

SOUTHERN OAKS ESTATES SUBDIVISION,
UNIT SIX

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

The plat illustrates the proposed 29-lot, 14.3 ± acre subdivision which is located at the Northwest corner of Wear Road (paved) and Wear Road (unpaved). The subdivision is served by public water and private sanitary systems; the lots meet the minimum sizes required by the Subdivision Regulations for those services.

Dedication sufficient to provide 30 feet from the centerline is shown for the unpaved portion of Wear Road, as required for roads without curb and gutter; the same should be required for the paved portion of Wear Road, which has a 50-foot right-of-way but does not appear to have curb and gutter. The application proposes new streets, which must be constructed and dedicated to County Engineering standards prior to signing the final plat. Proposed Lot 215 would only have access to Wear Road, instead of the subdivision streets, and has the potential to be developed differently from the rest of the subdivision. As with the remainder of the development, there is no zoning 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 purpose of this application is to create a 29-lot subdivision from a portion of a metes and bounds parcel. The boundaries of the remainder of this parcel (to the North of the site) appear to coincide with floodplain boundaries, and it appears that this site is meant to be reserved and not developed; there are no street stubs to it from the existing or proposed surrounding development, and the words “common area” are shown outside the site boundaries shown on the plat, on the North side. However, the record plat for Unit 5 shows that the “common area” North of the site does not constitute the balance of the parcel. As the Subdivision Regulations do not allow the partial subdivision of a property, the final plat should illustrate *all* of the remainder of this parcel and label it “common area”. The plat already illustrates the note giving responsibility for maintenance of common areas to property owners. Although the plat indicates that wetlands are beyond the boundaries of the proposed development, the site may still be considered environmentally sensitive, and federal, State, and local approvals may still be required prior to development. Finally, as the legal description provided has several errors, this should be revised for errors as well as to include the “common area” remainder of the parcel.

The site received subdivision approval for 32 lots along with Unit 5 in 2002. That approval required revisions denying the site access via the unpaved, East-West portion of Wear Road and requiring a point of access on the paved, North-South portion of Wear Road. That plat was never recorded, and the approval expired. Thus the present application presents a similar plat addressing those concerns and reducing the number of lots.

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. The plat should also be revised to depict contour data, as required by the Subdivision Regulations, and lot sizes should be illustrated in square feet either through labeling or the provision of a table on the final plat.

The plat meets the minimum standards of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying 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; 2) depiction on the final plat of the full remainder of the parcel, and that it be labeled as “common area”; 3) revision of the legal description to correct errors and include the common area remainder of the parcel; 4) dedication of sufficient right-of-way to provide 30 feet from the centerlines of both the unpaved and paved portions of Wear Road; 5) construction and dedication of the new streets; 6) depiction of contour data, as required by the Subdivision Regulations; 7) placement of a note on the 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; and 8) labeling of all lots with size in square feet, or placement of a table on the plat containing the lot size information.

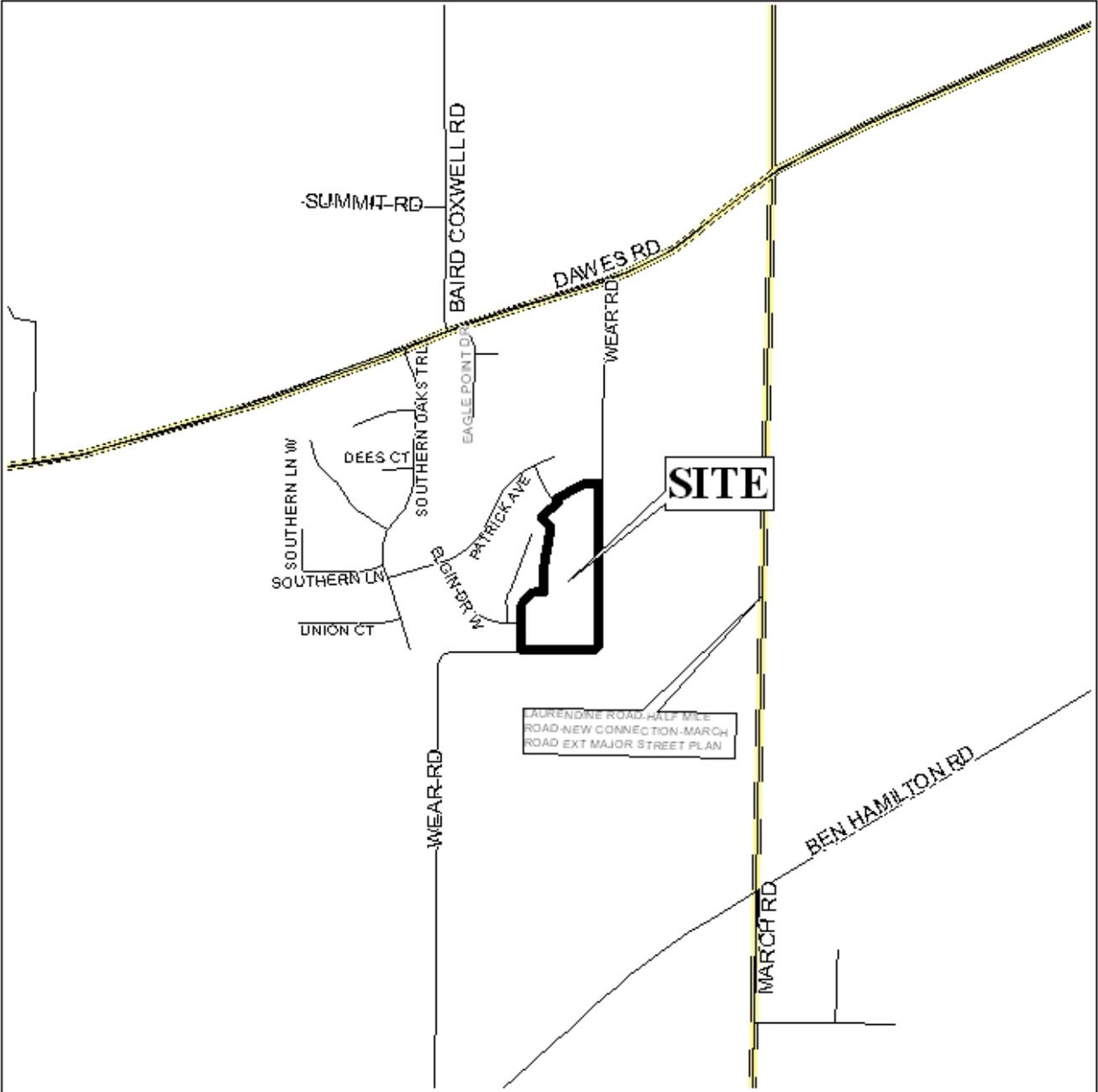
Revised for the December 7th meeting:

The application was heldover by the Planning Commission at the November 2nd meeting to allow the applicant to address comments made by a speaker regarding right-of-way and property ownership issues.

Telephone contact with the applicant’s representative indicates that the issue has been resolved to the County’s satisfaction.

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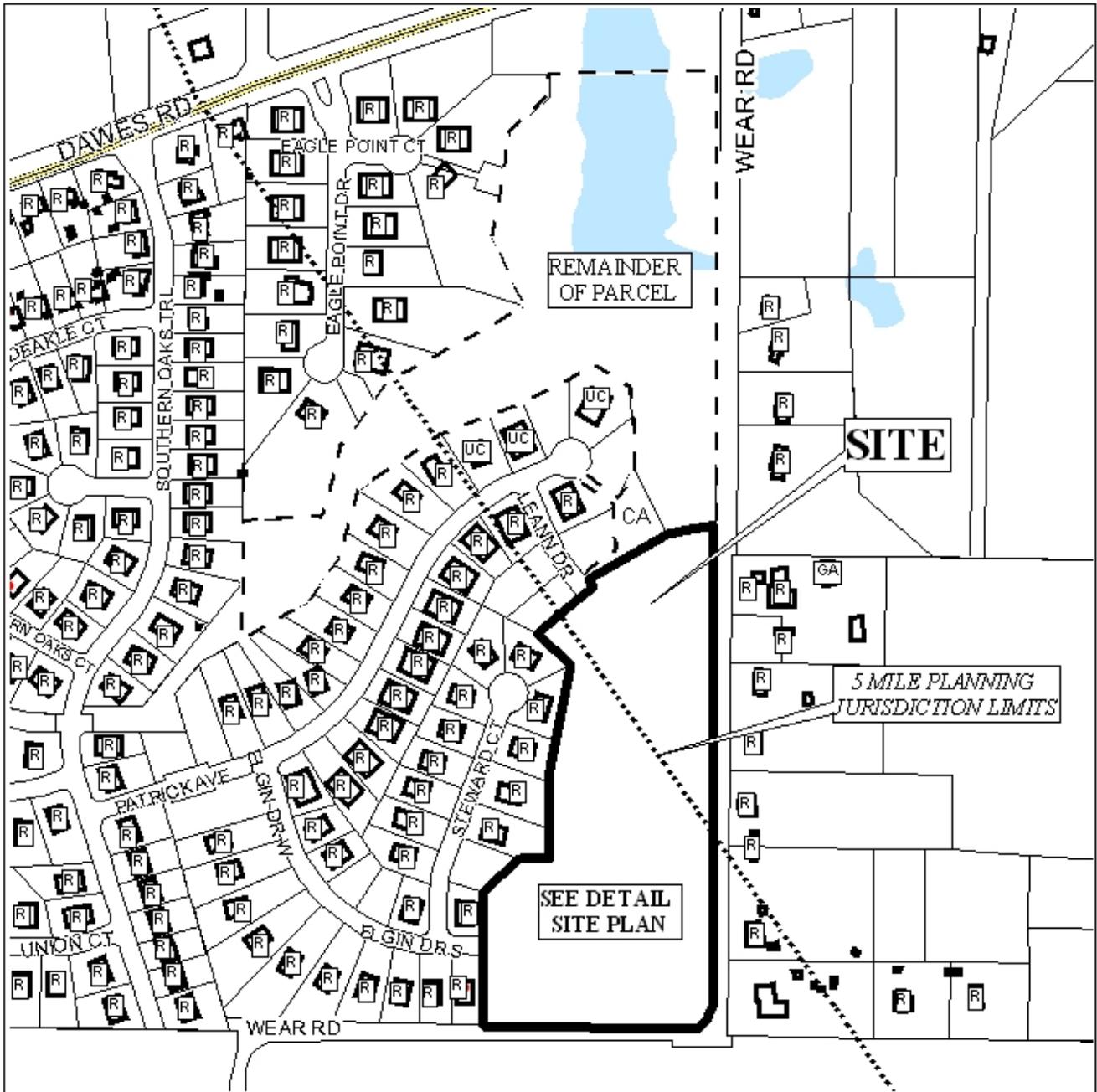
LOCATOR MAP



APPLICATION NUMBER Holdover DATE December 7, 2006
APPLICANT Southern Oaks Estates Subdivision, Unit 6
REQUEST Subdivision



SOUTHERN OAKS ESTATES SUBDIVISION, UNIT 6



APPLICATION NUMBER Holdover DATE December 7, 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

