

HOLDOVER

CAROL PLANTATION OAKS SUBDIVISION

Engineering Comments: Development of property must comply with the Mobile County Flood Damage Prevention Ordinance.

Mobile Area Water & Sewer System Comments: MAWSS has reviewed and processed the Wastewater Capacity Reservation Application for the subdivision. Sewer service should be available to the subdivision, contingent upon the completion of the Kerr McGee Force Main/Lift Station project, in August 2003.

The plat illustrates the proposed 65 lot, 37.0 \pm acre subdivision which is located on the West side of Carol Plantation Road, 355' \pm North of U. S. Highway 90 West. The subdivision is served by city water and sanitary facilities.

The purpose of the application is to subdivide two parcels totaling 37 acres into 65 lots.

The site fronts Carol Plantation Road, a minor street, which has an existing substandard right-of-way of 30-feet; therefore, the dedication of adequate right-of-way to provide 30' from the centerline of Carol Plantation Road should be required. As a means of access management Lots 1 and 43 should be denied direct access to Carol Plantation Road.

As illustrated on the preliminary plat there are several strips of property that are not labeled as common areas and should be labeled as such; these areas are located on the north and south sides of the out parcels between the proposed streets, and between the existing right-of-way of Carol Plantation Road and Lots 1 and 43. These areas should be indicated on the final plat and a note stating that maintenance of all common areas are the responsibility of the property owners association.

As illustrated on the preliminary plat, Lots 15, 16, 18, 19, 20, 21 and 22 are shown to include substantial property within the wetlands limit. As required by the Subdivision Regulations all lots must meet the minimum area of 7,200 square feet exclusive of land designated as wetlands.

As illustrated on the plat, the site contains a large wetland area; therefore, the approval of all applicable federal, state and local agencies would be required.

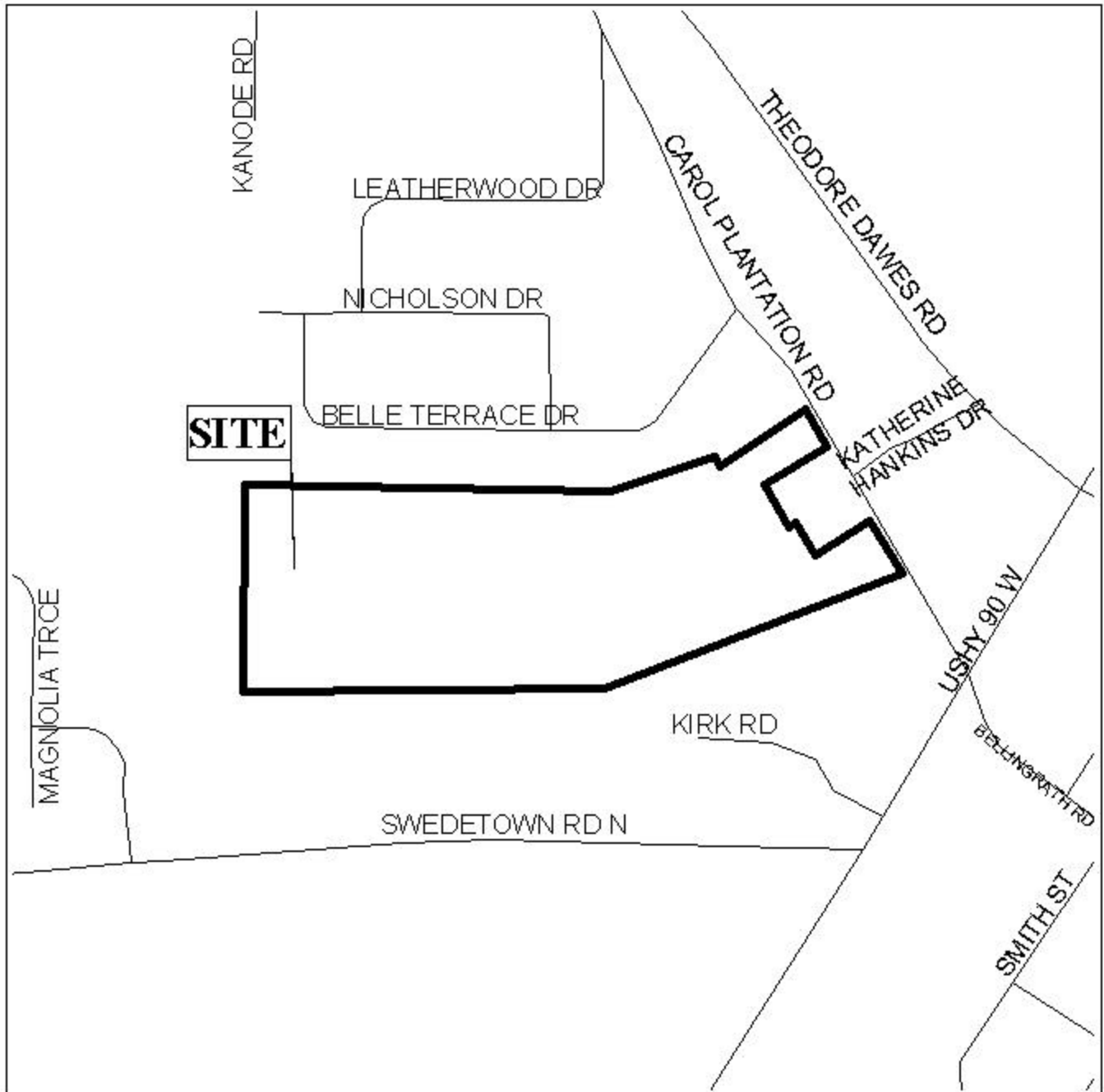
The 25-foot minimum building setback lines are not shown along Carol Plantation Road, but would be required on the final plat.

The Commission heldover this application to allow the owner and applicant time to settle contractual differences.

With modifications, the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of adequate right-of-way to provide 30-feet from the centerline of Carol Plantation Road; 2) the placement of a note on the final plat stating that Lots 1 and 43 are denied direct

access to Carol Plantation Road; 3) all common areas be indicated on the final plat and a note stating that maintenance of all common areas are the responsibility of the property owners association; 4) the approval of all necessary federal, state and local agencies; 5) placement of the required 25-foot minimum building setback lines along Carol Plantation Road on the final plat; 6) that all roads be constructed to County standards and dedicated to Mobile County; and 7) plat cannot be recorded until the lift station is built per the MAWSS comments.

LOCATOR MAP



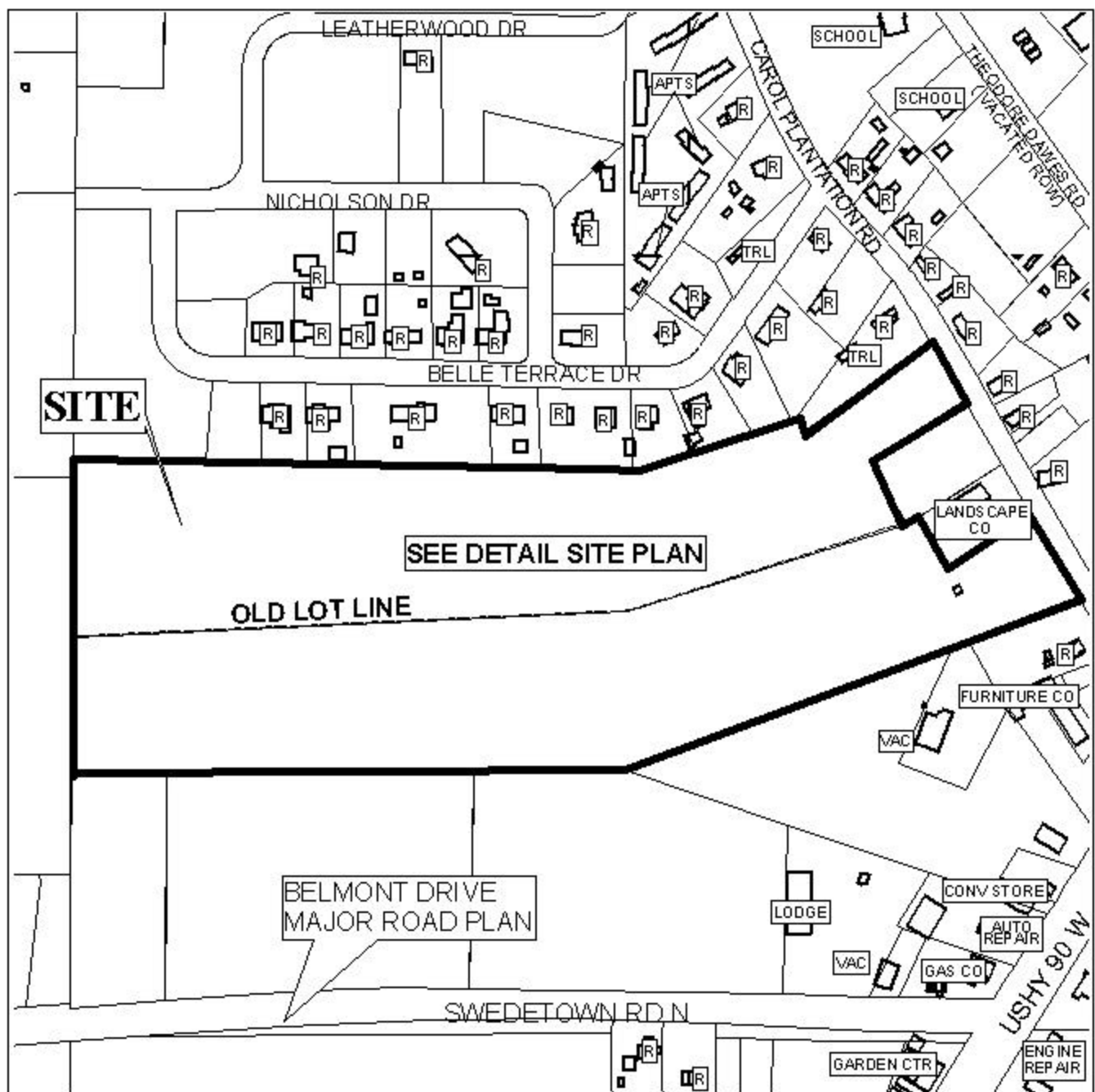
APPLICATION NUMBER 15 DATE March 20, 2003

APPLICANT Carol Plantation Oaks Subdivision

REQUEST Subdivision



CAROL PLANTATION OAKS SUBDIVISION



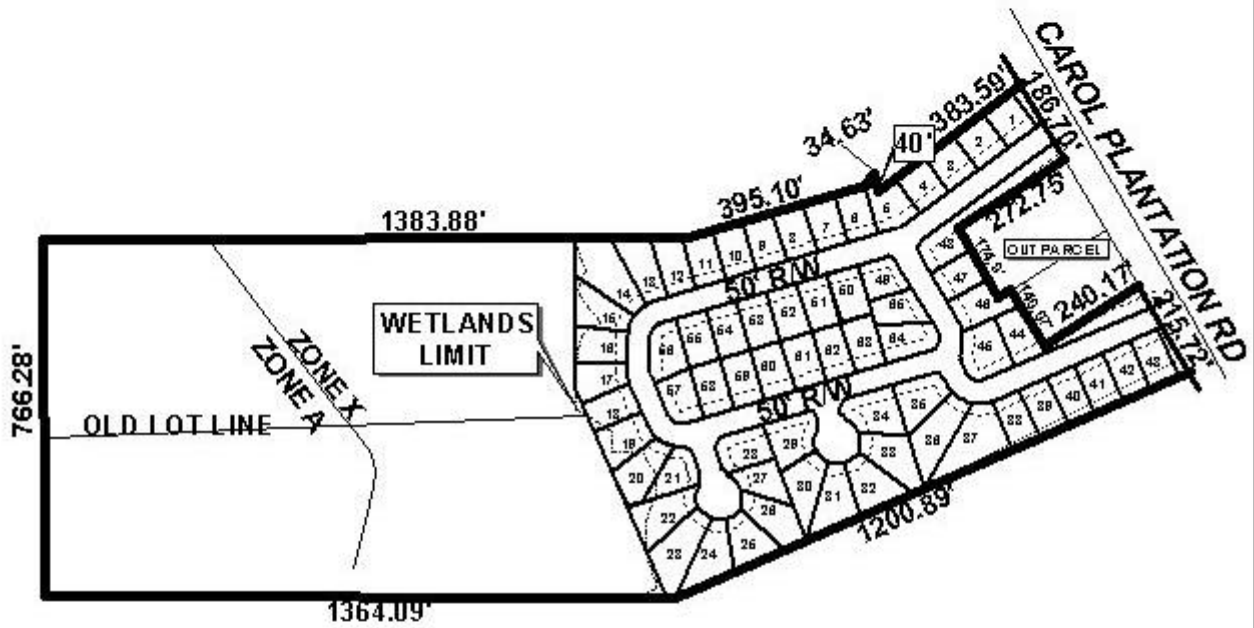
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LEGEND



HOLDOVER

DETAIL SITE PLAN



APPLICATION NUMBER 15 DATE March 20, 2003
APPLICANT Carol Plantation Oaks Subdivision
USE/REQUEST Subdivision

