

WINCHESTER SUBDIVISION, **UNITS TWO AND THREE**

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

MAWSS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for; therefore, MAWSS cannot guarantee sewer service until the Capacity Assurance application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 234 lot, 84.8± acre subdivision which is located on the East termini of Winchester Drive North and Winchester Drive South. The subdivision is served by both public water and sanitary disposal system (South Alabama Utilities).

The purpose of this application is to subdivide three parcels into 272 lots. The applicant appears to also include a portion of a fourth parcel, which includes an existing private dirt road serving the majority of the Blackwell Nursery site, the subject of this application.

A subdivision application for this site, proposing the same lot configuration, was approved at the May 4, 2006 meeting of the Planning Commission. The approval was contingent upon the following conditions:

- 1) submission of documentation of approvals for the centralized effluent disposal system from the Mobile County Board of Health and ADEM prior to recording of the final plat;
- 2) placement of a note on the final plat stating that the drip field area must not be used for vehicular traffic or parking;
- 3) revision of the lots lines to separate detention, park and drip field areas from the street right-of-way;
- 4) inclusion of the entirety of the parcel utilized as an access road for the Blackwell Nursery site, if said parcel is part of the proposed subdivision;
- 5) designation and labeling of the treatment plant, the drip fields, park areas, roadway medians, and detention areas as Common Areas, and placement of a note on the final plat stating all common areas shall be maintained by the property owners;
- 6) dedication of sufficient right-of-way to provide a minimum of 50 feet from centerline for the entire Snow Road frontage;
- 7) placement of a note on the final plat stating that Lots 1, 2, 9 & 10 are denied direct access to Snow Road;
- 8) placement of a note on the final plat stating that lots 3-8 are limited to a total of three curb cuts to Snow Road, with the size, location and design to be approved by Mobile County Engineering;
- 9) depiction of the 25-foot minimum building setback line;
- 10) placement of a note on the final plat stating that a buffer, in compliance with Section V.A.7. shall be provided where the commercial properties adjoin residential property.

Winchester Subdivision, Unit One, a 48-lot phase has been recorded in Probate Court (MB 114, MP 41). The remainder of Winchester Subdivision has been included in Winchester Subdivision, Units Two and Three except Parcel # R022405150000032 as illustrated in Winchester Subdivision as a gated community of 19 lots and five larger lots fronting Snow Road.

As the excluded lots fronting Snow Road may be designated for commercial development, a subdivision application would be required for these lots, since they are not included in this application.

The new roads for the site are to be dedicated and constructed to meet County Engineering Standards. Additionally, since Lots 14, 28, 31, 40, 52, 54, 72, 75, 94, and 96 of Unit Two; and Lots 32, 33,,44, 45, 49, 57, 61, 62, 71, 72, 81, 82, 105, 106, 129 and 130 of Unit Three are corner lots, a note should be placed on the Final Plat stating that these are limited to one curb-cut each with the size, design and located to be determined by County Engineering.

As stated above, the site will be served by public water and sanitary sewer. However, the sewer system will be a centralized effluent disposal system. With this type of system, each lot will have individual septic tanks; however, there are no field lines. All the effluent will be pumped either to a centralized station located on the southern portion of the property, or a drip field on the western portion. Drip fields require soils with adequate permeability, thus a note should be placed on the final plat, if approved, stating that the drip field area must not be used for vehicular traffic or parking. Excessive use of the drip field area by subdivision residents for recreational purposes may also reduce the permeability of the soil; therefore the site should be used with caution.

The proposed lots vary from 6,750 square feet lots, to between 12,600 to 13,050 square feet for the majority of the remaining residential lots. The Subdivision Regulations require 15,000 square feet for lots that are served by public water and individual septic systems. The need for field lines on each lot is what necessitates the larger lot size. Due to the centralized system, none of the lots will have field lines, thereby eliminating the necessity for the increased size. The Commission has approved reduced lot sizes for developments served by this type of centralized system in the past. Additionally, the developer must receive final approval of the system by the Mobile County Board of Health and the Alabama Department of Environmental Management (ADEM).

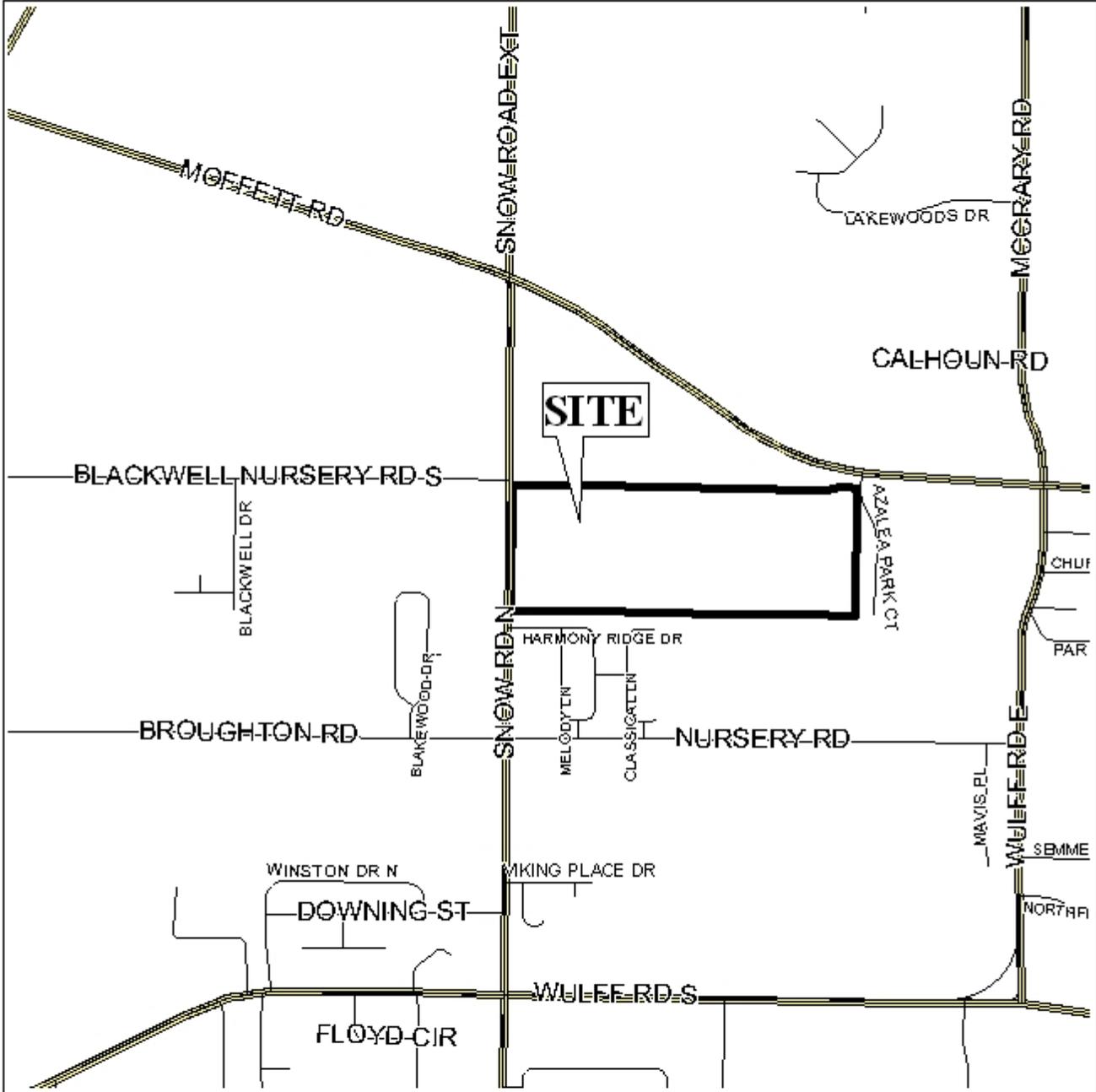
The plan proposes over 16 acres of open space, creating a density level for the single-family portion of the development of 2.8 dwelling units per acre. Given the multiple lot sizes, the possibly for patio garden homes and the compensating open space, consideration under the innovative section of the Subdivision Regulations would be appropriate.

As a side note, the areas designated as the treatment plant, the drip fields, park areas, roadway medians, and detention areas, should also be designated and labeled as Common Areas, with a note placed on the final plat stating that all Common Areas are to be maintained by the property owners.

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

- 1) the placement of a note on the Final Plat stating that Lots 14, 28, 31, 40, 52, 54, 72, 75, 94, and 96 of Unit Two; and Lots 32, 33, 44, 45, 49, 57, 61, 62, 71, 72, 81, 82, 105, 106, 129 and 130 of Unit Three are corner lots, are limited to one curb cut, with the size, design and location to be determined by County Engineering;
- 2) submission of documentation of approvals for the centralized effluent disposal system from the Mobile County Board of Health and ADEM prior to recording of the final plat;
- 3) placement of a note on the final plat drip field area must not be used for vehicular traffic or parking;
- 4) submission and approval of individual applications for each phase or unit, to ensure that development occurs in a manner to provide the most points of access in a timely and efficient manner;
- 5) designation and labeling of the treatment plant, the drip fields, park areas, roadway medians, and detention areas as Common Areas, and placement of a note on the Final Plat stating all common areas shall be maintained by the property owners;
- 6) labeling of all lots with size in square feet, or placement of a table on the plat containing the lot size information.
- 7) depiction of the 25-foot minimum building setback line; and
- 8) placement of a note on the final plat stating that a buffer, in compliance with Section V.A.7. shall be provided where the commercial properties adjoin residential property.

LOCATOR MAP



APPLICATION NUMBER 23 DATE June 7, 2007

APPLICANT Winchester Subdivision, Units Two and Three

REQUEST Subdivision



NTS

