

## **COLLETON PLACE SUBDIVISION,** **PHASES 2-4**

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.

Fire-Rescue Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

### **2009 International Fire Code Appendix D Fire Apparatus Access Roads**

#### **Section D107 One- or Two-Family Residential Developments**

**DI07.1 One- or two-family dwelling residential developments:** Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

#### **Exceptions:**

1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the International Fire Code, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

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

The preliminary plat illustrates the proposed three phase, 104-lot, 29.3± acre expansion of an existing subdivision which is located on the South side of Howells Ferry Road at the South terminus of Harvey Hill Road. The site is within the Planning Jurisdiction and the City Fire Jurisdiction. The applicant states that the subdivision is served by water and sewer.

This site most recently appeared before the Planning Commission at its October 1, 2009 meeting where the Commission approved a second 1-year extension from the original meeting of October

18, 2007 where the Commission approved a 141-lot Subdivision. The proposed subdivision contained lots which did not comply with the minimum lot size requirements in the Subdivision Regulations and as such, the approval required the submission of justification from the applicant; however, it should be pointed out that only Phase 1 was recorded in 2010.

Not all of the proposed lots appear to comply with the minimum lot size requirements of the Subdivision Regulations, as 28 of the overall 104 new lots are proposed to be smaller than 7,200 sf. (the smallest lot would be 6,073 sf.) and, as such, would require a waiver of Section V.D.2. of the Subdivision Regulations for approval. Several lots would also require a waiver of Section V.D.3. of the Subdivision Regulations due to the extreme depth of the lots. The applicant also desires a reduced front yard setback of 20' and a side street setback of 15' – approval would require a waiver of Section V.D.9. of the Subdivision Regulations – citing the approval of Phase 1 as justification for a smaller lot size and reduced front yard setback. It should be pointed out that although a 20' setback is desired, the 16 proposed lots in Phase 2 appear to have a 25' minimum building setback as depicted on the preliminary plat. If approved, the Final Plat should be revised to illustrate the correct setback for all proposed lots.

The right-of-way width of all proposed streets within the subdivision is 50', as compliant with Section V.B.14. of the Subdivision Regulations. The plat also depicts a compliant 120' right-of-way width for all proposed cul-de-sacs; however, if approved, the provision of a temporary turnaround in compliance with Section V.D.6. of the Subdivision Regulations should be required at the terminus of Colleton Drive East prior to the signing of the Final Plat for each phase. All proposed streets must be built to Mobile County Engineering standards and be accepted by Mobile County prior to the signing of the Final Plat.

The applicant is proposing a mailbox kiosk and onsite parking with two curb-cuts for the proposed Lot 45 in Phase 3. As a means of access management, a note should be placed on the Final Plat limiting the proposed Lot 45 in Phase 3 to 2 curb-cuts and all other proposed lots in Phases 2-4 be limited to 1 curb-cut each, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards.

The overall development will consist of two common and detention areas. If approved, the Final Plat should include a note stating that all common and detention areas shall be maintained by the property owners.

The plat also depicts the presence of easements throughout the site and, if approved, a note should be placed on the Final Plat stating that no permanent structures can be placed or erected within any easement.

The applicant states that detention for Phase 2 *“will be handled in the original phase one that was constructed”* and the detention facilities for Phases 3 & 4 will be constructed at the time of development. As being a portion of a larger development, the site will have to comply with the City of Mobile stormwater and flood control ordinances. A letter from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances should be submitted to the Planning Division of the Urban Development Department prior to the signing of the Final Plat for each phase, if approved.

GIS data indicates the presence of wetlands on a portion of the site. The presence of wetlands would indicate that the area may be environmentally sensitive; therefore, if approved, the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities. A note regarding these requirements should appear on the Final Plat, if approved.

As mentioned previously in this report, the applicant is proposing a mailbox kiosk with onsite parking on the proposed lot 45 in Phase 3. As this site is located in the County, any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations. If approved, this note should be placed on the Final Plat along with the illustration of a residential buffer for the proposed Lot 45 in Phase 3 along the southern, western, and eastern lot lines.

The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species. A note reflecting this requirement should be placed on the Final Plat, if approved.

Finally, the site is located within the City of Mobile's Fire Jurisdiction. While the existing Colleton Drive provides a stub-out to the South, and while the proposed Colleton Drive East is shown as providing a second stub-out to the South, the overall subdivision will only have one point of access for a total of 153 lots (existing plus proposed) until such time as the adjacent properties are developed.

With a waiver of Sections V.D.2., V.D.3., and V.D.9. of the Subdivision Regulations, this application is recommended for tentative approval, subject to the following conditions:

- 1) Revision of the Final Plat to illustrate a 20' minimum building setback for Phase 2 and retention of all other setbacks;
- 2) Retention of the lot size information;
- 3) Provision of a temporary turnaround in compliance with Section V.D.6. of the Subdivision Regulations at the terminus of Colleton Drive East prior to the signing of the Final Plat for each phase;
- 4) Provision of a residential buffer, in compliance with Section V.A.8. of the Subdivision Regulations, along the southern, western and eastern lot lines of Lot 45 in Phase 3;
- 5) Placement of a note on the Final Plat stating that all common and detention areas shall be maintained by the property owners;
- 6) Placement of a note on the Final Plat stating that no permanent structures can be placed in any easement;
- 7) Placement of a note on the Final Plat stating that all proposed streets must be built to Mobile County Engineering standards and be accepted by Mobile County prior to the signing of the Final Plat;

- 8) Placement of a note on the Final Plat stating that Lot 45 in Phase 3 is limited to 2 curb-cuts, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;
- 9) Placement of a note on the Final Plat stating that all lots (except Lot 45 in Phase 3) are limited to one curb-cut each, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;
- 10) Placement of a note on the Final Plat stating: *(The approval of all applicable federal, state and local environmental agencies regarding wetlands, would be required prior to the issuance of any permits or land disturbance activities.);*
- 11) Placement of a note on the Final Plat stating: *(Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);*
- 12) Placement of a note on the Final Plat stating: *(This site is located in the County, and therefore any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.);*
- 13) Placement of a note and compliance with Fire Comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. 2009 International Fire Code Appendix D Fire Apparatus Access Roads. Section D107 One- or Two-Family Residential Developments. D107.1 One- or two-family dwelling residential developments: Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3. Exceptions: 1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the International Fire Code, access from two directions shall not be required. 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.); and*
- 14) Placement of a note on the Final Plat and compliance with Engineering Comments: *(Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.).*

***Revised for the December 4<sup>th</sup> meeting:***

*The application was held over from the November 6<sup>th</sup> meeting at the applicant's request. Since that time, no additional information has been received.*

*On November 17<sup>th</sup>, Planning staff, Planning Commission legal counsel, a representative from Mobile Fire-Rescue, a representative from Mobile County Engineering, and legal counsel for*

*Mobile County met to discuss International Fire Code requirements and applicability in the Planning Jurisdiction. It was determined that the State Fire Marshal is responsible for developments outside of the city limits, and that they also require compliance with the 2009 International Fire Code, thus subdivisions must have two points of entry if they contain more than 30 dwelling units. The option is available to provide sprinkler systems for developments larger than 30 dwelling units.*

*Based upon the preceding, the application is recommended for denial for the following reasons:*

- 1) The proposed additional phases will increase the number of lots within a subdivision that has only one point of access, thus the development will not comply with Section I.C.2. of the Subdivision Regulations, regarding Health and Safety;*
- 2) The subdivision, as proposed, will not comply with Section DI07.1 of Appendix D, of the 2009 International Fire Code, as adopted by the State Fire Marshal.*

***Revised for the January 15<sup>th</sup> meeting:***

*The application was held over from December 4, 2014 meeting at the applicant's request. Since that time, no additional information was received and, as such, the previous recommendation of denial still stands.*

*Based upon the preceding, the application is recommended for denial for the following reasons:*

- 1) The proposed additional phases will increase the number of lots within a subdivision that has only one point of access, thus the development will not comply with Section I.C.2. of the Subdivision Regulations, regarding Health and Safety; and*
- 2) The subdivision, as proposed, will not comply with Section DI07.1 of Appendix D, of the 2009 International Fire Code, as adopted by the State Fire Marshal.*

***Revised for the March 5<sup>th</sup> meeting:***

*The application was held over from the January 15<sup>th</sup> meeting for the following reason:*

- 1) To allow the applicant to obtain a written opinion regarding the interpretation and application of Section DI07.1 of Appendix D, of the 2009 International Fire Code, by the State Fire Marshal.*

*A written opinion was received by the State Fire Marshal who references an existing easement and mentions: "...that by improving this easement to conform to the requirements of Appendix D, Section DI02, International Fire Code, 2009 Edition, the requirements for a remote secondary means of fire department access can be met." The Marshal also states that, "the only other option... would be to equip all homes with an approved automatic fire sprinkler system..."*

*A revised narrative was received by the applicant and states that the developer, DR Horton, Inc. "...is exploring several options to provide a secondary access to the property including along an existing 25 foot wide easement for sanitary sewer that ties into the County maintained Schillinger Park Road..." The applicant also mentions that if a secondary access is not able to be provided, the developer is willing to install sprinkler systems in the new homes.*

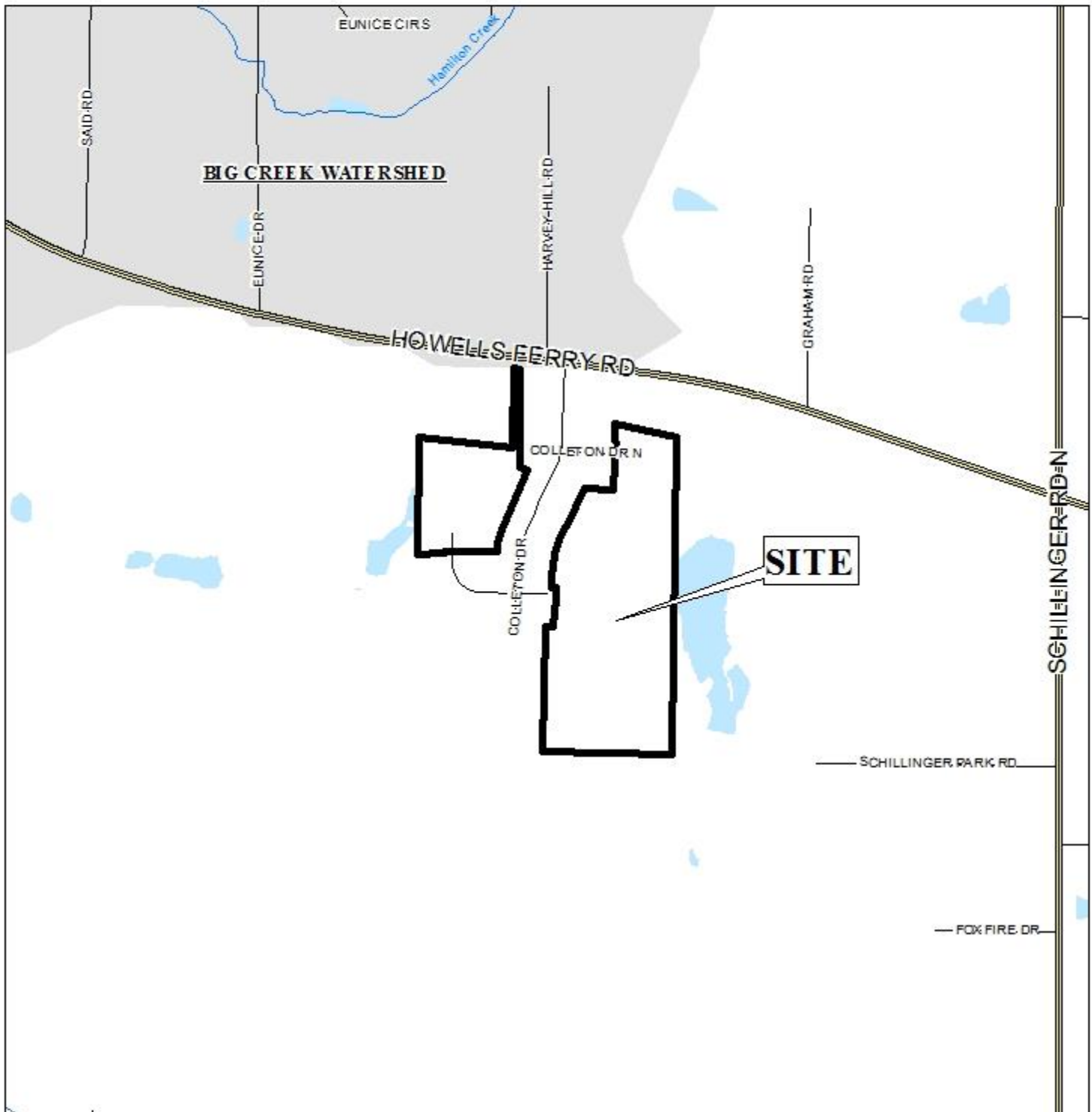
*Use of the existing utility easement would require improving the easement with a road, which if for public use, must meet Mobile County minimum standards for new road construction. It should also be noted that the easement crosses property not owned by the applicant and not included as part of this application.*

*Although the applicant has outlined two possible solutions in the revised narrative, it appears that no revised plat was submitted to illustrate either resolution to depict compliance with Section I.C.2. of the Subdivision Regulations and Section D107.1. of Appendix D, of the 2009 International Fire Code. As such, the previous recommendation of denial should still stand.*

*Based upon the preceding, the application is recommended for denial for the following reasons:*

- 1) The proposed additional phases will increase the number of lots within a subdivision that has only one point of access, thus the development will not comply with Section I.C.2. of the Subdivision Regulations, regarding Health and Safety; and*
- 2) The subdivision, as proposed, will not comply with Section D107.1 of Appendix D, of the 2009 International Fire Code, as adopted by the State Fire Marshal.*

# LOCATOR MAP



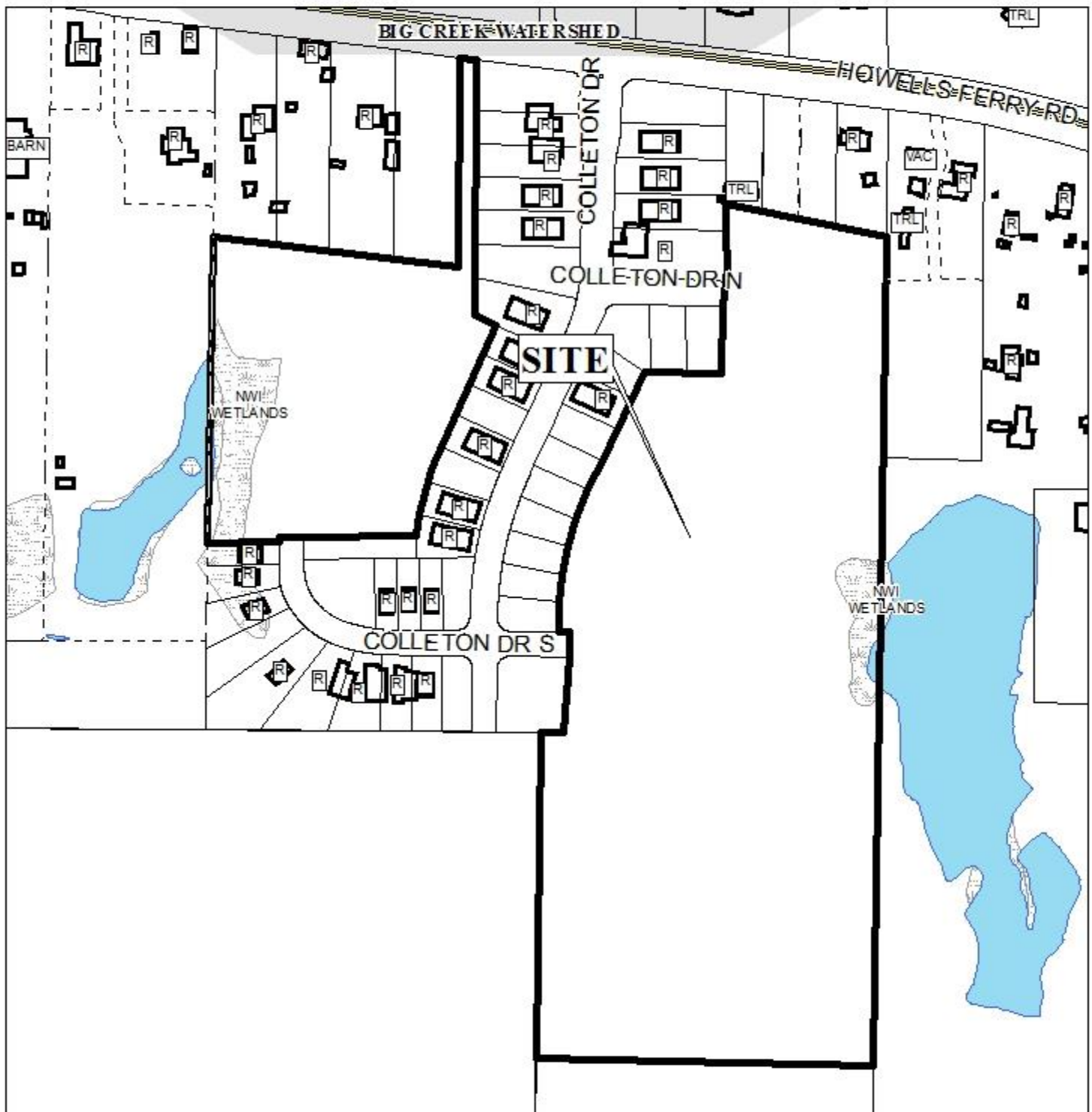
APPLICATION NUMBER 1 DATE March 5, 2015

APPLICANT Colleton Place Subdivison, Phases 2-4

REQUEST Subdivison



# COLLETON PLACE SUBDIVISION, PHASES 2-4



APPLICATION NUMBER 1 DATE March 5, 2015

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6





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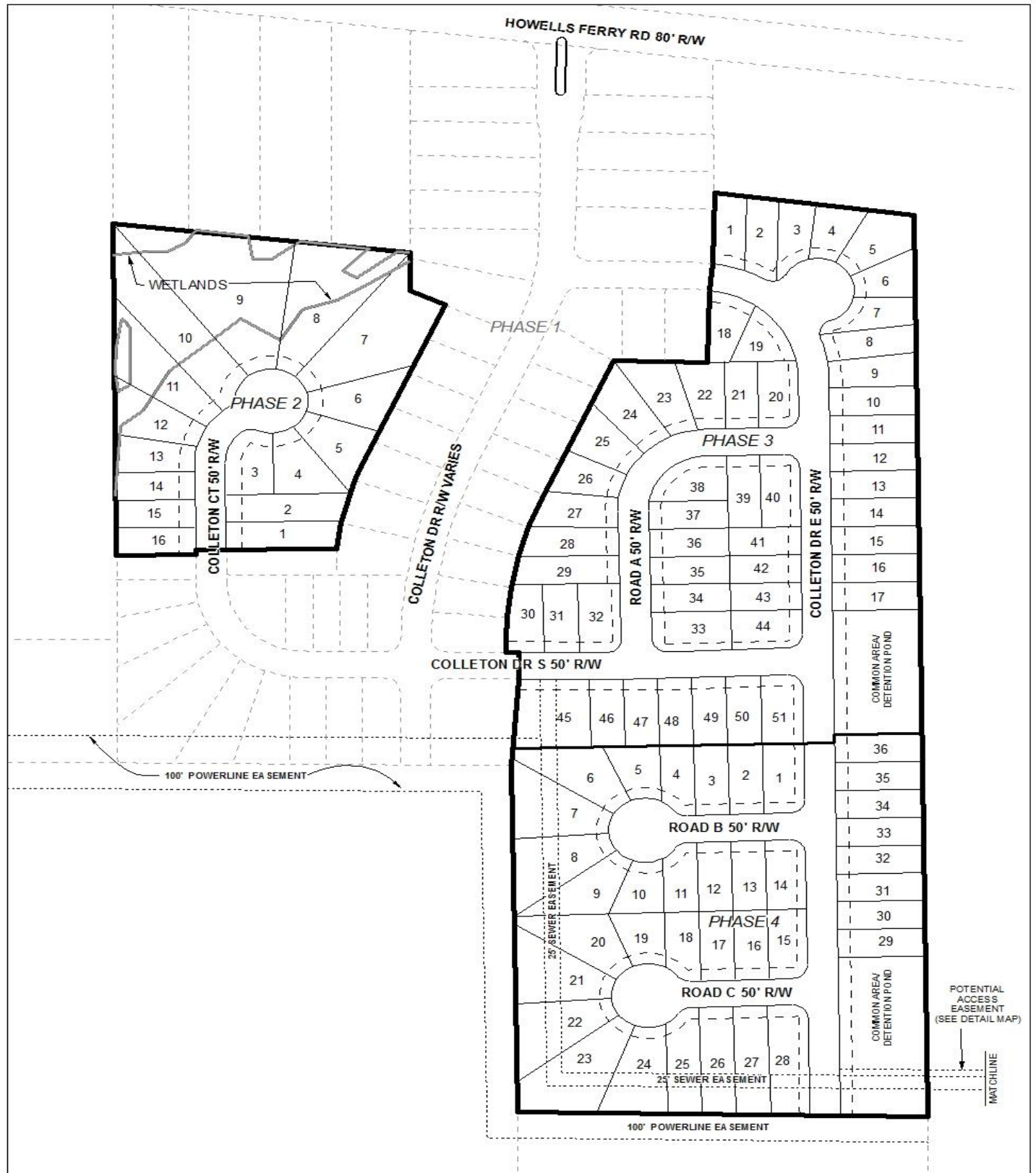


APPLICATION NUMBER 1 DATE March 5, 2015





# DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE March 5, 2015

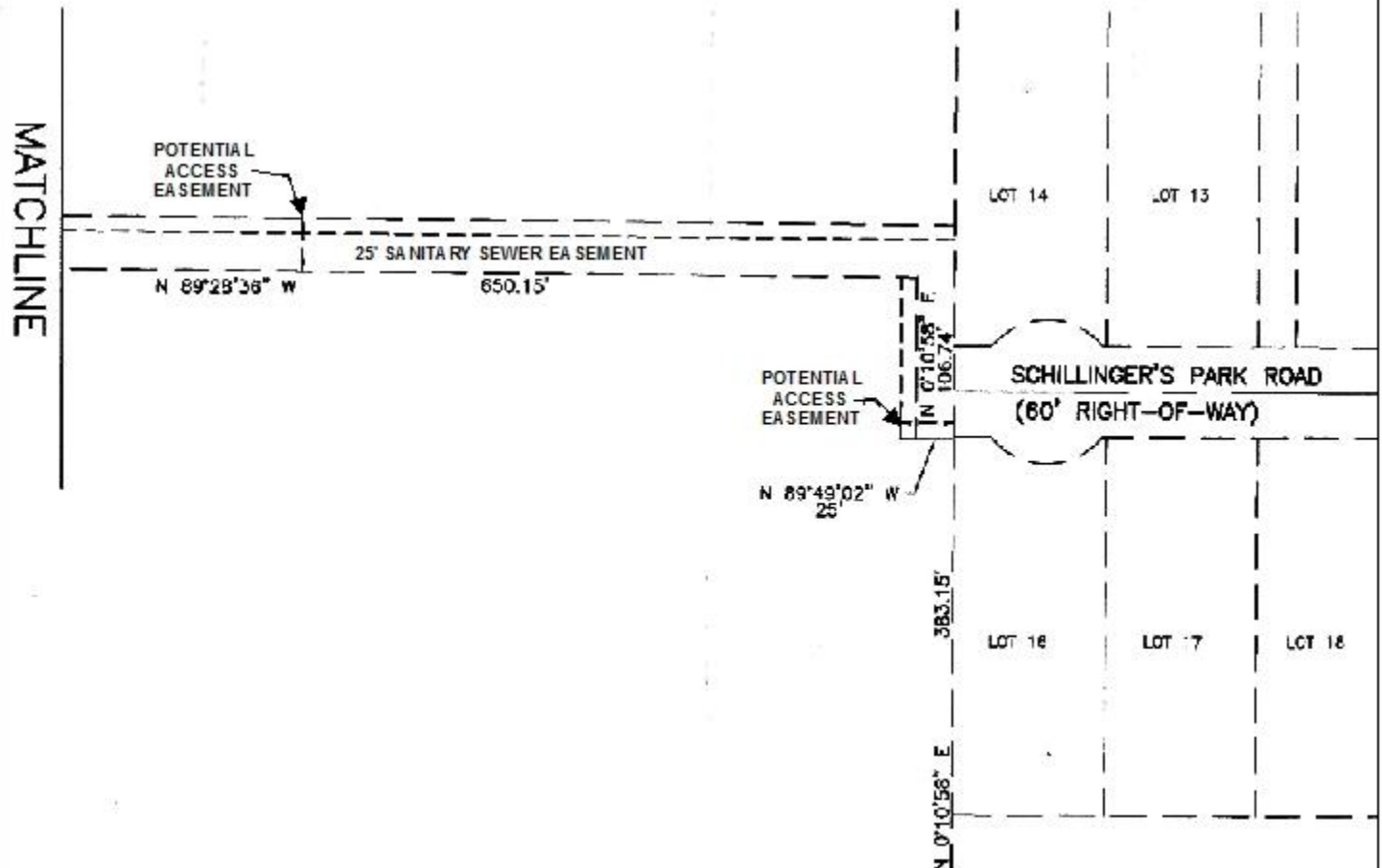
APPLICANT Colleton Place Subdivison, Phases 2-4

REQUEST Subdivison



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# DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE March 5, 2015

APPLICANT Colleton Place Subdivison, Phases 2-4

REQUEST Subdivison

