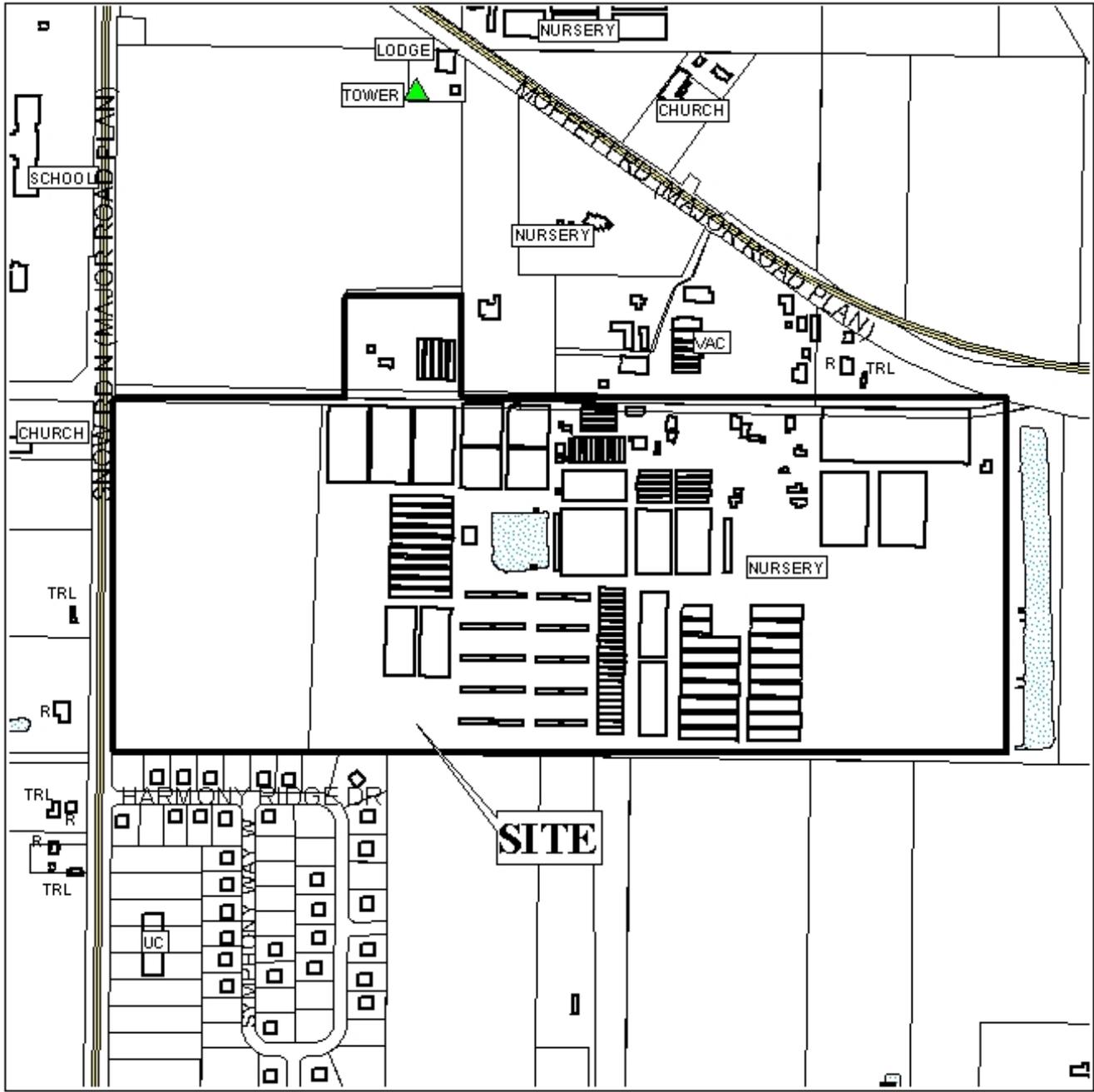
APPLICATION NUMBER 20 DATE May 4, 2006

APPLICANT Winchester Subdivision

REQUEST Subdivision

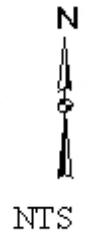


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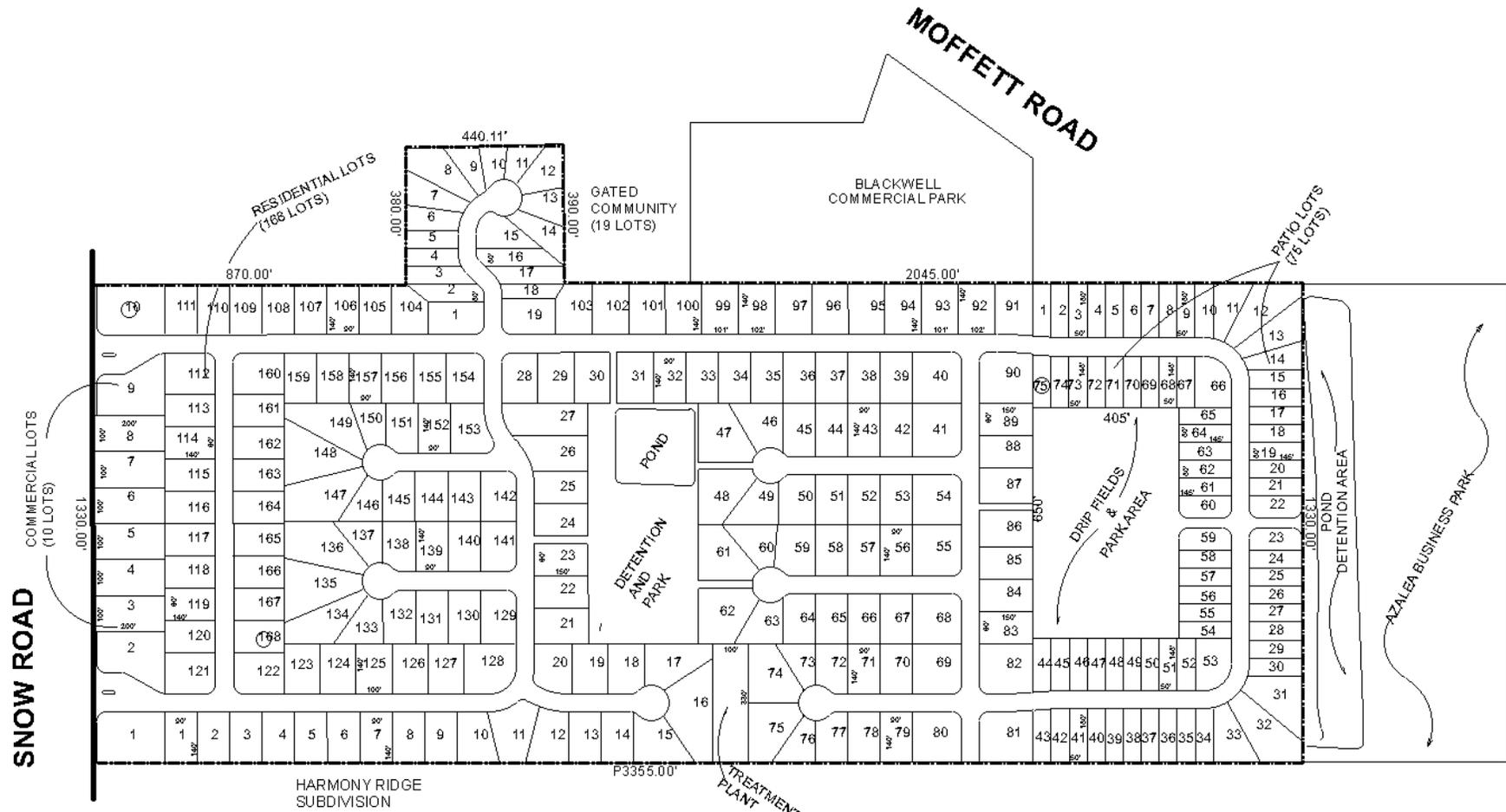


APPLICATION NUMBER 20 DATE May 4, 2006

LEGEND



DETAIL SITE PLAN



APPLICATION NUMBER 20 DATE May 4, 2006
 APPLICANT Winchester Subdivision
 REQUEST Subdivision

