

SOUTHERN OAKS ESTATES SUBDIVISION,
UNIT SIX, PART B

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 11-lot, 5.6± acre subdivision which is located at the Northwest corner of Wear Road, ½ mile± South of Dawes Road. The subdivision is served by public water and private sanitary systems; therefore, each lot must be larger than 15,000 square feet as required by the Subdivision Regulations. As illustrated on the preliminary plat the lots meet the minimum sizes required by the Subdivision Regulations for those services.

The purpose of this application is to amend a portion of a 29-lot subdivision heldover in November 2006 and approved with conditions by the Commission in December 2006. It seems that the applicant is simply reconfiguring the southern portion of the previously approved subdivision to allow Leann Drive to connect to Wear Road (unpaved) instead of Elgin Drive connecting to Wear Road (paved). Since the proposed 11-lot subdivision, Southern Oaks Estates Subdivision, Unit 6, Part B seems to be the remaining portion of the previous subdivision (Southern Oaks Estates, Unit 6) the applicant has not furnished the staff with the remainder of this subdivision. As stated on the preliminary plat, it illustrates that this remainder of Part B as Part A does not list the number of lots in Part A. Therefore, there is no evidence if the proposed subdivision will increase or decrease the number of lots (29) that were approved by the Commission in 2006.

The site received subdivision approval for 32 lots along with Unit 5 in 2002. That approval required revisions denying the site access via the unpaved, East-West portion of Wear Road and requiring a point of access on the paved, North-South portion of Wear Road. That plat was never recorded; therefore, the approval expired. Thus, the submission of the previous subdivision application presenting a similar preliminary plat addressing those concerns and reducing the number of lots.

Dedication sufficient to provide 30 feet from the centerline is shown for the unpaved portion of Wear Road, as required for roads without curb and gutter; the same required for the paved portion of Wear Road, which is illustrated as providing 60-foot right-of-way. Since access from Leann Drive is proposed at Wear Road (unpaved) the provision of the construction of Wear Road (unpaved) to the westernmost arc of Leann Road to County Engineering standards should be required. The application proposes new streets, which must be constructed and dedicated to County Engineering standards prior to signing the Final Plat.

Lots 197-203 and 215 are considered double frontage lots; therefore, a waiver of Section V.D.8 would be required and a note on the Final Plat denying direct access to Wear Road. Since Lots 194, 199 & 200 are corner lots; a note should be placed on the Final Plat stating that these lots

should be restricted to one curb cut, with the size, design and location to be approved by County Engineering.

There is no zoning 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 meeting, with revisions due by April 9th to address the following: 1) illustration of the total number of lots proposed for Southern Oaks Estates Subdivision, Unit 6, Part A; 2) dedication of sufficient right-of-way to provide 30 feet from the centerline of unpaved portion of Wear Road to the westernmost arc of Leann Drive; 3) the placement of a note on the Final Plat denying direct access to Wear Road from Lots 197-203 and 215; 4) the placement of a note on the Final Plat stating corner lots, 194, 199 and 200 are allowed one curb cut, with the size, location and design to be approved by County Engineering; 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) construction and dedication of the new streets to County standards; 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.

Revised for the May 3rd meeting:

The applicant submitted revised information regarding the application. The information provided clarifies the issues previously identified.

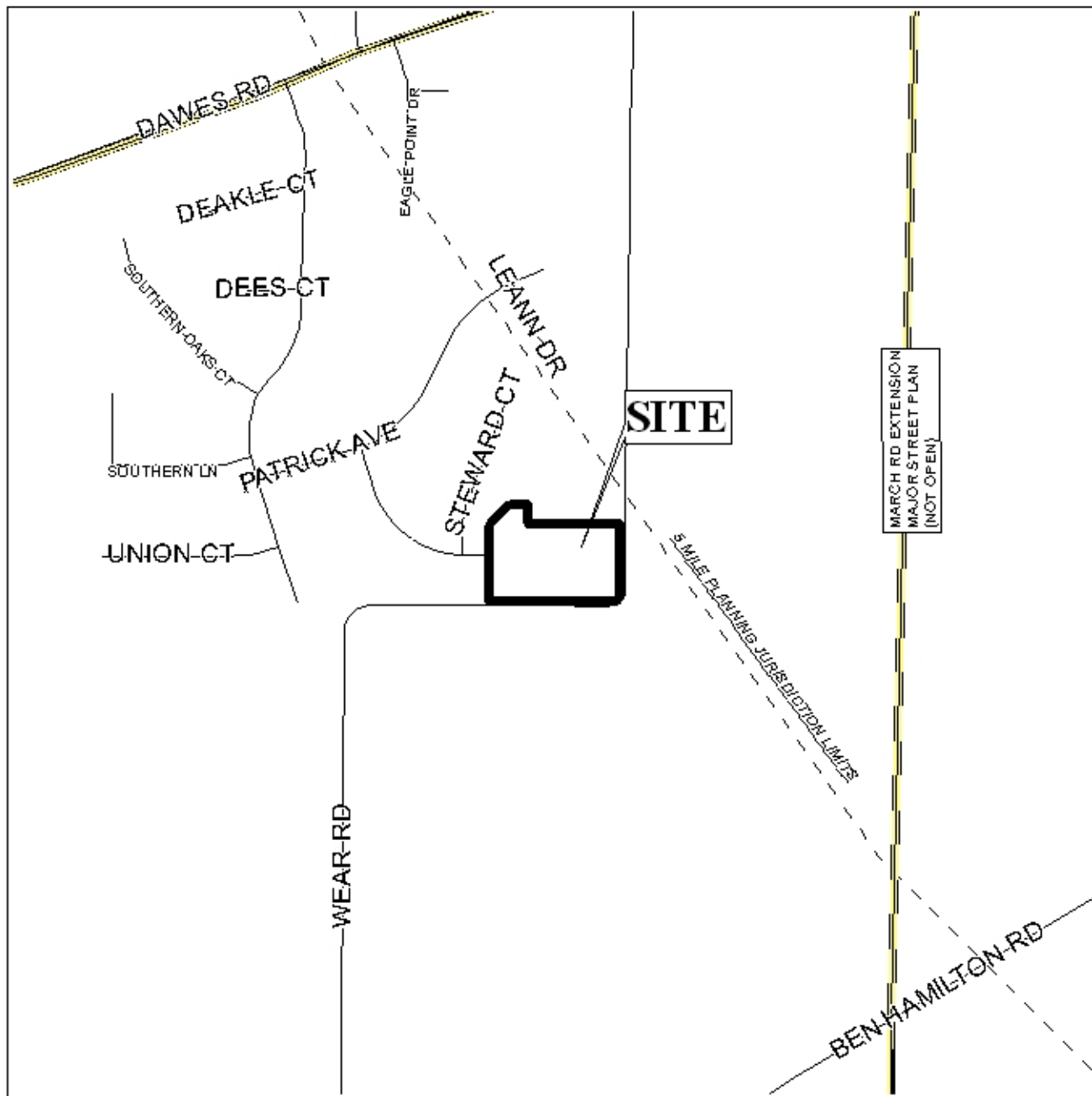
The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide 30 feet from the centerline of unpaved portion of Wear Road to the westernmost arc of Leann Drive;*
- 2) the placement of a note on the Final Plat denying direct access to Wear Road from Lots 197-203 and 215;*
- 3) the placement of a note on the Final Plat stating corner lots, 194, 199 and 200 are allowed one curb cut, with the size, location and design to be approved by County Engineering;*
- 4) 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;

- 5) construction and dedication of the new streets to County standards;*
- 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.*

LOCATOR MAP



APPLICATION NUMBER Holdover DATE May 3, 2007

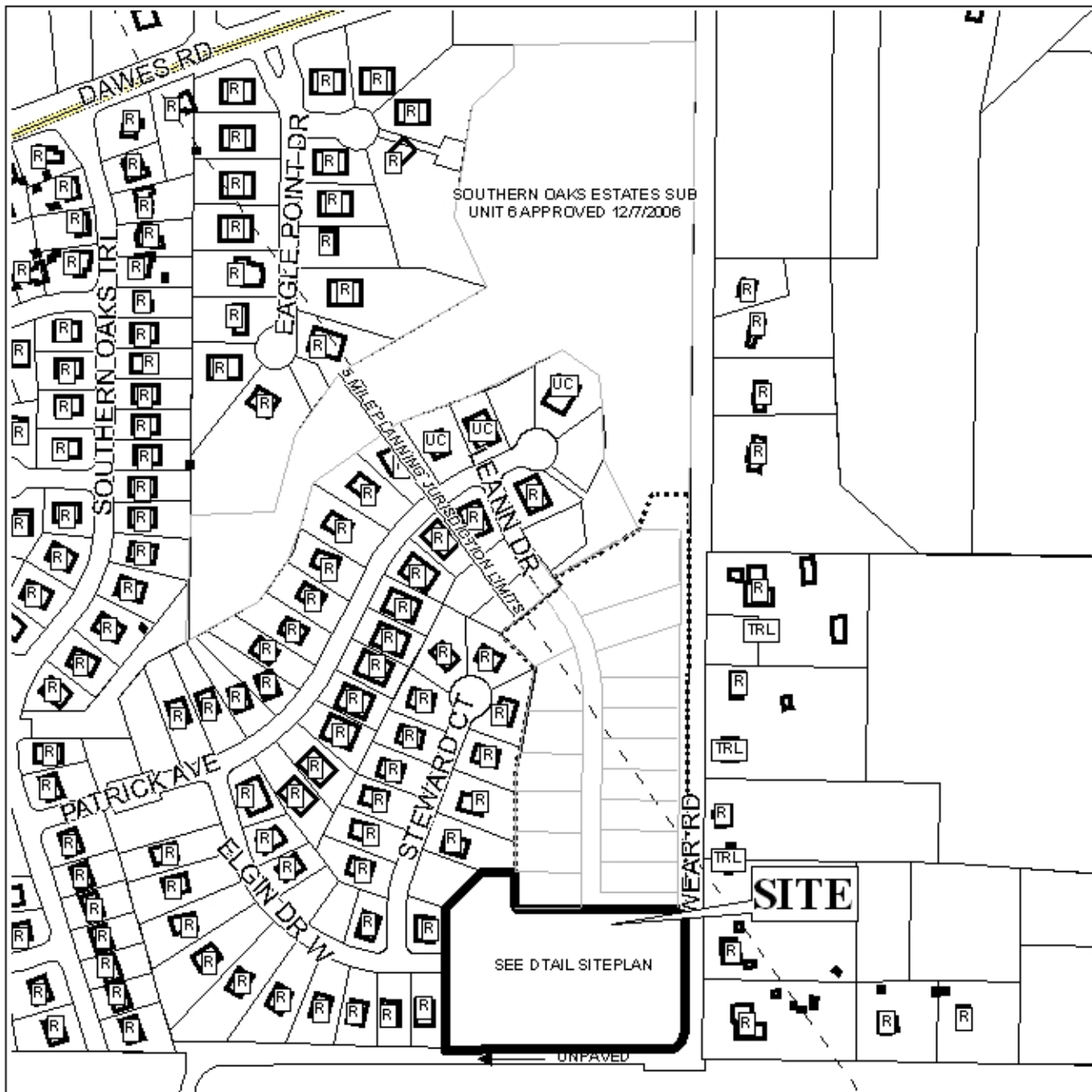
APPLICANT Southern Oaks Subdivision, Unit 6, Part B

REQUEST Subdivision



NTS

SOUTHERN OAKS SUBDIVISION, UNIT SIX, PART B



APPLICATION NUMBER _____ Holdover DATE May 3, 2007

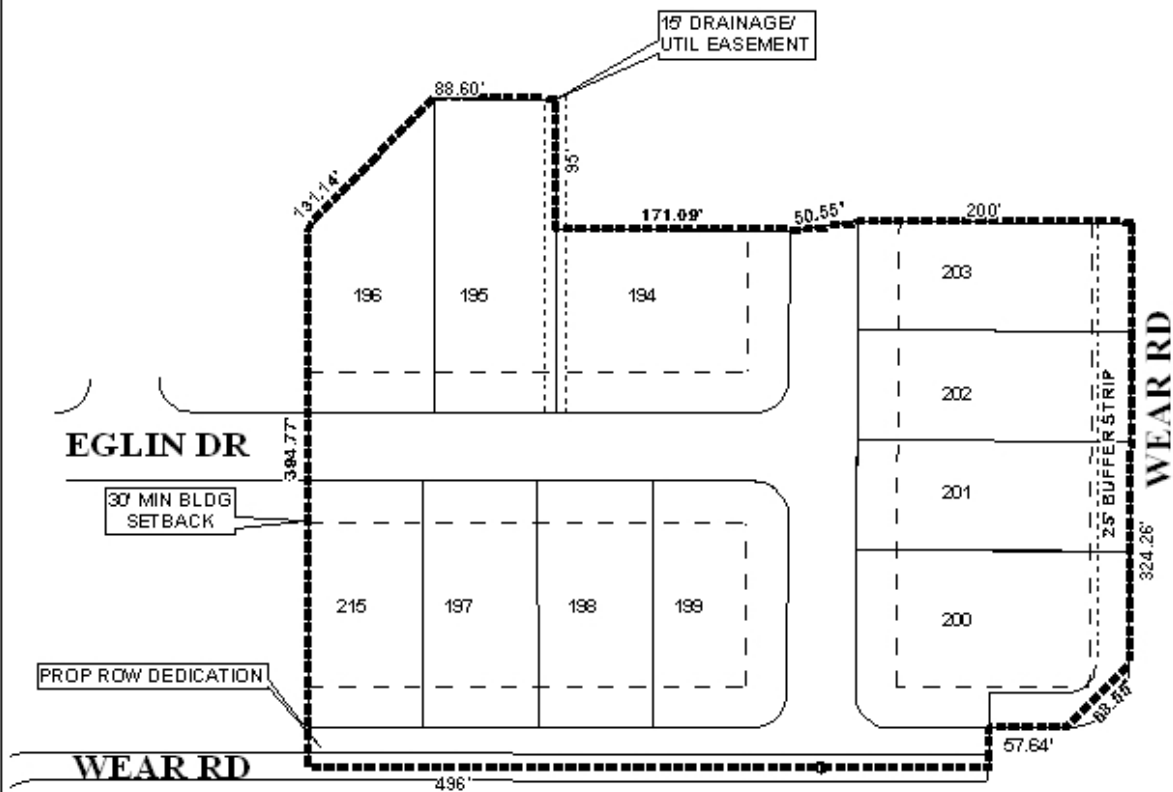
LEGEND

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



NTS

DETAIL SITE PLAN



APPLICATION NUMBER Holdover DATE May 3, 2007

APPLICANT Southern Oaks Subdivision, Unit Six, Part B

REQUEST _____ Subdivision _____



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