

## **HEAVEN'S WAY SUBDIVISION**

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

The plat illustrates the proposed 24 lot, 9.2 ± acre subdivision which is located on the South side of Broughton Road, 980' + East of Hardeman Road. The subdivision is served by both public water and sewer.

The purpose of this application is to subdivide an undeveloped parcel into 24 lots. It should be noted that an adjacent parcel appears to have been originally part of the site under consideration, and was sold off from the site in question, the parent parcel, in 1989. The adjacent parcel must be included as part of this application so that it may become a legal lot of record.

The site fronts onto Broughton Road, a paved minor street with adequate right-of-way. The site is undeveloped, but is bounded to the East by a plant nursery, and to the South, West and North by residential uses.

Michael's Court, the cul-de-sac proposed for the subdivision, is approximately 1,160 feet long, which exceeds the 600-foot length recommended in Section V.B.6. of the Subdivision Regulations. To accommodate the proposed length, the plat should be revised to provide a street-stub to the parcel to the East near the midpoint of the proposed street. A street-stub to the parcel South of the site is also recommended in order to facilitate future connections as the general area is developed. A traffic calming device, to be approved by the Mobile County Engineering Department, is also recommended.

Two retention common areas are proposed for the subdivision. The retention common area on the South side of the proposed subdivision does not appear to be accessible, therefore the plat should be revised to depict either an access easement or frontage onto the proposed street (provision of a street stub to the South may resolve the access issue). The note regarding the maintenance of common areas should also be revised to exclude the City of Mobile from any maintenance responsibility.

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 application is recommended for Holdover until the August 3<sup>rd</sup> meeting to allow the applicant to revise the plat as follows, with revisions due by July 10<sup>th</sup>: 1) inclusion of the parcel located at 10403 Broughton Road, including additional postage and mailing labels; 2) provision of street-stubs to the East and South; 3) provision of traffic calming devices along Michael's Court, to be approved by Mobile County Engineering; 4) provision of direct access or an easement for the retention common area located at the South end of the site, if access is not provided by the street-stub to the South; and 5) 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.

***Revised for the August 3<sup>rd</sup> meeting:***

*A revised plat including the parcel fronting Broughton Road, providing access to the retention common area, and including a traffic calming device has been submitted; street-stubs to the East and*

*South have not been depicted on the revised plat. The revised plat depicts 25 proposed lots, including the lot fronting Broughton Road.*

*The staff's request for street-stubs to the East and South is based upon Section V.B.1. of the Subdivision Regulations, which states: "The street layout shall also provide for the future projection into unsubdivided lands adjoining of a sufficient number of streets to provide convenient circulation." The parcel East of the site is approximately 34 acres, while the parcel South of the site is approximately 19 acres. The parcel East of the site is an operating plant nursery, however, the trend of this area is towards new residential subdivisions. The parcel South of the site appears to contain one or two single-family residences, stables (perhaps for greyhounds), and an oval track. The applicant has stated a desire to create an exclusive subdivision, without connections to adjacent lands. The size of the parcels to the East and South of the site are such as to likely be the subject of future subdivision applications, hence the recommendation for street-stubs should be retained.*

*Based on the preceding, the application is recommended for Tentative Approval, subject to the following conditions: 1) provision of street-stubs to the East and South; 2) provision of traffic calming devices along Michael's Court, to be approved by Mobile County Engineering; 3) provision of direct access or an easement for the retention common area located at the South end of the site; 4) placement of a note on the final plat stating that maintenance of the common areas, including retention areas, is the responsibility of the home owners; 5) placement of a note on the final plat stating that "parcel A" is limited to its existing curb-cuts onto Broughton Road; and 5) 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.*

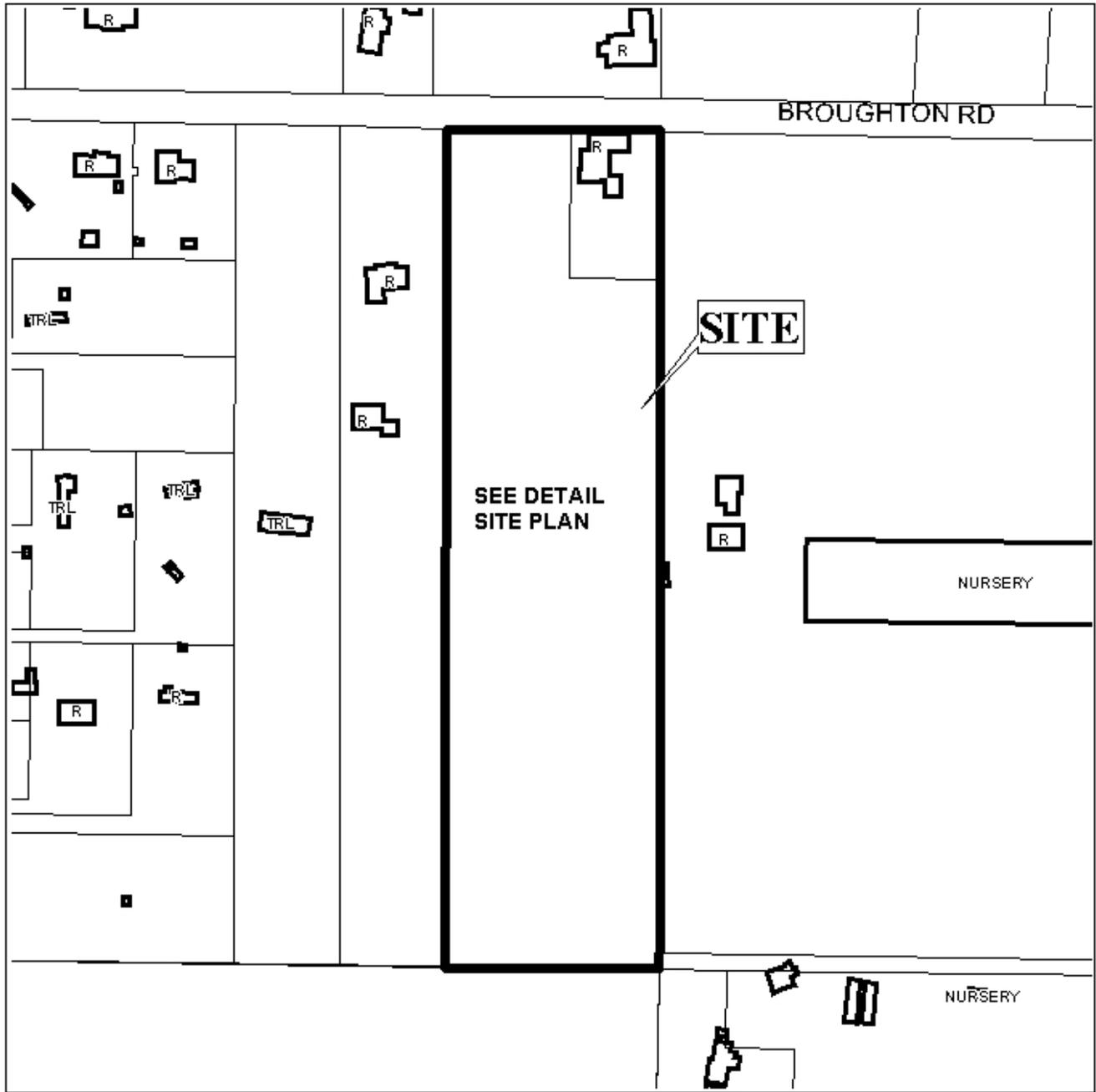
# LOCATOR MAP



APPLICATION NUMBER Holdover DATE August 3, 2006  
APPLICANT Heaven's Way Subdivision  
REQUEST Subdivision



# HEAVEN'S WAY SUBDIVISION



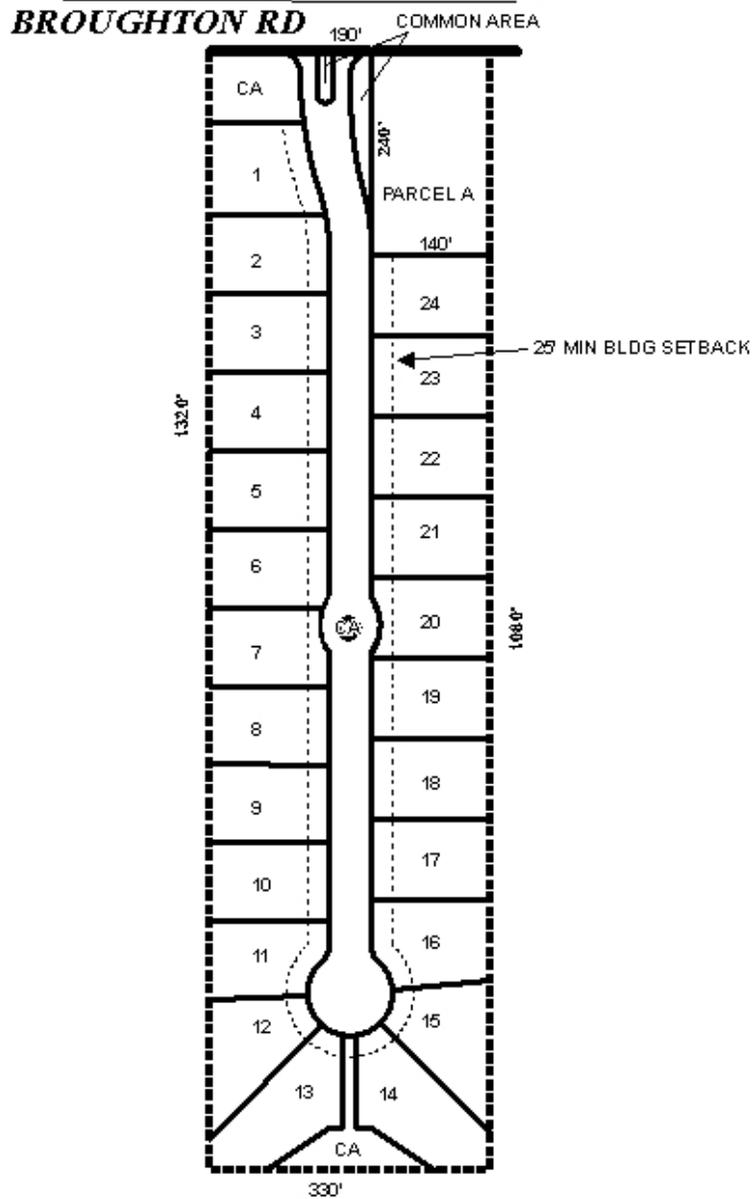
APPLICATION NUMBER Holdover DATE August 3, 2006

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



NTS

# DETAIL SITE PLAN



APPLICATION NUMBER Holdover DATE August 3, 2006

APPLICANT Heaven's Way Subdivision

REQUEST Subdivision



NTS