

COLLETON PLACE SUBDIVISION

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

MAWSS Comments: MAWSS has **NO** water or sewer services available.

The plat illustrates the proposed 141-lot, 47.0 ± acre subdivision which is located on the South side of Howells Ferry Road at Harvey Hill Road. The applicant states that the subdivision is served by public water and sewer systems.

The purpose of this application is to create a 141-lot subdivision from one lot.

The site that is being considered for this application was one of two lots that were part of the Prentiss Family Division Subdivision application that was approved with conditions by the Planning Commission at its December 2, 2004 meeting. Lot 1, Prentiss Family Division Subdivision was signed and probated in January 2005.

Several subdivision applications have been submitted and approved by the Planning Commission, the most recent at the January 18th, 2007 meeting illustrating 148 lots. In this proposed subdivision lot sizes, setbacks, and common areas indicate that the applicant is attempting an “innovative” subdivision, however, no specific statement to this end has been provided by the applicant.

The site fronts Howells Ferry Road, an existing 80-foot right-of-way, as illustrated on the preliminary plat, which meets the minimum street standards.

The application proposes a new street, which must be constructed and dedicated to Mobile County Engineering standards prior to signing the Final Plat. Lots 1, 15, 53, 54, 63, 74, 77, 91, 92, 97, 137, and 141 are corner lots; therefore, a note should be placed on the Final Plat limiting each lot to one curb cut each, with the size, design and location to be approved by County Engineering.

As stated in the previous applications access management is a concern as it relates to public safety. The subdivision, as proposed, will have only one connection to a public street. Street-stubs are proposed at two locations on the South side of the site, but there are no connections to other streets immediately accessible from the street-stubs, thus access to other public streets will not occur within the near future. At least one additional connection to an existing public street would improve accessibility for emergency vehicles.

A portion of the site may contain wetlands. The potential presence of wetlands indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

It appears that many of the lots do not comply with Section V.D.2. of the Subdivision Regulations; therefore, if approved a waiver of V.D.2. would be required.

No lot sizes in square feet were indicated on the plat; therefore the final plat should be revised to label each lot with its size in square feet, or a table depicting the same information should be provided.

Common areas are proposed within the subdivision and a decentralized sewer treatment area is labeled but no specifics were submitted. It should be noted that the common areas on the east and west of the proposed subdivision have no detailed easement or access illustrated on the preliminary plat.

The Subdivision Regulations require 15,000 square feet for lots that are served by public water and individual septic systems or 40,000 square feet for lots that are served by individual wells and septic systems; therefore, the need for field lines on each lot is what necessitates the larger lot size. If the development proposes a centralized system, none of the lots will have field lines, thereby eliminating the necessity for the increased size. However, it appears that several lots do not meet the minimum size requirements for developments with access to public water and sanitary sewer as required in Section V.D.2. of the Subdivision Regulations and MAWSS comments that no water or sewer services are available.

The Commission has approved reduced lot sizes for developments served by this type of centralized system in the past, subject to the provision of documentation regarding the centralized sanitary system. 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).

Stormwater detention facilities are not depicted on the plat. While the site is located in the county, compliance with the City of Mobile stormwater and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances should be submitted to the Planning Section of Urban Development prior to the signing of the final plat, if approved.

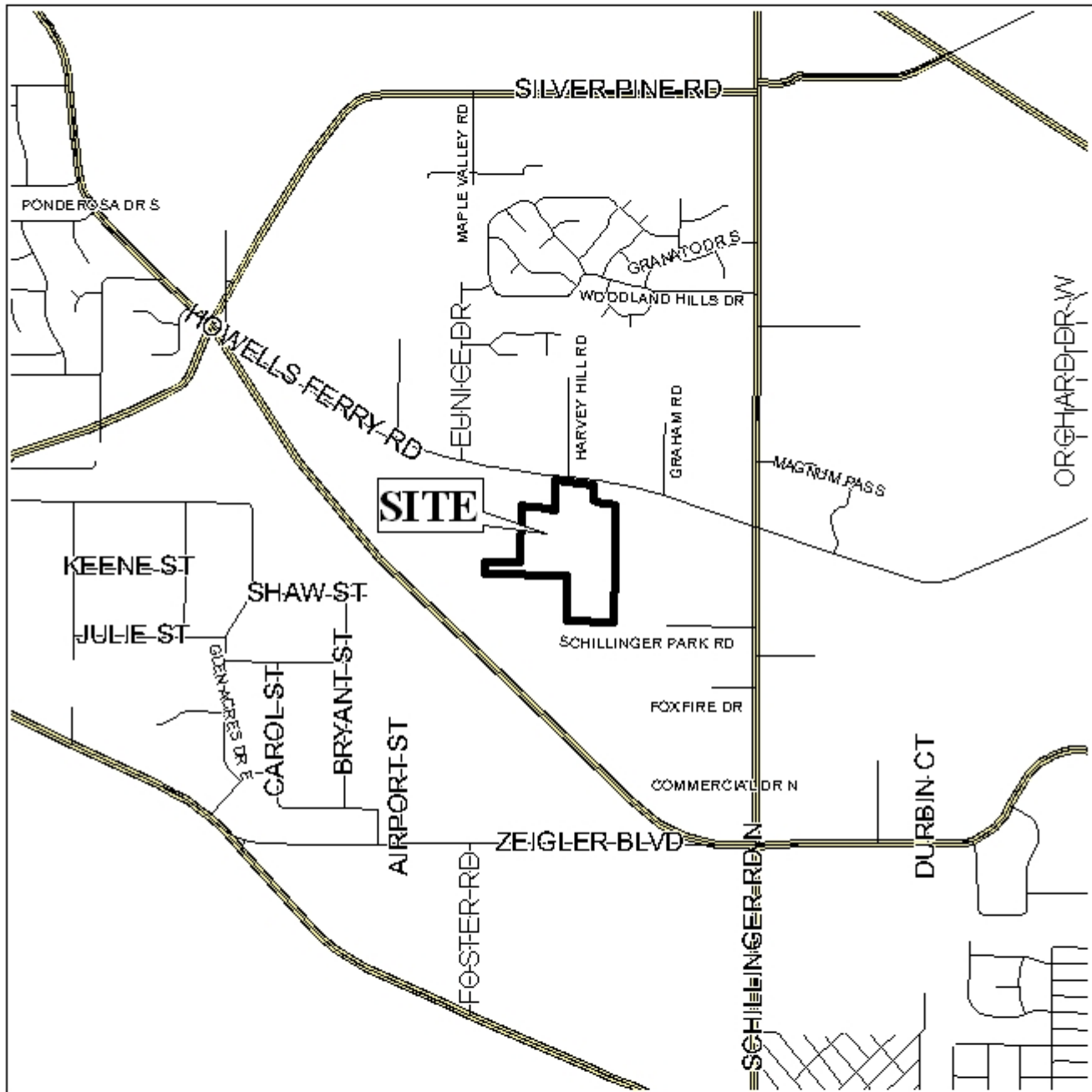
This site is located in Mobile County, thus a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

Based on the preceding, this application is recommended for Holdover until the November 15th meeting, with revisions due by October 30th, to allow the applicant to undertake the following:

- 1) the placement of a note on the Final Plat limiting Lots 1, 15, 53, 54, 63, 74, 77, 91, 92, 97, 137, and 141 are corner lots; therefore, a note should be placed on the Final Plat limiting each lot to one curb cut each, with the size, design and location to be approved by County Engineering;

- 2) revision of the plat to meet the minimum lot size requirements contained in Section V.D. of the Subdivision Regulations, or provision of a statement justifying the request for reduced lot sizes and setbacks;
- 3) placement of a note on the plat stating that the approval of all applicable federal, state and local agencies will be required prior to the issuance of any permits or land disturbance activities if wetlands occur on the site;
- 4) placement of a note on the 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;
- 5) placement of a note on the plat stating that provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention and drainage facilities comply with the City of Mobile stormwater and flood control ordinances, is required prior to the signing and recording of the final plat;
- 6) placement of a note on the plat stating that maintenance of the detention and common areas is the responsibility of the subdivision's property owners;
- 7) labeling of all lots with size in square feet, or placement of a table on the plat containing the lot size information;
- 8) the provision of an easement to all common areas; and
- 9) the submission of a letter stating the compliance of Section V.D.2. of the Subdivision Regulations prior to the signing of the Final Plat or documentation from the developer stating the location and design of a centralized sanitary system to handle the wastewater of the subdivision

LOCATOR MAP



APPLICATION NUMBER 30 DATE October 18, 2007

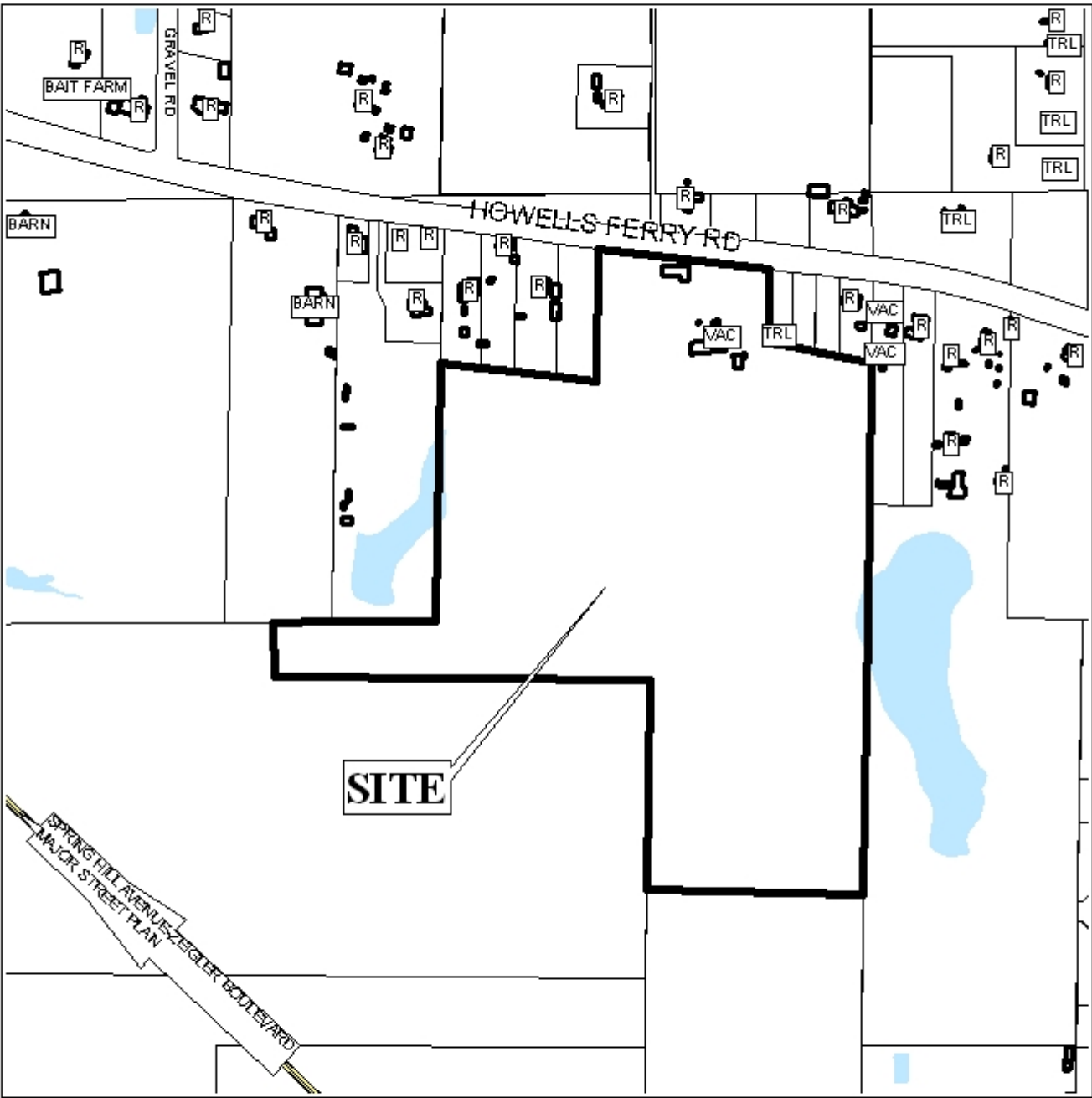
APPLICANT Colleton Place Subdivision

REQUEST Subdivision



NTS

COLLETON PLACE SUBDIVISION



APPLICATION NUMBER 30 DATE October 18, 2007

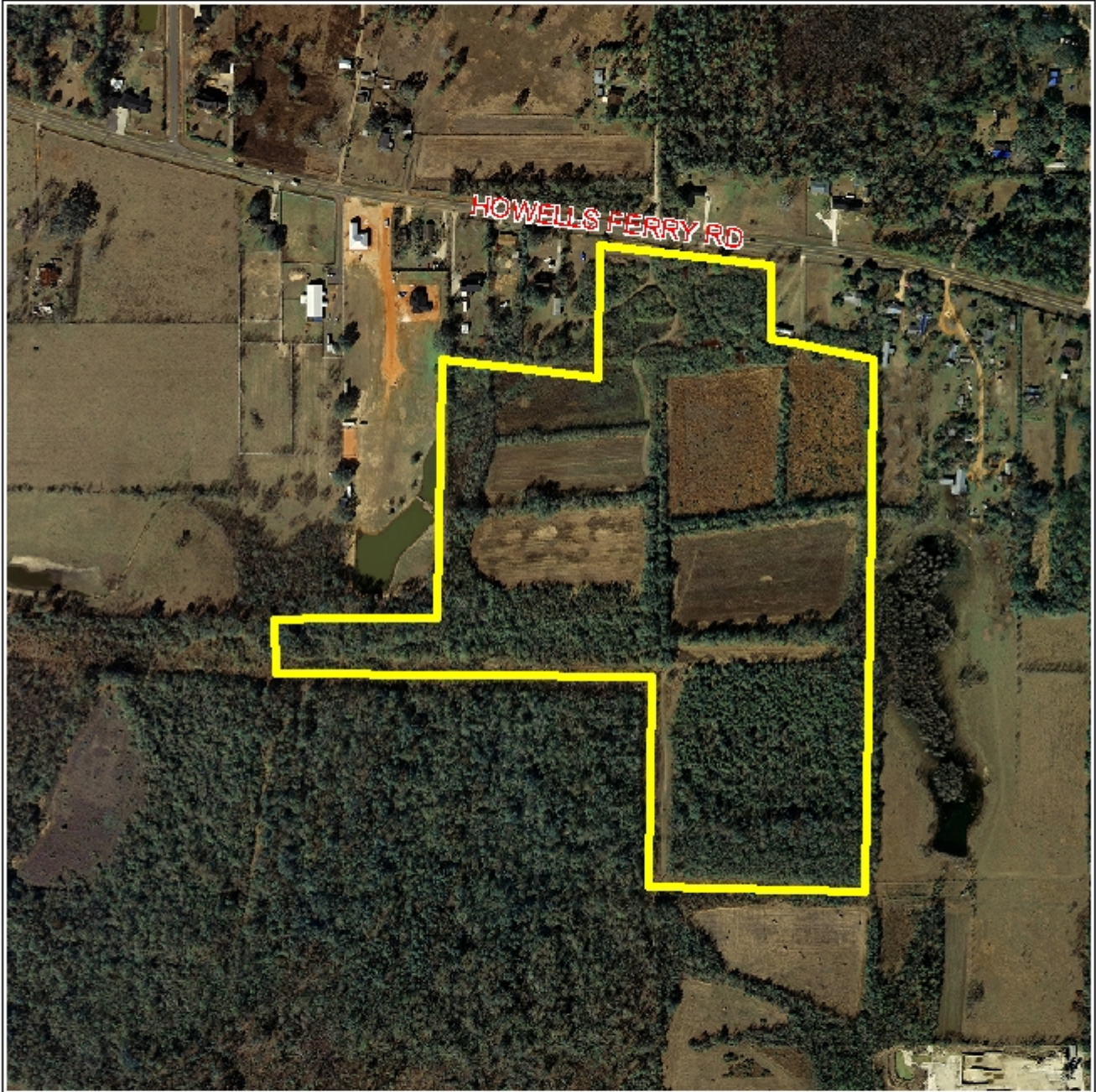
LEGEND

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



NTS

COLLETON PLACE SUBDIVISION

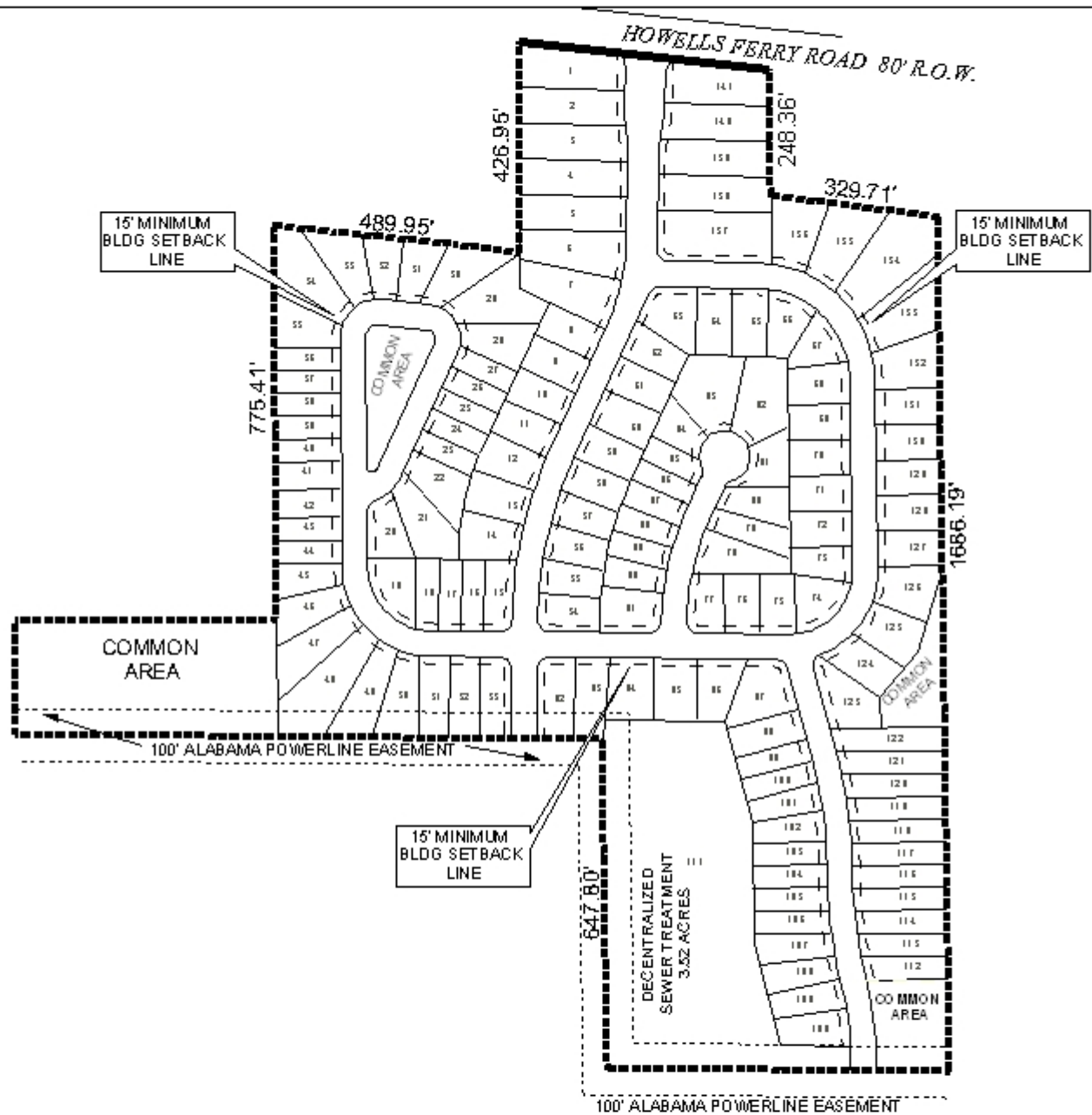


APPLICATION NUMBER 30 DATE October 18, 2007



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 30 DATE October 18, 2007
 APPLICANT Colleton Place Subdivision
 REQUEST Subdivision



NTS