

PALMER WOODS SUBDIVISION,
PHASE III

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

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

The plat illustrates the proposed 48-lot, 20.7± acre subdivision which is located on the West side of Oak Hill Drive, ½ mile± North of Moffett Road. The subdivision is served by both public water and sewer, and is located within the Planning Jurisdiction.

The purpose of this application is to create 48-lot 20.7± acre subdivision from an approximate 98+ acre parcel. It should be noted that this Phase III is a continuation of the Palmer Woods Subdivision Phase I & II approved by the commission in February 2004 and extended in February 2005 to allow for the construction of the roads.

Oak Hill Drive, which has an existing right-of-way of 60-feet, is a proposed major street (Magee Road) on the Major Street Plan, and as such requires a 100-foot right-of-way. Therefore, as illustrated on the preliminary plat the dedication of sufficient right-of-way to provide 50-feet from the centerline of Oak Hill Drive, should be required.

With the site being located on a major street, access management is a concern; therefore, the placement of a note on the Final Plat stating that Lot 103 is allowed one curb cut to Oak Hill Drive, with the size, location and design to be approved by Mobile county Engineering, should be required. As proposed, Lots 102 & 104 would have frontage along Oak Hill Drive and the new street; therefore, the placement of a note on the Final Plat that Lots 102 and 104 are denied direct access to Oak Hill Drive, should be required.

As stated on the subdivision application public water and sewer would be provided; however, MAWSS comments state that NO water or sewer services are available. Based on the preliminary plat the majority of the lots do not meet the minimum requirements of Section V.D.2 “Where served by neither the public or an approved private water supply system nor sanitary sewer system the minimum lot size must be at least 20,000 square feet”.

Prince Court and Collie Court, the cul-de-sacs proposed for this phase of the subdivision, are approximately 720± feet long, which exceeds the 600-foot length, recommended in Section V.B.6. of the Subdivision Regulations. Therefore, a waiver of Section V.B.6 would be required.

The application proposes new streets, which must be constructed and dedicated to Mobile County Engineering standards prior to signing the Final Plat.

The requirement for street-stubs to the North is based upon Section V.B.1. of the Subdivision Regulations, which states: “The street layout shall also provide for the future projection into unsubdivided lands adjoining of a sufficient number of streets to provide convenient circulation.” The remaining parcel of the site is approximately 77 acres, and is likely be the subject of future subdivision applications, hence the recommendation for street-stubs.

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.

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. The plat should also be revised to depict lot sizes to be illustrated in square feet either through labeling or the provision of a table on the Final Plat.

Based upon the preceding, the application is recommended for Holdover until the May 3rd Commission meeting, with revisions due by April 9th, to address the following: 1) the dedication of sufficient right-of-way to provide 50-feet from the centerline of Oak Hill Drive; 2) the placement of a note on the Final Plat stating that Lot 103 is allowed one curb cut to Oak Hill Drive, with the size, location and design to be approved by Mobile County Engineering; 3) the placement of a note on the Final Plat stating that Lots 102 and 104 are denied direct access to Oak Hill Drive; 4) provision of the minimum requirements of Section V.D.2; 5) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying 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; 6) 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; and 7) labeling of all lots with size in square feet, or placement of a table on the plat containing the lot size information.

Revised for the May 3rd meeting:

The applicant submitted revised information regarding the application. The information provided clarifies the issues previously identified. However, minimum building setbacks for Lots 102, 103 & 104 are not illustrated on the preliminary plat; therefore, the placement of the minimum building setbacks for these lots should be illustrated on the Final Plat.

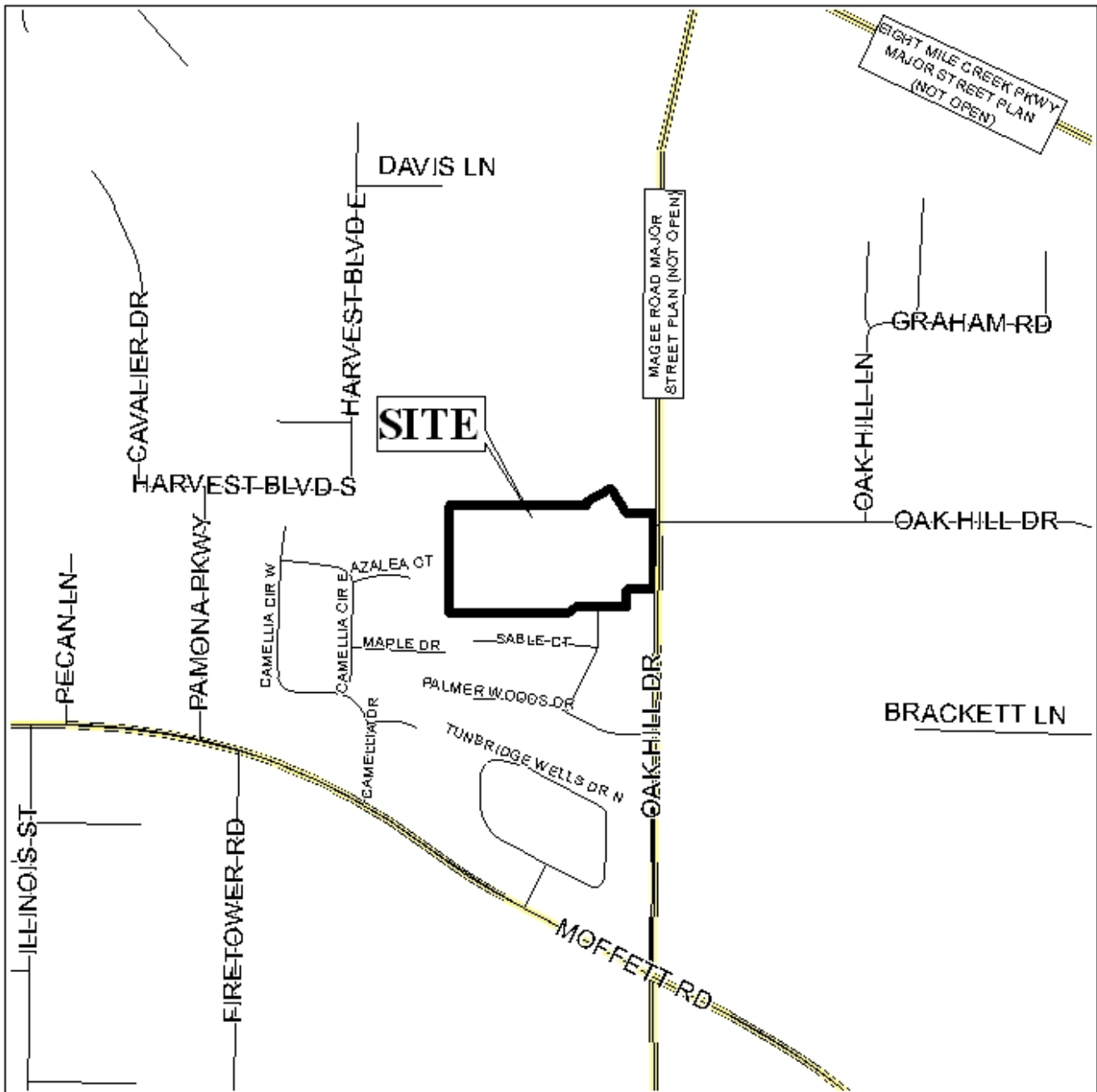
The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) the dedication of sufficient right-of-way to provide 50-feet from the centerline of Oak Hill Drive;*
- 2) the placement of a note on the Final Plat stating that Lot 103 is allowed one curb cut to Oak Hill Drive, with the size, location and design to be approved by Mobile County Engineering;*
- 3) the placement of a note on the Final Plat stating that Lots 102 and 104 are denied direct access to Oak Hill Drive;*
- 4) the placement of the minimum building setback lines along Oak Hill Drive on Lots 102, 103 & 104;*
- 5) provision of the minimum requirements of Section V.D.2;*
- 6) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying 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;

- 7) 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; and*
- 8) labeling of all lots with size in square feet, or placement of a table on the plat containing the lot size information.*

LOCATOR MAP



APPLICATION NUMBER Holdover DATE May 3, 2007

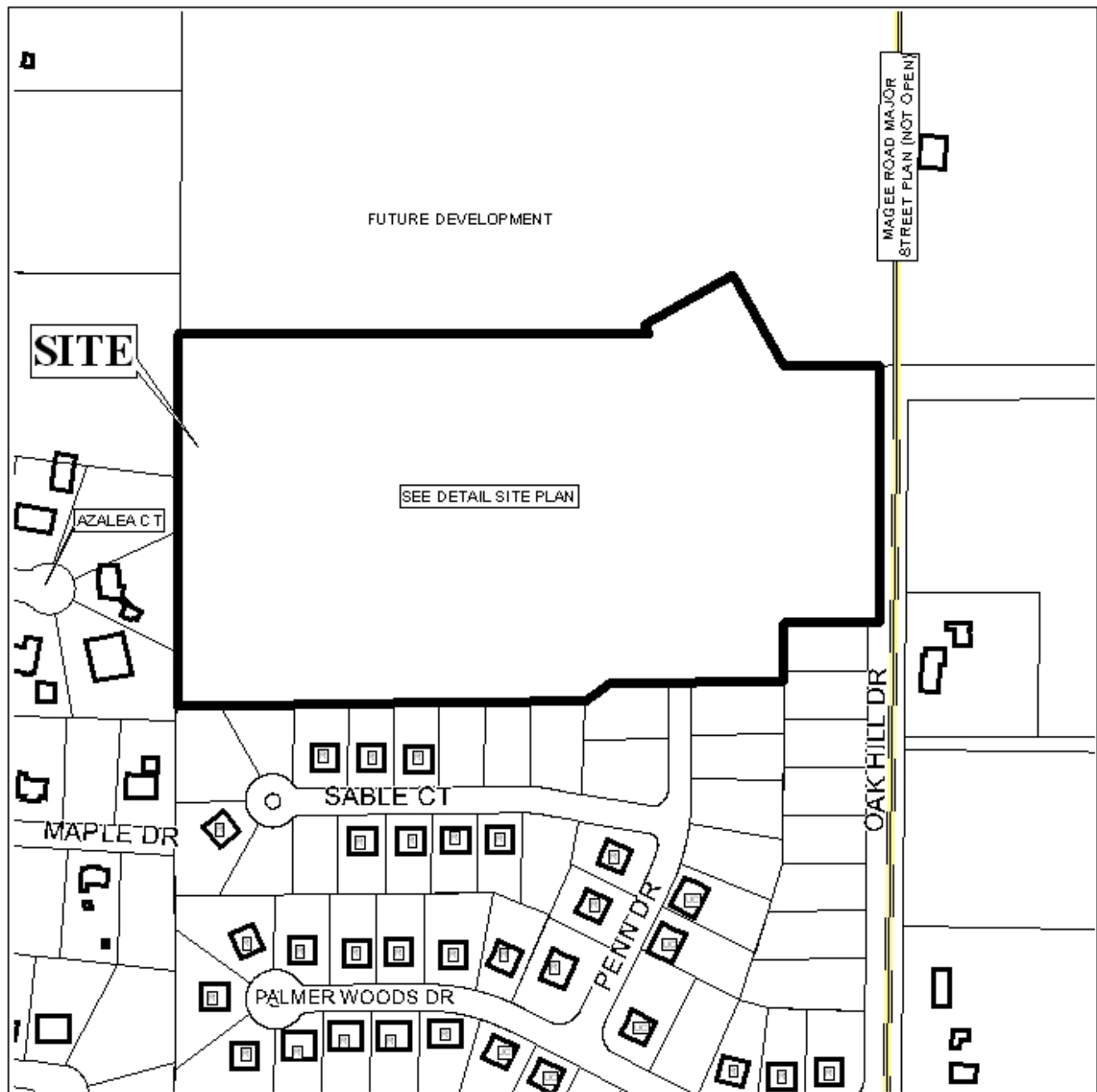
APPLICANT Palmer Woods Subdivision, Phase III

REQUEST Subdivision



NTS

PALMER WOODS SUBDIVISION, PHASE III



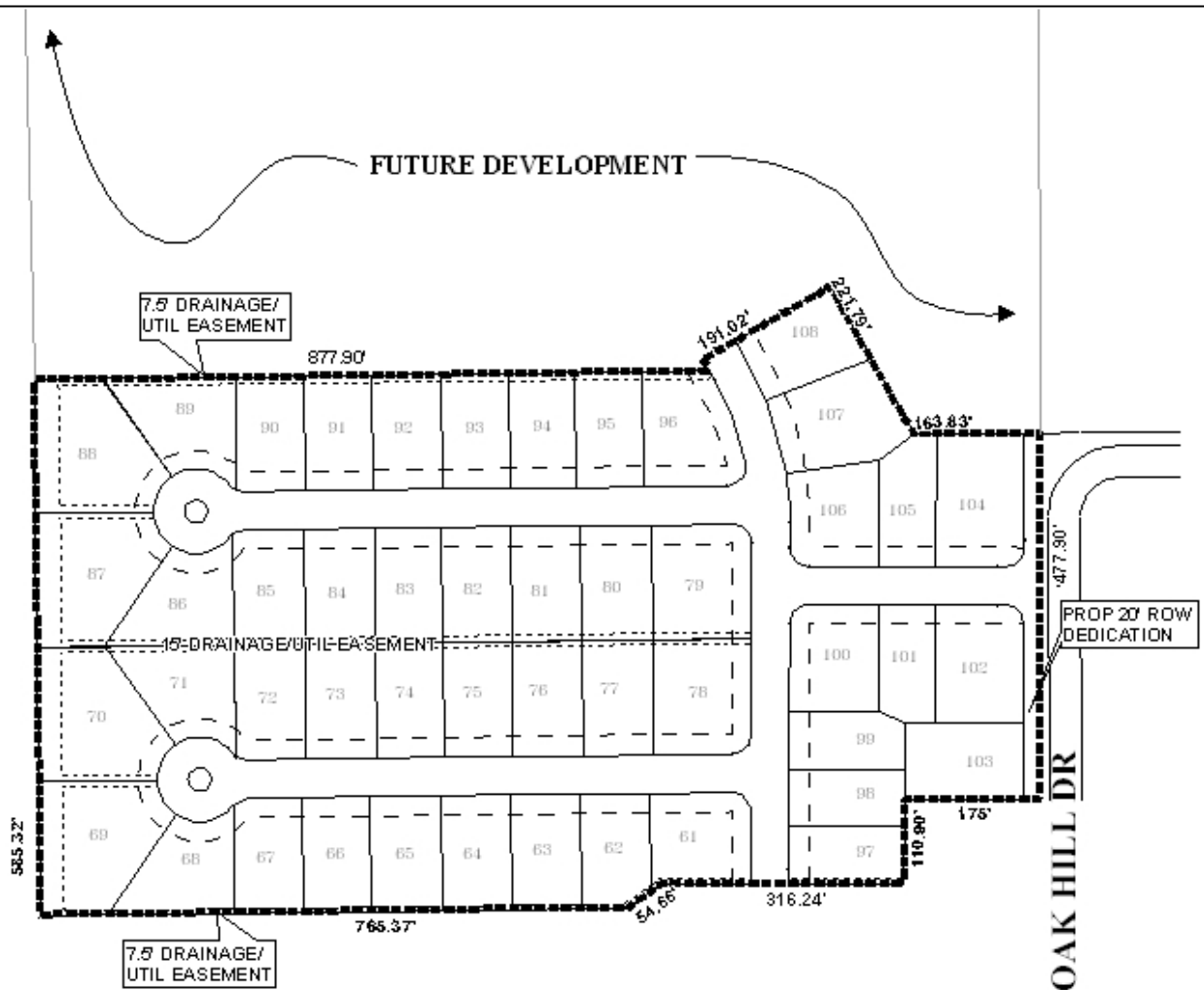
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LEGEND

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

N
NTS

DETAIL SITE PLAN



APPLICATION NUMBER Holdover DATE May 3, 2007
APPLICANT Palmer Woods Subdivision, Phase III
REQUEST Subdivision



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