

## **SPRINGFIELD SUBDIVISION**

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

The plat illustrates the proposed 109 lot, 55.6 ± acre subdivision which is located on the west side of Lowry Road, north of Woodberry Forest and east of Tara Estates, First Addition. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to resubdivide four existing parcels into 109 lots.

As depicted on the Location Map, the site currently has access to one improved public street, Augusta Drive East. This road links the proposed subdivision to Dawes Road, which is approximately 1,700 feet via public roads from the proposed subdivision.

The proposed subdivision would have frontage on the proposed extension of Grelot Road to the south, and the proposed Dawes Road / Airport Boulevard connector to the east. These two proposed roads are planned major streets, according to the Major Street Plan, and are tentatively scheduled for construction starting in the Fall of 2005, with anticipated completion approximately one year later. Because the site only has access to one improved minor public street, August Drive East, street construction within the proposed subdivision should not be permitted until either the Grelot Road extension or the Dawes Road / Airport Boulevard connector are completed. It should be noted, however, that the review of this application could help facilitate the construction of the two proposed major streets.

To comply with the Major Street Plan, the rights-of-way for the Grelot Road extension and the Dawes Road / Airport Boulevard connector should be a minimum of 100-feet wide, or 50-feet in each direction from the centerline. The proposed subdivision illustrates dedication of adequate right-of-way for the extension of Grelot Road, but should be required to dedicate an additional 25 feet along its Lowry Road frontage to fulfill the right-of-way width requirements for the planned Dawes Road / Airport Boulevard connector.

Because the site is located adjacent to two proposed major streets, access management is a concern. Assuming proposed improvements to Grelot Road and the Dawes Road connector occur, the residential portion of the proposed subdivision (lots 1 through 107) will have one access point to Grelot Road, and no connection to Dawes Road. The provision of one point of access for 107 lots creates an emergency access concern, and it is recommended that a second access-point be provided to the Dawes Road / Airport Boulevard connector, in the vicinity of Lot 36. However, no direct access to Grelot Road or the Dawes Road / Airport Boulevard connector should be permitted for Lots 1 – 107, as they will be served by the subdivision's internal roadway.

Lots 108 and 109 should be permitted direct access to the proposed extension of Grelot Road and the Dawes Road / Airport Boulevard connector. Access for Lot 108 should be limited to three

curb cuts to Grelot Road extension, and Lot 109 should be limited to three curb cuts to both Grelot Road and the Dawes Road / Airport Boulevard connector.

The 25-foot minimum building setback lines are not shown but would be required on the Final Plat, if approved. The minimum building setback lines should reflect requested right-of-way dedications.

The western portion of the site, specifically Lot 108, is bisected by Miller Creek. Wetlands associated with the creek may occur on a portion of Lot 108. The portion of the site near the creek, additionally, appears to be partially located in the "A" zone as depicted on FEMA maps, and thus may be subject to "100-year" frequency flooding. Wetlands may also occur in association with the pond located in the southeast corner of the proposed Lot 109. The presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

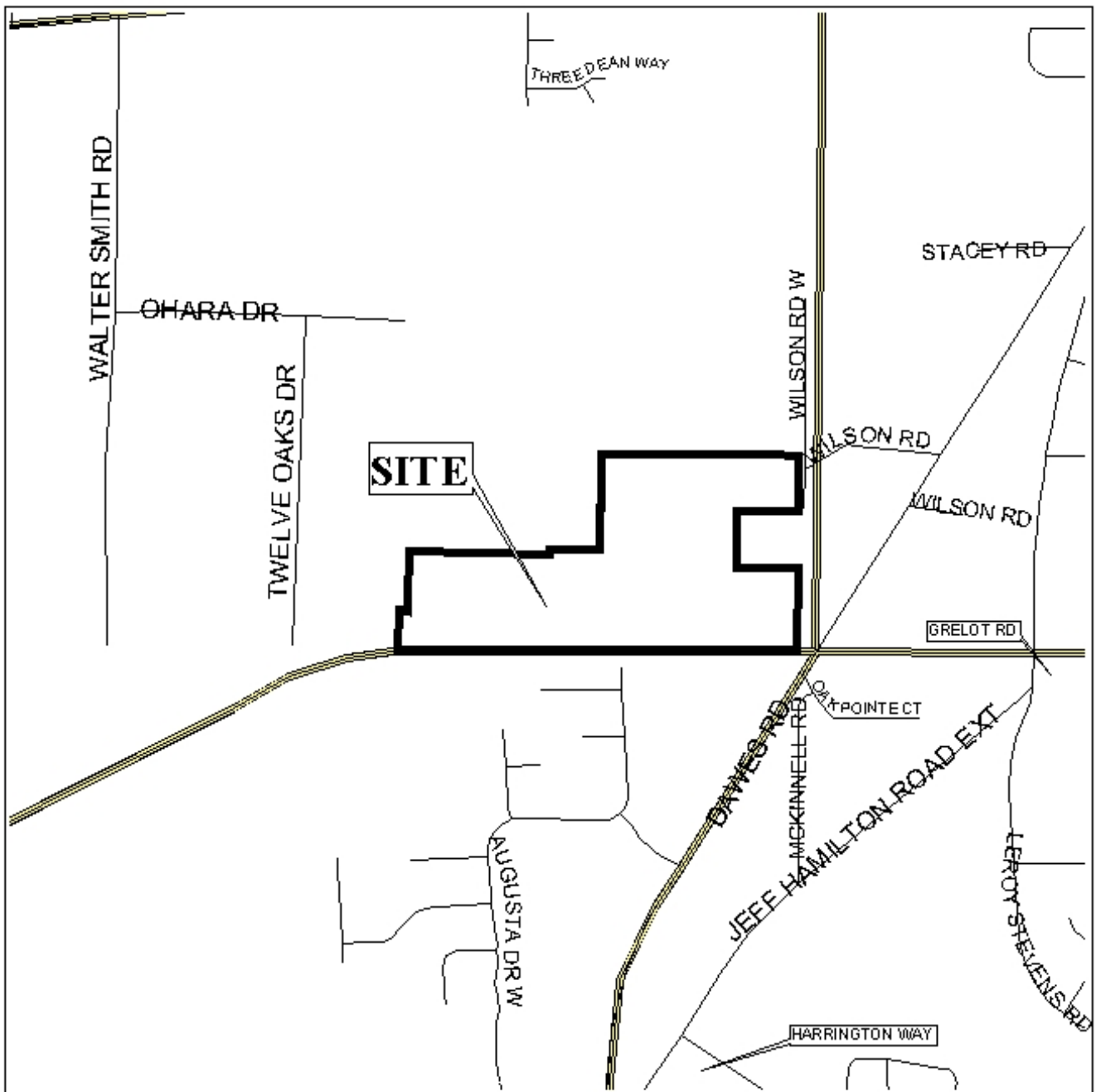
This site is located in Mobile County, thus a note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

The plat is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that no street shall be constructed and Lots 1-109 shall not be recorded until the Grelot Road extension or the Dawes Road / Airport Boulevard connector are constructed and dedicated, where adjoining this subdivision;
- 2) dedication, via a deed, of rights-of-way sufficient to provide a minimum of 50 feet from centerline of Grelot Road and the Dawes Road / Airport Boulevard connector;
- 3) the provision of a second roadway entry point for the subdivision, to be located in the vicinity of Lot 36, connecting to the proposed Dawes Road / Airport Boulevard connector;
- 4) the 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;
- 5) placement of a note on the Final Plat stating that Lot 108 is limited to a maximum of three curb cuts along Grelot Road extension, and Lot 109 is limited to a maximum of three curb cuts each to Grelot Road extension and the Dawes Road / Airport Boulevard connector, to be reviewed and approved by the Mobile County Engineering Department;
- 6) placement of a note on the Final Plat stating that Lots 1 through 107 be denied direct access to either Grelot Road extension or the Dawes Road / Airport Boulevard connector;
- 7) the depiction of the 25-foot minimum building setback line on the Final Plat (reflecting right-of-way dedication); and

8) the approval of all applicable federal, state and local agencies regarding the wetlands and floodplain issues, prior to the issuance of any permits.

## LOCATOR MAP



APPLICATION NUMBER 12 DATE March 3, 2005

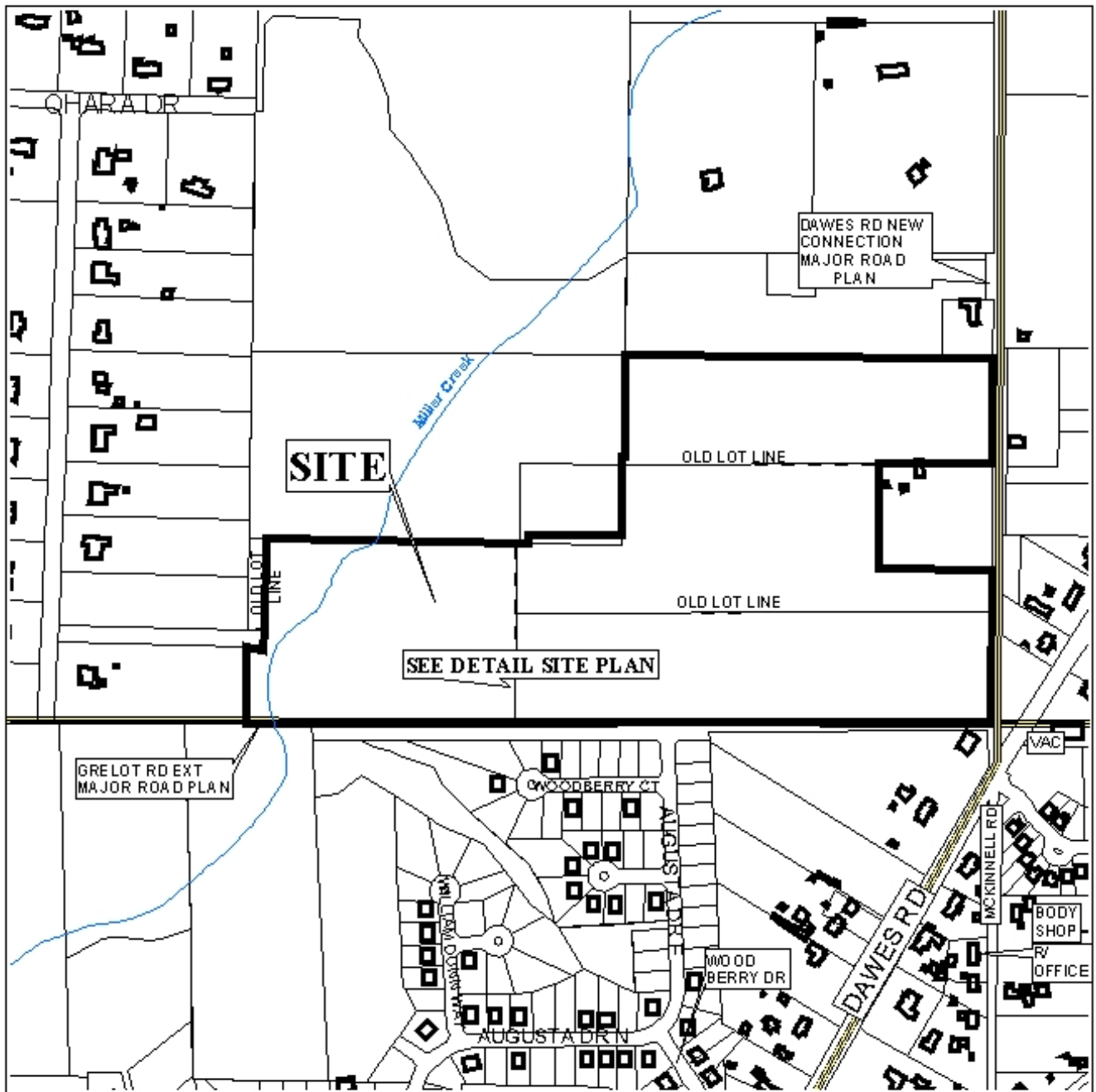
APPLICANT Springfield Subdivision

REQUEST Subdivision



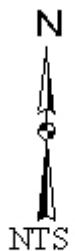
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# SPRINGFIELD SUBDIVISION

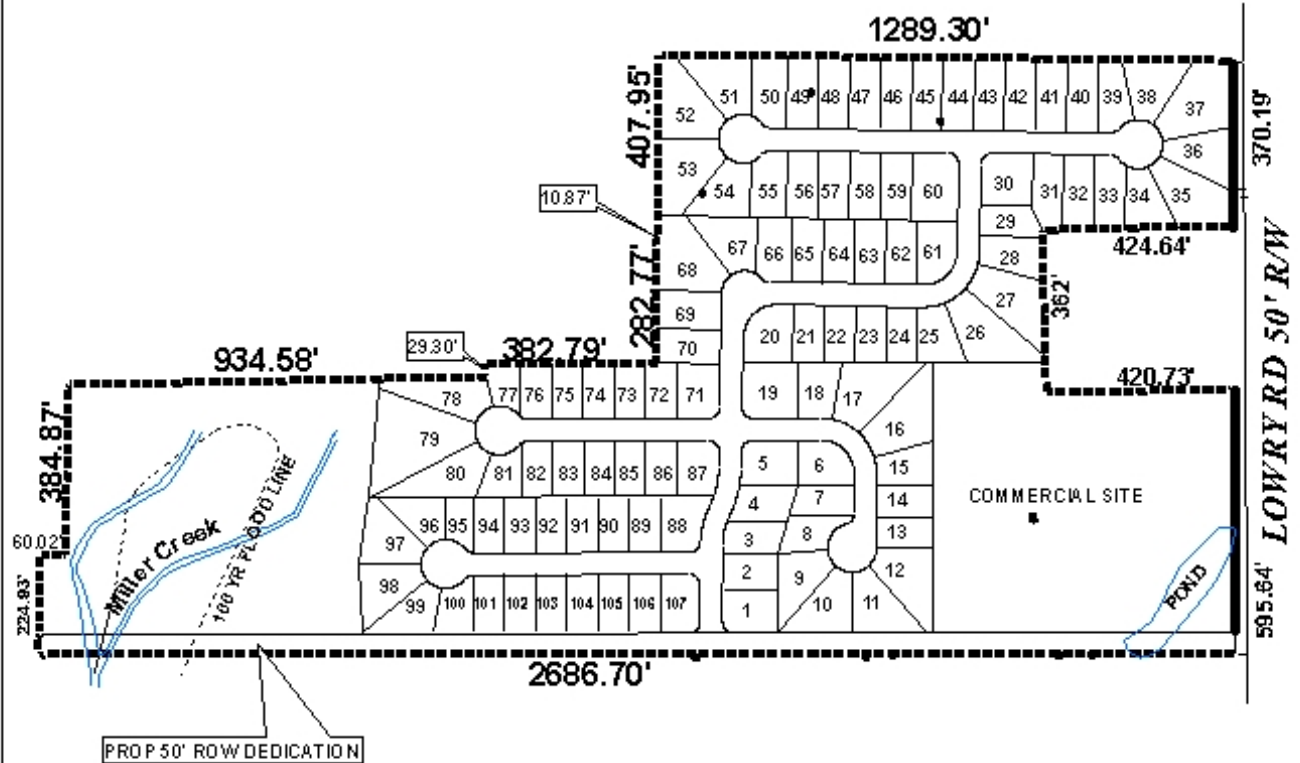


APPLICATION NUMBER 12 DATE March 3, 2005

## LEGEND



# DETAIL SITE PLAN



APPLICATION NUMBER 12 DATE March 3, 2005  
 APPLICANT Springfield Subdivision  
 REQUEST Subdivision



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