

CHESTERFIELD PLACE SUBDIVISION

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

The plat illustrates the proposed 41-lot, 16.6± acre subdivision located on the North side of Wulff Road South, 200'+ West of Winston Drive West. The subdivision is served by public water and sanitary facilities.

The purpose of this application is to create 41-lots from one legal lot of record and a metes and bounds parcel.

Wulff Road is a proposed major street, as illustrated on the Major Street Plan. The preliminary plat indicates Wulff Road has 80-foot right-of-way, however, the Major Street Plan requires that the right-of-way be 100 feet. Therefore, the dedication of right-of-way sufficient to provide 50-feet as measured from the centerline of Wulff Road, should be required.

Because Wulff Road is a proposed major street, access management is a concern. The development illustrates Lot 1 & Lot 41 with frontage on Wulff Road; therefore, Lot 1 should be denied access to Wulff Road and Lot 41 should be allowed one curb-cut to Wulff Road with the size, design and location to be approved by Mobile County Engineering Department. Additionally, as illustrated on the preliminary plat, a note should be placed on the Final Plat stating that Lots 4, 12, 15, 21, and 40; which are corner lots should be restricted to one curb-cut.

As illustrated and described on the preliminary plat, a gravel drive (Lyle Road) a 15-foot roadway easement is the traveled road to Travis Sellers Subdivision. This 3-lot subdivision was approved by the Commission in February 1997 subject to the condition of dedication of 15-foot along Lyle Road. However, the applicant could not dedicate property he did not own; therefore, the applicant dedicated 60-foot to the County along the portion of the gravel drive (Lyle Road) that fronts Travis Sellers Subdivision. This dedication of property to the County is adjacent to and would allow access for the future expansion from a street stub from Winston Drive (Churchill Downs, Second Unit). Therefore, the applicant of the proposed Chesterfield Place should dedicate sufficient right-of-way to provide 60-feet from the street stub from Winston Drive to the 60-foot dedication required by the County from the Travis Sellers Subdivision to allow further resubdivision of undeveloped property.

The dedication of property adjacent to the street stub would allow the creation of a public right-of-way to property where the only access previously was by a prescriptive right-of-way easement. This should satisfy the County for several reasons; the maintaining of approximately 230-feet of public right-of-way versus the maintenance of more than 520-feet of easement on private property.

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.

It appears that each lot meets the minimum size requirements for developments with access to public water and sewer. Due to the size of the proposed development, it is requested that the applicant revise the preliminary plat to provide the size of each lot in square feet on the plat, either as a table or as a label for each individual lot.

Common areas and detention areas are depicted on the preliminary plat. All common areas, whether green spaces, detention areas, or other, should be labeled as such, and a note should be placed on the final plat, if approved, stating that maintenance of all common areas shall be the responsibility of the subdivision's property owners.

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.

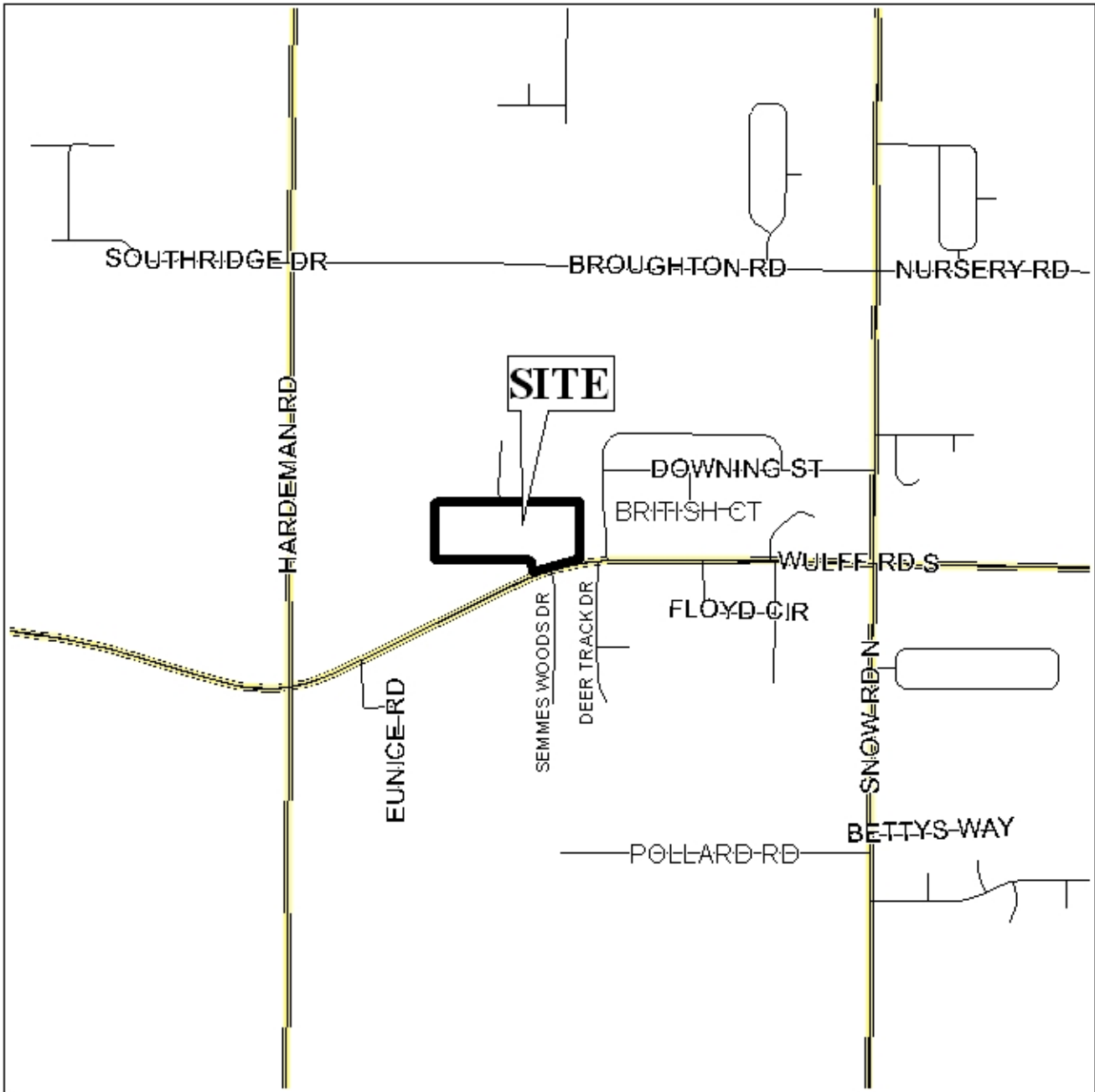
Based on the preceding, it is recommended that application be held over to the December 7th meeting, to allow the applicant to revise the plan and illustrate the dedication of right-of-way from the street stub from Winston Drive to the right-of-way dedicated by the Travis Sellers subdivision. Revised materials, additional lot fees, mailing fees, and labels must be received in Urban Development by November 6th.

Revised for the December 7th meeting:

This application was held over from the November 2nd meeting, to allow the applicant to revise the plan and illustrate the dedication of right-of-way from the street stub from Winston Drive to the right-of-way dedicated by the Travis Sellers subdivision.

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 50 feet from the centerline of Wulff Ridge Road; 2) placement of a note on the Final Plat denying Lot 1 access onto Wulff Ridge Road and limiting Lot 41 to one curb-cut onto Wulff Ridge Road, with the size, design and location of all curb-cuts to be approved by the Mobile County Engineering Department; 3) the placement of a note on the Final Plat stating that Lots 4, 12, 15, 21, and 40; which are corner lots be restricted to one curb-cut; 4) 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; 5) labeling of all lots with size in square feet, or provision of a table with the lot size information on the plat; 6) identification and labeling of all common areas, including greenspaces, and detention areas, and placement of a note on the plat stating that maintenance of all common areas shall be the responsibility of the subdivision's property owners; 7) 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.

LOCATOR MAP



APPLICATION NUMBER Holdover DATE December 7, 2006

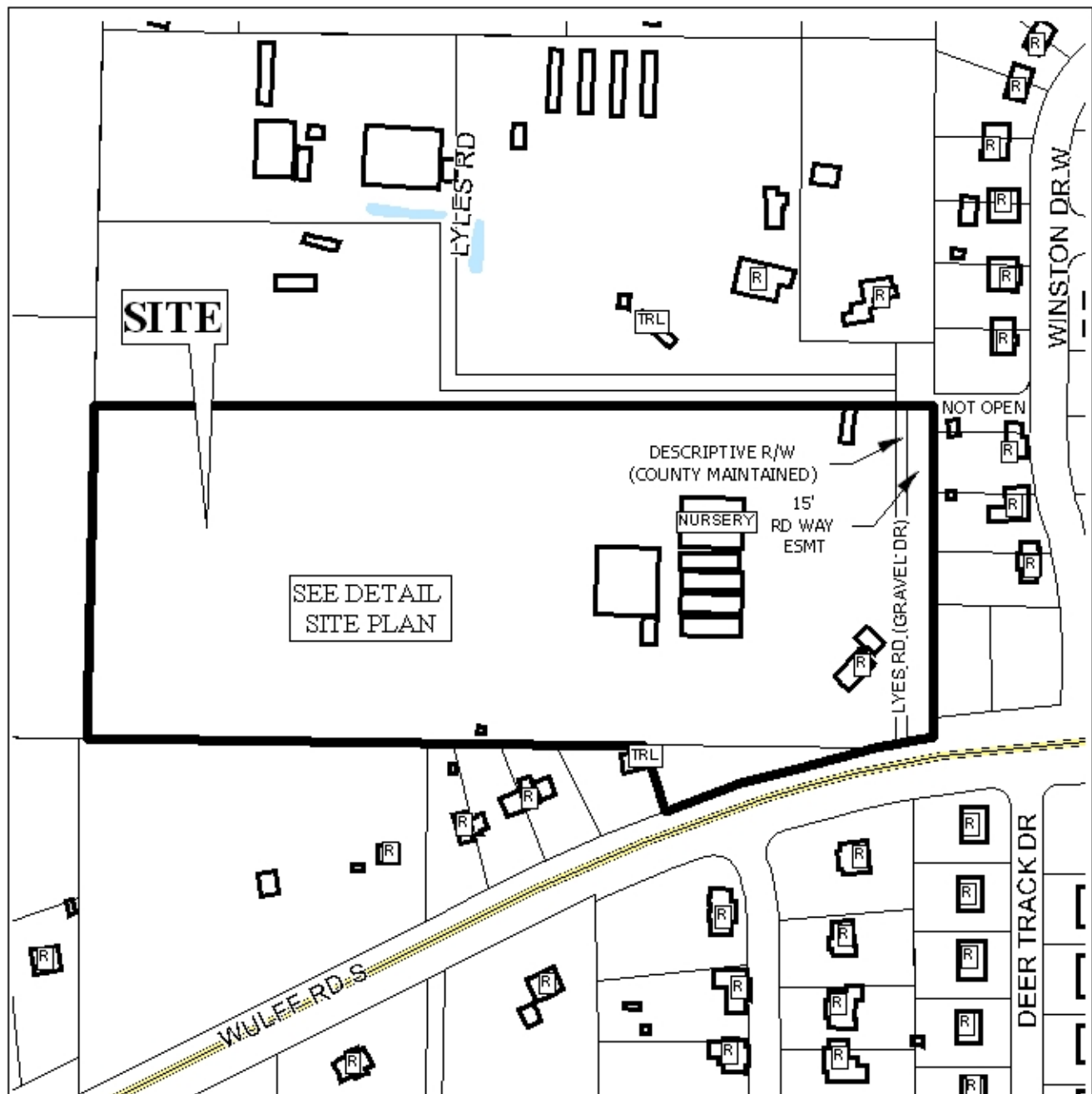
APPLICANT Chesterfield Place Subdivision

REQUEST Subdivision



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CHESTERFIELD PLACE SUBDIVISION



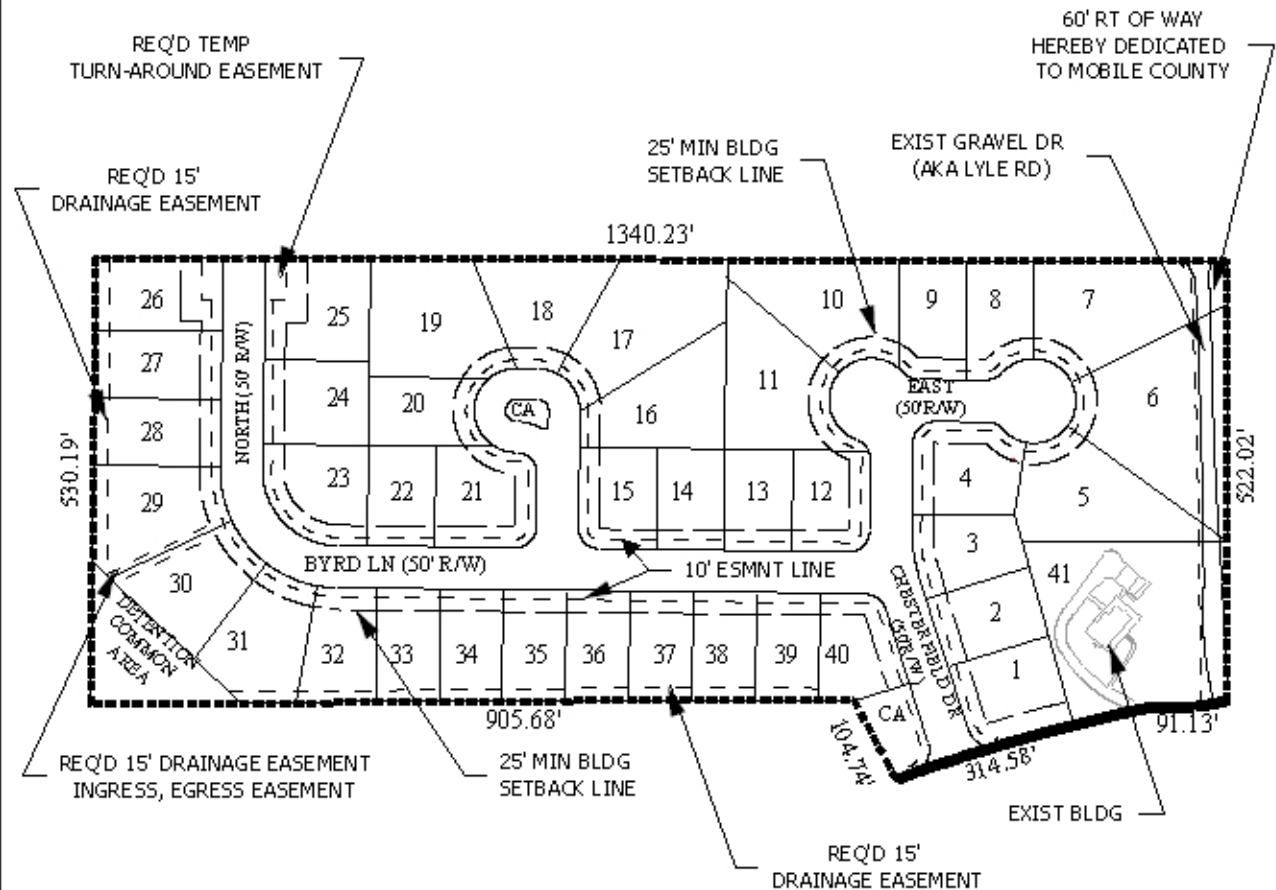
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LEGEND

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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SUBDIVISION PLAT

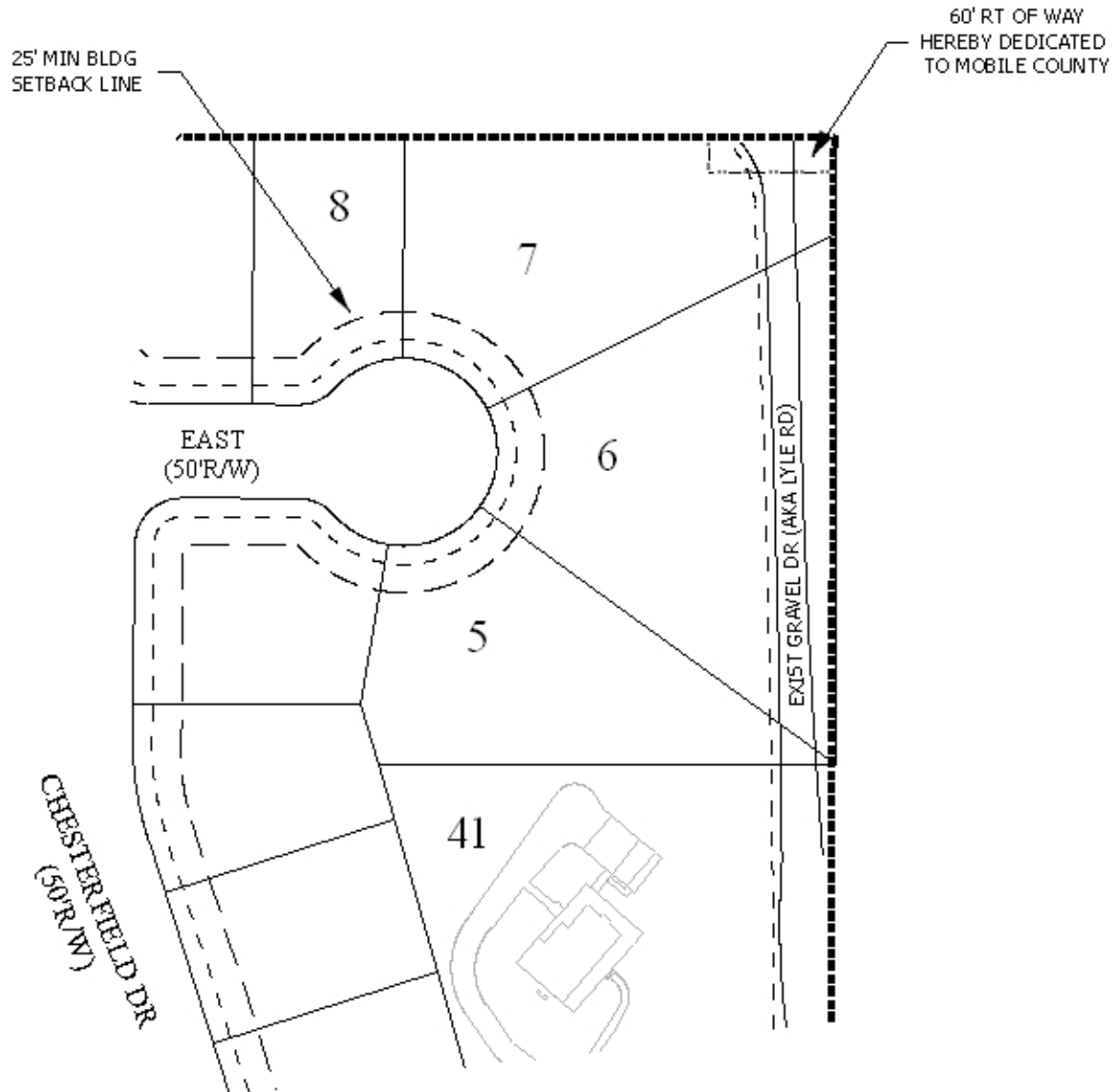


APPLICATION NUMBER Holdover DATE December 7, 2006
 APPLICANT Chesterfield Place Subdivision
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DETAIL SITE PLAN



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