

HAWK'S LANDING SUBDIVISION

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

The plat illustrates the proposed 158 lot, 40.0 ± acre subdivision which is located on the West side of Ching Dairy Road at the West termini of Rose Ching Drive, Ching Lynch Road, and Longview Road, extending to the North terminus of Sky Terra Drive. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to subdivide three parcels into 158 lots, with a proposed minimum lot size of 7,200 square feet.

The site under consideration fronts Ching Dairy Road to the East, and a stub for Sky Terra Drive to the South. Ching Dairy Road is a proposed major street (Crawford-Kushla Connection), thus sufficient right-of-way should be dedicated to Mobile County to provide 50 feet, as measured from the centerline of Ching Dairy Road. Sky Terra Drive is a minor street with adequate right-of-way.

The dedication requirement for Ching Dairy Road may result in the lots with frontage onto Ching Dairy Road not meeting minimum lot size requirements. Therefore, all lots adjacent to Ching Dairy Road should be reviewed for size to ensure that each lot will meet the 7,200 square feet minimum lot size requirement of Section V.D.2. of the Subdivision Regulations.

Ching Dairy Road's status as a proposed major street means that access management is a concern. Curb-cuts onto Ching Dairy Road should be minimized, therefore a note should be placed on the plat stating that all lots are denied direct access to Ching Dairy Road.

The subdivision will connect to Sky Terra Drive to the South. The Subdivision Regulations recommended that intersections be offset a minimum of 125 feet, however the intersection of Littleton Drive with Sky Terra Drive is less than this distance from Littleton Drive's intersection with Upton Lane. The plat should be revised to provide the street offset recommended in Section V.B.11. of the Subdivision Regulations.

All proposed lots appear to currently meet the minimum size requirements of Section V.D.2. of the Subdivision Regulations. To ensure lot size conformance after the required dedication, it is recommended that the plat be revised to include the size of each lot in square feet as a label on each lot, or as a table on the plat.

The 25-foot minimum building setback line from all street frontages, required in Section V.D.9., is not shown for the subdivision, but would be required on the final plat, if approved.

There appear to be extra lot lines in the vicinity of lots 52-53 and 62-63. The plat should either be revised to remove these lines, or they should be labeled if they represent an easement or common area.

A detention area and pump station area is depicted on the Southeast corner of the site. The detention area, as well as all other common areas should be identified on the plat, and a note should be placed on the final plat, if approved, stating that maintenance of the detention and common areas is the responsibility of the subdivision's property owners.

There are two notes on the plat indicating that the site will be developed with 118 single-family homes units and 112 single-family townhome units, for a total of 230 units on 158 lots. If there is a discrepancy regarding the total number of units and the total number of lots, it should be resolved and appropriately noted on the final plat. If the total number of proposed units will be 230 units, an additional point of access to the site, perhaps as a street stub to the West, would be appropriate.

The legal description of the site is not shown on the preliminary plat. The plat should be revised so that the legal description is included on 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, the subdivision is recommended for Tentative Approval, subject to the following conditions: 1) dedication of right-of-way sufficient to provide 50 feet, as measured from the centerline of Ching Dairy Road; 2) verification that each lot will meet the 7,200 square feet minimum lot size requirement of Section V.D.2. of the Subdivision Regulations, after the Ching Dairy Road right-of-way dedication, and labeling of all lots or provision of a table indicating the size in square feet of all lots; 3) placement of a note on the plat stating that all lots are denied direct access to Ching Dairy Road; 4) revision of the plat to provide the street offset between the Upton Lane and Sky Terra Drive intersections recommended in Section V.B.11. of the Subdivision Regulations; 5) identification of all common areas, and placement of a note on the final plat stating that maintenance of detention and common areas is the responsibility of the subdivision's property owners; 6) depiction of the 25-foot minimum building setback line; 7) clarification of the multiple lot lines in the vicinity of lots 52-53 and 62-63; 8) revision of notes 6 and 7 on the plat so that the total number of housing units matches the number of lots depicted on the plat (if there is an error), or if 230 total units are proposed, provision of an additional point of access to the site, perhaps as a street stub to the West; 9) placement of the legal description on the final plat, as required by the Subdivision Regulations; and 10) placement of a note 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.

Revised for the October 5th meeting:

The application was heldover from the September 7th meeting to allow the applicant to relocate the proposed detention facility, address drainage issues, and revise the plat according to the above-listed conditions of tentative approval.

The applicant submitted a revised preliminary plat depicting 159 lots, and made changes to the plat to reflect the comments from the original review. The proposed detention pond has been

moved from the Southeast corner of the site to the portion of the site fronting Ching Dairy Road, adjacent to where Ching Dairy Road intersects with Ching Lynch Drive.

The revised site plan also appears to depict right-of-way dedication sufficient to meet the major street requirements, however, the dedication area is not labeled on the plat, although a note is provided on the plat. The plat should be revised to clearly depict and label the required dedication.

The proposed location of the sewage pump station, at the Southeast corner of the site, should be clearly labeled, and that site as well as the detention pond should be identified as common areas. A note should be placed on the plat stating that maintenance of all common areas shall be the responsibility of the home owners association.

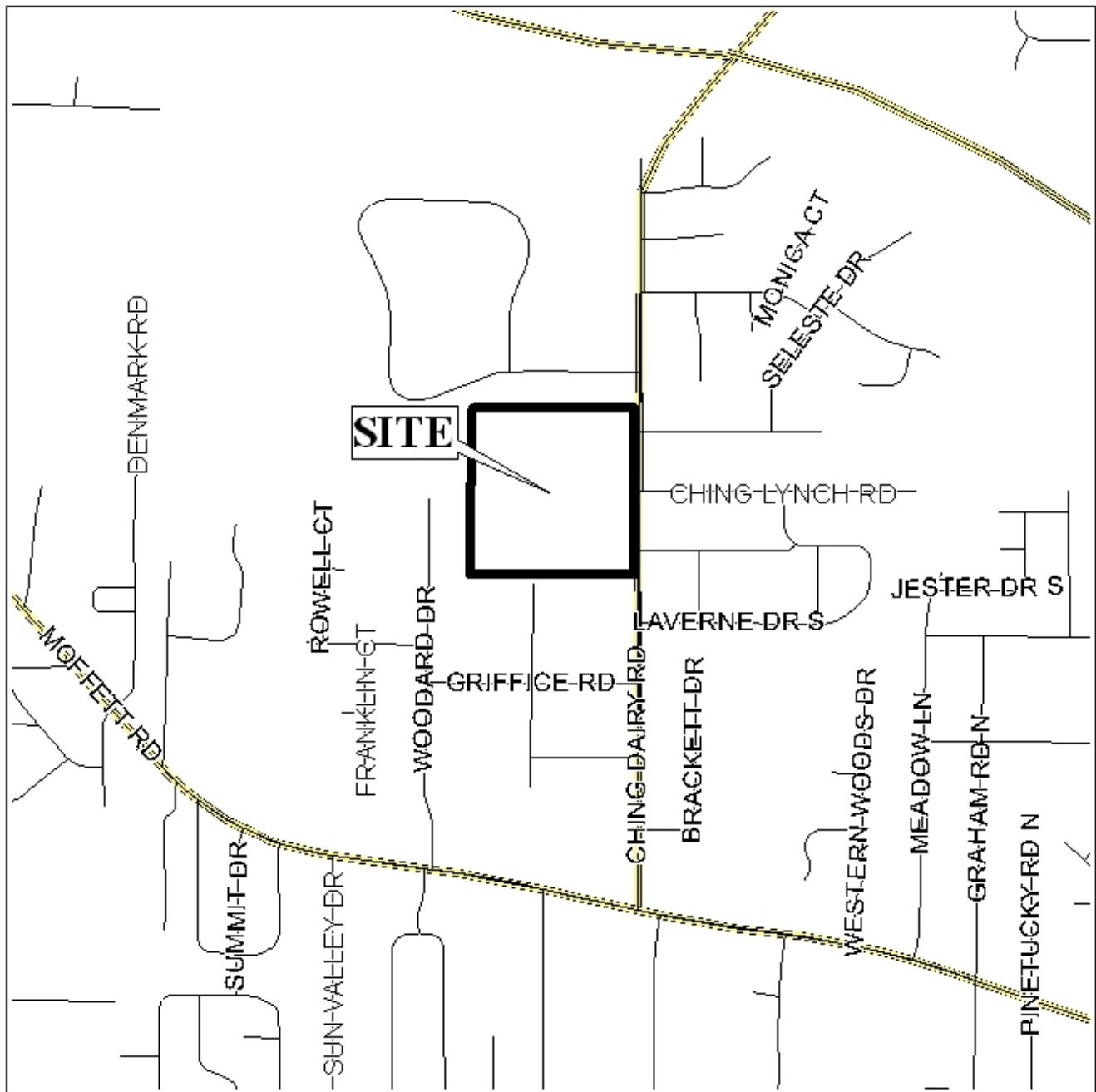
The revised plat does not depict the 25-foot minimum building setback line for those lots which abut Ching Dairy Road. The plat should be revised to reflect the setback requirement. It should be noted that lot 87 may not be of sufficient width to accommodate the setback line from Ching Dairy Road and still provide a building site that meets market requirements.

The revised plat also depicts two lots labeled "92" and two lots labeled "95." The plat should be revised to correct the numbering.

Due to the drainage concerns identified at the meeting, it is recommended that compliance with the City of Mobile stormwater and flood control ordinances 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.

Based on the preceding, the revised plat is recommended for Tentative Approval, subject to the following conditions: 1) placement of a label on the drawing specifically identifying the portion of the site that will be dedicated as right-of-way sufficient to provide 50 feet, as measured from the centerline of Ching Dairy Road; 2) verification that each lot will meet the 7,200 square feet minimum lot size requirement of Section V.D.2. of the Subdivision Regulations, after the Ching Dairy Road right-of-way dedication, and labeling of all lots or provision of a table indicating the size in square feet of all lots; 3) placement of a note on the plat stating that all lots are denied direct access to Ching Dairy Road; 4) correction of the lot numbering for lots 92 and 95; 5) identification of all common areas, including the detention pond and the sewage pump station, and placement of a note on the final plat stating that maintenance of detention and common areas is the responsibility of the subdivision's property owners; 6) depiction of the 25-foot minimum building setback line from all lot lines that abut public streets; 7) placement of the legal description on the final plat, as required by the Subdivision Regulations; 8) placement of a note 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; and 9) 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, prior to the signing and recording of the final plat.

LOCATOR MAP



APPLICATION NUMBER Holdover DATE October 5, 2006

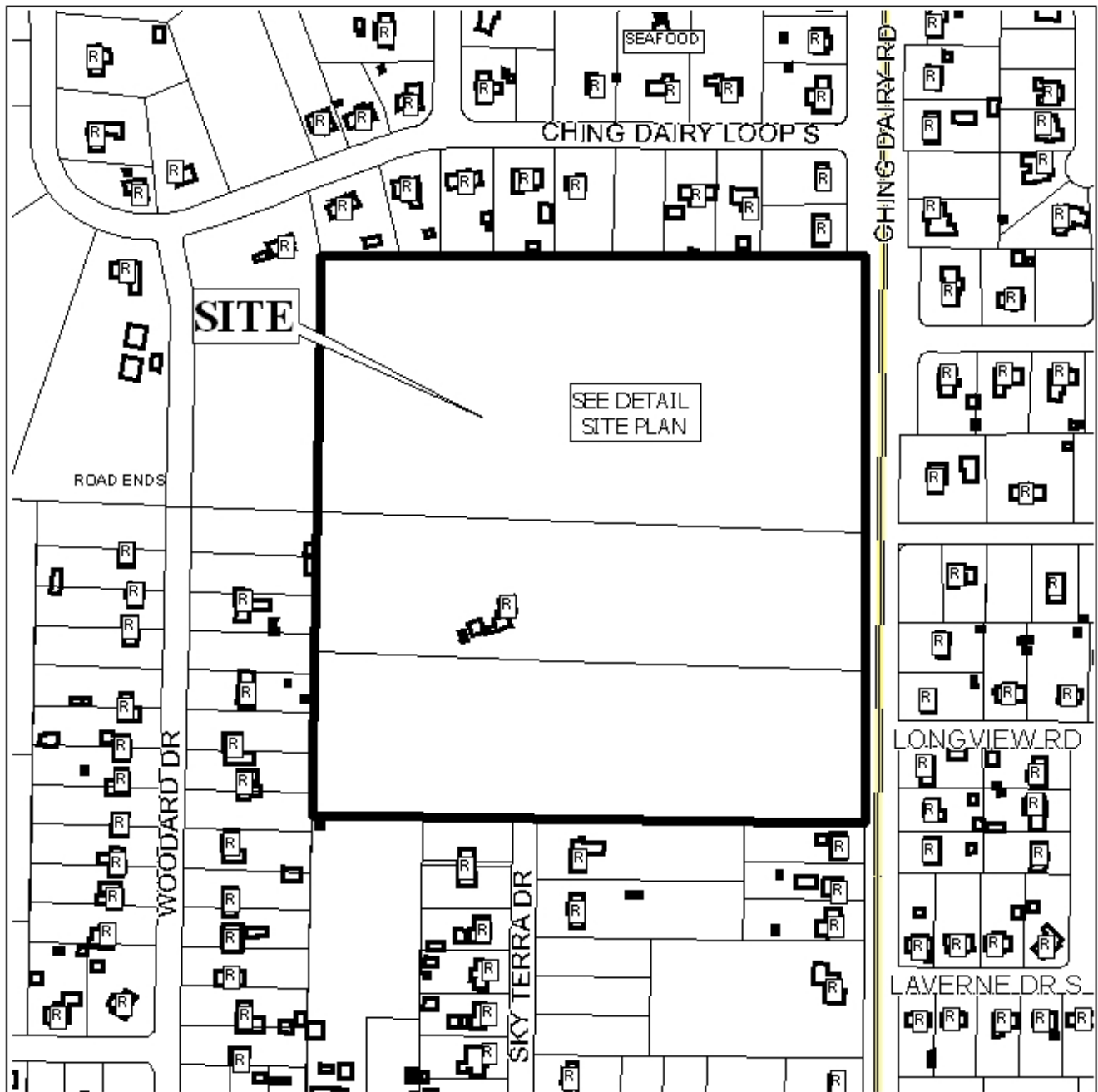
APPLICANT Hawk's Landing Subdivision

REQUEST Subdivision



NTS

HAWK'S LANDING SUBDIVISION



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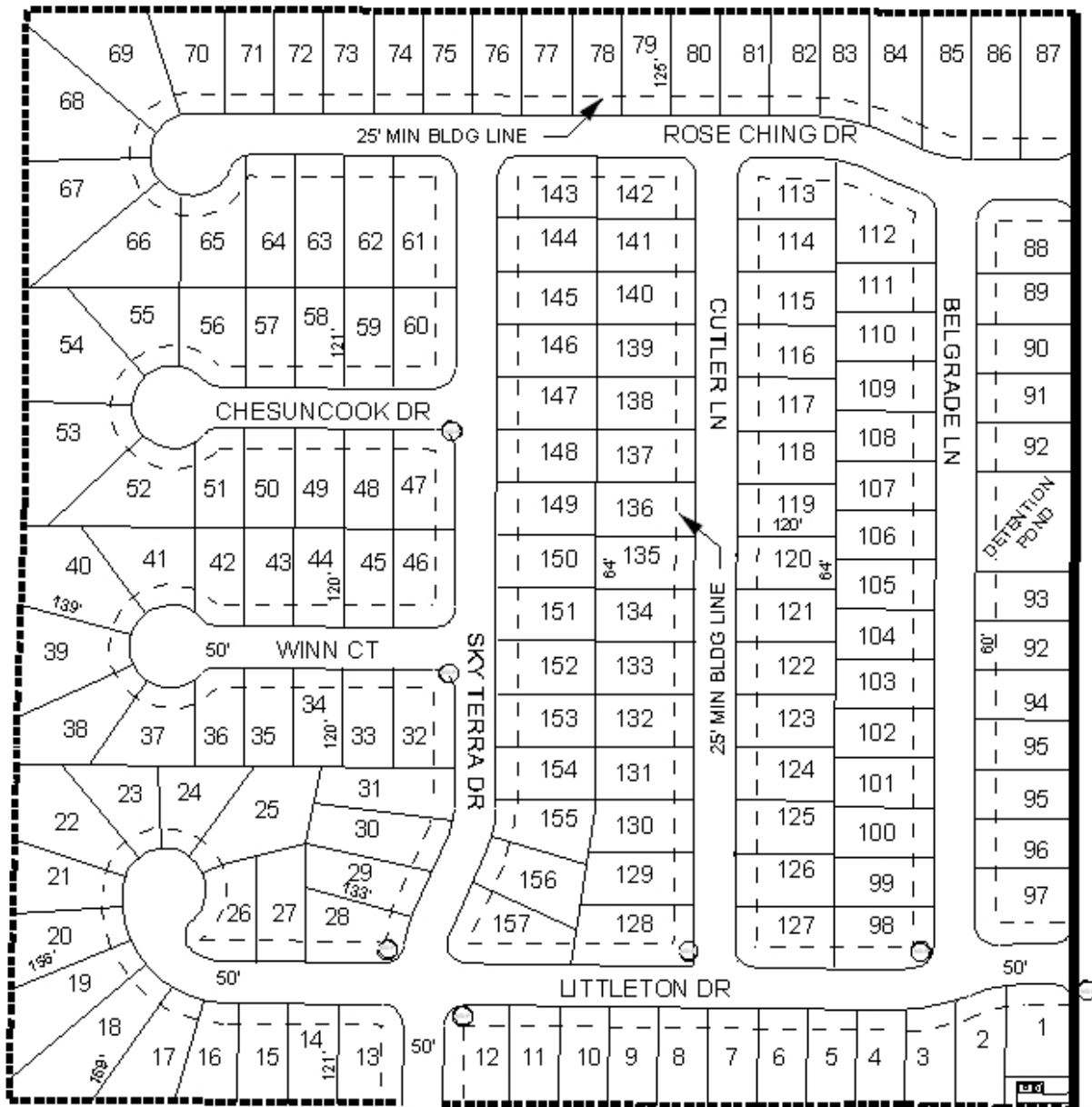
LEGEND

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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