

**PLANNED UNIT DEVELOPMENT &  
SUBDIVISION STAFF REPORT****Date: September 15, 2016****NAME**

Austin Engineering Co., Inc.

**SUBDIVISION NAME**

Leighton Place Subdivision, Phase Two

**LOCATION**

East terminus of Leighton Place Drive.

**CITY COUNCIL  
DISTRICT**

District 4

**AREA OF PROPERTY**30 Lots / 12.47± Acres - *Revised to 29 lots***CONTEMPLATED USE**

Planned Unit Development Approval to allow a private street gated subdivision.

**TIME SCHEDULE**

Immediately.

**ENGINEERING****COMMENTS**

**Subdivision:** FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Provide and label the monument set or found at each subdivision corner. Note #4 indicates that some corners were not found; so something should be set.
- C. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- D. Provide the Surveyor's Certificate and Signature.
- E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- F. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
- G. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.
- H. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.

- I. Provide the as-built certification form, test reports, etc. and as-built plans for the proposed infrastructure prior to providing a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review.
- J. The street must be submitted for acceptance by the Mobile City Council prior to submitting the Final Plat for City Engineer signature.
- K. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures.
- L. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.

***Revised for the October 20<sup>th</sup> meeting:***

*FINAL PLAT COMMENTS* (should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer):

- A. *Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.*
- B. *Provide and label the monument set or found at each subdivision corner. Note #4 indicates that some corners were not found; so something should be set.*
- C. *Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.*
- D. *Provide the Surveyor's Certificate and Signature.*
- E. *Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.*
- F. *Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.*
- G. *Provide the as-built certification form, test reports, etc. and as-built plans for the proposed infrastructure prior to providing a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review.*
- H. *The street must be submitted for acceptance by the Mobile City Council prior to submitting the Final Plat for City Engineer signature.*
- I. *Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures.*
- J. *After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.*

**Planned Unit Development:** ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

- 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
- 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to,

drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.

3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
4. The detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan for the detention facility that is signed and notarized by the Owner(s). This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

## **TRAFFIC ENGINEERING**

### **COMMENTS**

Each lot should be limited to one curb cut to the private road, with design conforming to AASHTO standards.

## **URBAN FORESTRY**

### **COMMENTS**

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).

## **FIRE DEPARTMENT**

### **COMMENTS**

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).

## **MAWSS COMMENTS:**

Comments.

## **REMARKS**

The plat illustrates the proposed 30-lot, 4.3 acres subdivision, which is located at the East terminus of Leighton Place Drive. The subject site was designated for Future Development on the recorded plat of Leighton Place Subdivision, Phase One, which was approved by the Planning Commission at its July 20, 2006 meeting. At its October 3, 2013 meeting, the Planning Commission approved a 15-lot Phase Two subdivision of the site, which has since expired. The applicant is now requesting Planned Unit Development Approval to allow a private street, gated subdivision and Subdivision Approval to amend the previously approved Phase Two subdivision with 30 lots.

The proposed subdivision is within what the Map for Mobile Comprehensive Plan considers a Suburban Neighborhood Development Area, wherein the intent for development includes:

- emphasize connectivity to surrounding neighborhoods and close services and retail;
- accommodation of pedestrian and bicycle traffic in addition to automobiles; and
- appropriate scaled infill development to complement existing character of neighborhoods.

The applicant states:

*Proposed Plan is the development of a thirty (30) lot Gated Subdivision, with one (1) Lot of the existing Leighton Place – Phase One being included in the proposed Phase Two development. The included lot was added to Phase Two to reduce its width by 5 feet and the addition of a common area for Entrance Gate reasons. Gated Entrance shall consist of a six (6) foot wide concrete curbed grassed median island with Electric Swing Gates, Masonry CMU Block Walls and a Gated Entrance Code Box. Road width will be modified and constructed to maintain an asphalt width of eleven feet, six inches asphalt pavement lane width at the curbed median island. The Private Road to be constructed is 918.06 feet in length. Two (2) Cul-De-Sacs will be constructed with one (1) being at the approximate midpoint of the proposed road and one (1) at the East terminus of the road. There will be no medians within the Cul-De-Sacs. All improvements and construction shall be in accordance with the City of Mobile Standards.*

It should be noted that Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD. It is very important to note that the Planned Unit Development review is site plan specific; therefore any future changes to the overall site plan must be submitted for PUD review.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The applicant is proposing 30 lots. Lots 1 through 30, with a minimum lot size of 8,606 square feet, encompass  $7.67\pm$  total acres and are proposed for residential use. The remaining area of the proposed subdivision is composed of  $4.79\pm$  acres of common area, much of which is wetlands but does include a common detention area between lots 23 and 24.

Each lot will meet the minimum area requirement for properties served by water and sewer systems and are appropriately labeled with their sizes in square feet but not in acres. If approved, the plat should be revised to illustrate lot sizes in both square feet and acres, or a table should be furnished on the Final Plat providing the same information.

There is a discrepancy in measurement labels on the preliminary plat regarding the size of the site less its lots and the remaining acreage of common areas, as well as between the preliminary plat and the Planned Unit Development site plan regarding lot shapes, lot sizes and the sizes of common areas. The site is  $12.47\pm$  acres, of which  $7.67\pm$  acres is lot coverage, leaving  $4.79\pm$  acres of common areas; however, the preliminary plat indicates only  $3.95\pm$  acres of common areas, and the Planned Unit Development site plan incorrectly depicts the shapes and sizes of all lots and common areas as illustrated on the preliminary plat. As such, both the plat and site plan should be revised to correct these discrepancies. Additionally, a note should be required on the Final Plat stating that the maintenance of all common areas is the responsibility of the property owners.

The subdivision is accessed by a proposed private extension of Leighton Place Drive through Leighton Place Subdivision, Phase One. One cul-de-sac is proposed at the terminus of the private street extension, and is illustrated as having a compliant 60' radius. An additional cul-de-sac towards the center of the proposed private street extension is illustrated wherein no central median is proposed, and also depicts a compliant 60' radius.

Each lot should be limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards. Additionally, as mentioned, a portion of the common areas are depicted as a detention pond with a 20' access off the middle cul-de-sac; and, in order to facilitate access for maintenance, the common area should also be limited to one curb-cut with its size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.

A proposed gate is illustrated on the Planned Unit Development site plan between proposed Lot 1 of Leighton Place Subdivision Phase Two, and Lot 31 of Leighton Place Subdivision Phase One. The applicant is requesting reduced front and side yard setbacks for each of these lots to accommodate construction and operation of the aforementioned gate, which will increase the amount of proposed subdivision common area, but will reduce the size of Lot 1 by  $200\pm$  s.f. and Lot 31 by  $150\pm$  s.f.; also, the shape of each lot will be altered. While this information is depicted on the Planned Unit Development site plan, changes resulting from the proposed gate are not illustrated on the preliminary plat and should be revised to do so, if approved. It should be noted that Leighton Place Subdivision Phase One will also need to be revised to reflect the changes on Lot 31 inherent of the Planned Unit Development. The applicant may choose to include Lot 31 in Leighton Place Subdivision Phase Two instead of making changes to Phase One of the subdivision, in which case the preliminary plat of Phase Two will need to be revised to include the information for the additional lot along with the submission of a revised subdivision application, and the remittance of any additional fees if necessary.

It should be noted that the gate, as proposed, does not appear to meet Fire Code access requirements. Please contact the Bureau of Fire Prevention for specific requirements of the 2012 Fire Code.

Drainage and utility easements are indicated within all lots; therefore, a note should be placed on the Final Plat, if approved, stating that no structure(s) may be built within any easements.

The implications of a gated, private subdivision are such that Section VIII of the Subdivision Regulations only permits modifications to standard regulatory requirements under three circumstances: 1) Unusual difficulties, generally related to natural circumstances, where the normal application of the Regulations would cause undue hardship; 2) Innovative design, which can include cluster or Traditional Neighborhood Development subdivisions, as well as townhomes, terrace houses, multi-family projects, and commercial development; or 3) Family subdivisions, which allow a private street to serve up to 5 lots. The proposed provision of a gate for the subdivision may indicate “innovative” design; however, if the subdivision is approved the gate must remain operational and in use as a condition of the continuation of private street status. Also, full compliance with Section VIII.E. of the Subdivision Regulations will be required regarding the private street.

Additionally, with regards to the Map for Mobile Comprehensive Plan, the proposed subdivision will extend the development of a previously approved phase of the subdivision, thus providing the intended connectivity of the underlying neighborhood Development Area. As such, approval of both the subdivision and Planned Unit Development may be appropriate. However, it should be noted that the aforementioned discrepancies between the preliminary plat, the site plan, and the potential changes to both phases of the subdivision inherent of the Planned Unit Development need to be addressed prior to any approvals. Therefore, to ensure Staff is fully informed of the design and dimensions of the proposed subdivision and Planned Unit Development, a holdover of the applications may be necessary.

Finally, a sidewalk waiver application was not submitted with the Subdivision application, thus sidewalks will be required within the development. It should be noted that sites developed within the first phase of the Leighton Place Subdivision have sidewalks.

### **RECOMMENDATION**

**Subdivision:** The Subdivision request is recommended for Holdover to the September 15, 2016 meeting, with information submitted to Staff by August 26, 2016, to allow the applicant time to do the following:

- 1) submit a revised Subdivision application to include Lot 31 from Phase One of Leighton Place Subdivision, with additional labels and fees as appropriate; and
- 2) correct any changes resulting from the proposed Planned Unit Development.

**Planned Unit Development:** The PUD request is recommended for Holdover to the September 15, 2016 meeting, with information submitted to Staff by August 26, 2016, to allow the applicant time to do the following:

- 1) submit revisions to the Planned Unit Development site plan reflecting the changes inherent of the proposed gate and common areas;
- 2) correct any discrepancies between the preliminary subdivision plat and site plan; and
- 3) revise gated entrance to comply with 2012 International Fire Code access requirements.

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

*The application was heldover to allow the applicant to submit revisions to the Subdivision request to include Lot 31 from Phase One of Leighton Place Subdivision; and, revisions to the Planned Unit Development request to reflect the changes inherent of the changes to the Subdivision request, to correct and discrepancies between the preliminary Subdivision plat and Planned Unit Development site plan, and to revise the proposed gated entrance to comply with 2012 International Fire Code access requirements.*

*The applicant is now proposing 31-lots encompassing 12.8± acres, the smallest of which is 8,320 S.F. Additionally, both the preliminary plat and site plan illustrate 232,138 S.F. of common areas, 59,280 S.F. and 31, 194 S.F. of which is private street and detention area, respectively. Each lot will meet the minimum area requirement for properties served by water and sewer systems and are appropriately labeled with their sizes in square feet and in acres on both the preliminary plat and site plan. If approved, this information should be retained on the Final Plat, or a table should be furnished on the Final Plat providing the same information.*

*The 25' minimum building setback line is illustrated along all street frontages on both the preliminary plat and sign plan. If approved, this information should also be retained on the Final Plat.*

*A proposed gate is illustrated on both the Planned Unit Development site plan and preliminary plat between proposed Lots 1 and 31. The applicant is requesting reduced front and side yard setbacks for each of these lots to accommodate construction and operation of the aforementioned gate, which will increase the amount of proposed subdivision common area, but will reduce the size of Lot 1 by 200± S.F. and Lot 31 by 150± S.F.; also, the shape of each lot will be slightly altered. Proposed Lots 14 – 19 are also irregular in shape and have frontages along the easternmost cul-de-sac of the proposed Private Road; however, each lot appears to meet the minimum 60' lot width requirement of the Subdivision Regulations at their potential building setback lines. Each lot will also meet the minimum size requirements of the Subdivision Regulations and is illustrated with such sizes in both square feet and acres.*

*It should be noted that revisions to the proposed private gate appear to comply with access requirements of the 2012 International Fire Code; and, as such, should be retained on both the Final Plat and site plan if approved. However, as proposed, the private street development of 31-lots will only have one point of access, which does not meet 2012 International Fire Code Requirements; and, as such, denial of the application may be appropriate.*

**RECOMMENDATION**

***Subdivision:*** *Based upon the preceding, this request is recommended for Denial because of the following conditions:*

- 1) only one point of access has been provided for a 31-lot development, thus it does not comply with the 2012 International Fire Code.*

***Planned Unit Development:*** Based on the preceding, this request is recommended for Denial because of the following conditions:

- 1) only one point of access has been provided for a 31-lot development, thus it does not comply with the 2012 International Fire Code.

***Revised for the October 20<sup>th</sup> meeting:***

*The application was heldover to allow the applicant to submit revisions to the Subdivision and Planned Unit Development requests to comply with 2012 International Fire Code access requirements.*

*The applicant is now proposing 15 lots encompassing 12.8± acres, the smallest of which is 8,794 S.F. Combined, the entire Subdivision will have a total of 29 lots (existing plus proposed), and only one point of access. Additionally, both the preliminary plat and site plan illustrate 339,676 S.F. of common areas, 27,699 S.F. and 31,711 S.F. of which is private street and detention area, respectively. Each lot will meet the minimum area requirement for properties served by water and sewer systems and are appropriately labeled with their sizes in square feet, but not in acres. The Final Plat should be revised to illustrate the sizes of each proposed lot in both square feet and acres, or a table should be furnished on the Final Plat providing the same information, if approved.*

*The 25' minimum building setback line is illustrated along all street frontages on both the preliminary plat and site plan. If approved, this information should also be retained on the Final Plat.*

*A proposed gate is illustrated on both the Planned Unit Development site plan and preliminary plat between proposed Lots 1 and 15. The applicant is requesting reduced front and side yard setbacks for each of these lots to accommodate construction and operation of the aforementioned gate, which will increase the amount of proposed subdivision common area, but will reduce the size of Lot 1 by 200± S.F. and Lot 15 by 150± S.F.; also, the shape of each lot will be slightly altered. Proposed Lots 5 – 10 are also irregular in shape and have frontages along the easternmost cul-de-sac of the proposed Private Road; however, each lot appears to meet the minimum 60' lot width requirement of the Subdivision Regulations at their potential building setback lines.*

*It should be noted that revisions to both the proposed subdivision, as well as the proposed private gate, appear to comply with access requirements of the 2012 International Fire Code; and, as such, should be retained on both the Final Plat and site plan if approved.*

*It should also be noted that the 20' access to the common areas depicted as a detention pond has been slightly modified to provide access between proposed Lots 8 and 9. To facilitate access for maintenance, the common area should, as previously mentioned, also be limited to one curb-cut*



*with its size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.*

*Finally, the construction, operation and maintenance of the private street must comply with Section VIII.E.2. of the Subdivision Regulations.*

## **RECOMMENDATION**

***Subdivision:*** *The Subdivision request is recommended for Tentative Approval subject to the following conditions:*

- 1) revision of the plat to illustrate lot sizes in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;*
- 2) retention of the 25' minimum building setback line along all frontages;*
- 3) retention of the common area labels and placement of a note on the Final Plat stating that the maintenance of all common areas is the responsibility of the property owners;*
- 4) construction, operation and maintenance of the private street to comply with Section VIII.E.2. of the Subdivision Regulations;*
- 5) placement of a note on the Final Plat stating that each lot, including the access to the common area, is limited to one curb cut with its size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;*
- 6) placement of a note on the Final Plat stating that, as a condition of the continuation of private street status, the private access gate must remain operational and in use;*
- 7) placement of a note on the Final Plat stating that no structures shall be erected in any easements;*
- 8) provision of sidewalks along all new streets within the development at the time of new home construction;*
- 9) compliance with Engineering Comments: (FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer): A) Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B) Provide and label the monument set or found at each subdivision corner. Note #4 indicates that some corners were not found; so something should be set. C) Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. D) Provide the Surveyor's Certificate and Signature. E) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F) Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. G) Provide the as-built certification form, test reports, etc. and as-built plans for the proposed infrastructure prior to providing a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review. H) The street must be submitted for acceptance by the Mobile City Council prior to submitting the Final Plat for City Engineer signature. I) Provide a copy of the FINAL PLAT to the Engineering Dept. for*

*FINAL PLAT review prior to obtaining any signatures. J) After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.);*

- 10) compliance with Traffic Engineering Comments: (Each lot should be limited to one curb cut to the private road, with design conforming to AASHTO standards.);*
- 11) compliance with Urban Forestry Comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).);*
- 12) compliance with Fire Department Comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).);*
- 13) completion of the subdivision process prior to any requests for new home construction; and*
- 14) compliance with all applicable codes and ordinances.*

***Planned Unit Development:*** *The PUD request is recommended for Approval subject to the following conditions:*

- 1) revision of the site plan to illustrate lot sizes in both square feet and acres, or the furnishing of a table on the site plan providing the same information;*
- 2) retention of the 25' minimum building setback line along all frontages;*
- 3) retention of the common area labels and placement of a note on the PUD site plan stating that the maintenance of all common areas is the responsibility of the property owners; all new road construction must comply with Engineering and Traffic Engineering Department requirements;*
- 4) placement of a note on the PUD site plan stating that each lot, including the access to the common area, is limited to one curb cut with its size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;*
- 5) placement of a note on the PUD site plan stating that, as a condition of the continuation of private street status, the private access gate must remain operational and in use;*
- 6) placement of a note on the Final Plat stating that no structures shall be erected in any easements;*
- 7) provision of sidewalks along all new streets within the development at the time of new home construction;*
- 8) compliance with Engineering Comments: (ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1) Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2) A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3) Any and all proposed land disturbing activity within the property will need to be*

- submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4) The detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan for the detention facility that is signed and notarized by the Owner(s). This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5) The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 6) The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 9) compliance with Traffic Engineering Comments: (Each lot should be limited to one curb cut to the private road, with design conforming to AASHTO standards.);*
- 10) compliance with Urban Forestry Comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).);*
- 11) compliance with Fire Department Comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).);*
- 12) provision of two (2) revised PUD site plans to the City Planning and Zoning Department;*
- 13) completion of the subdivision process prior to any requests for new home construction; and*
- 14) compliance with all applicable codes and ordinances.*

# LOCATOR MAP



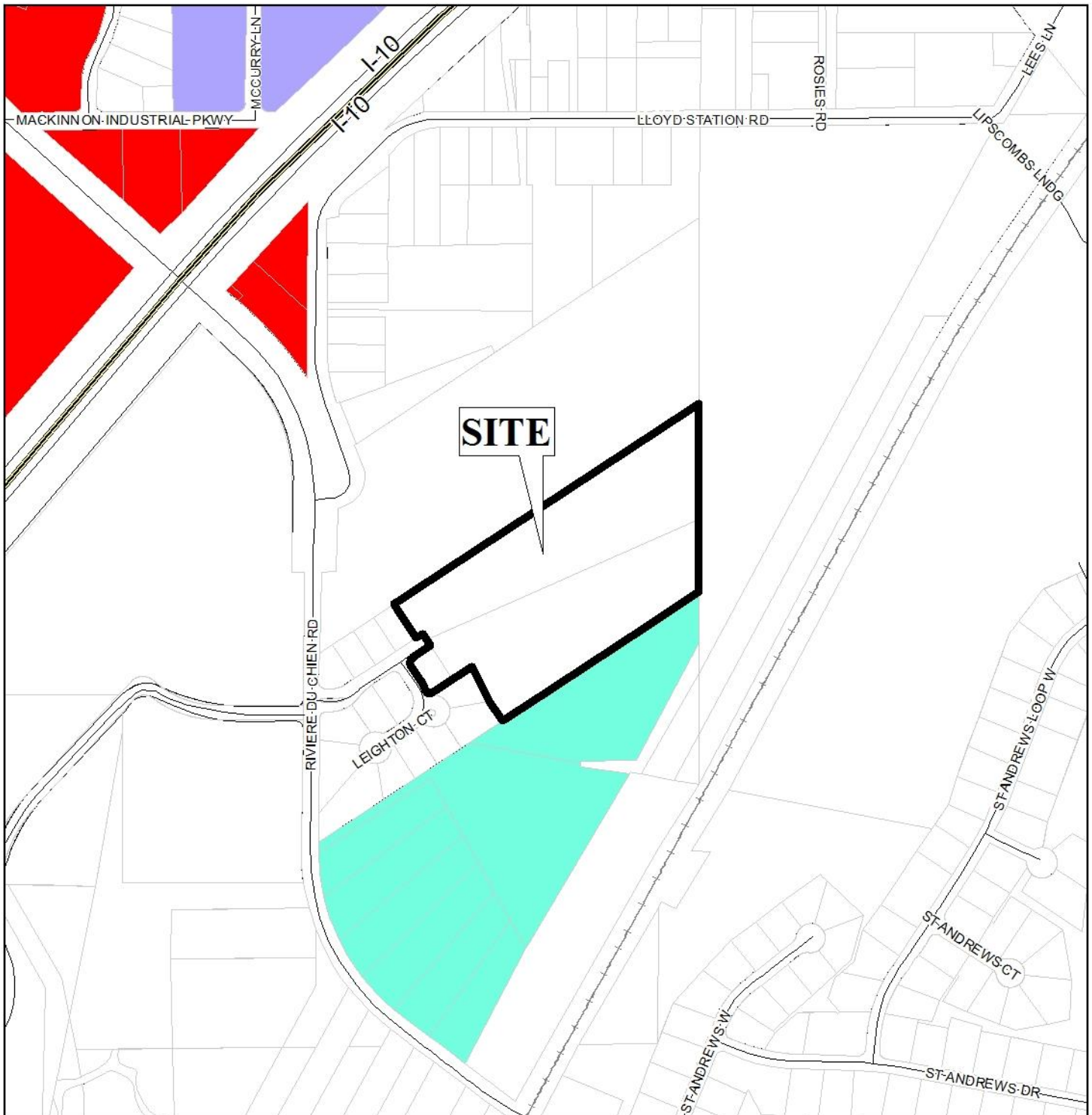
APPLICATION NUMBER 1 DATE October 20, 2016

APPLICANT Leighton Place Subdivision, Phase Two

REQUEST Subdivision, Planned Unit Development



# LOCATOR ZONING MAP



APPLICATION NUMBER 1 DATE October 20, 2016

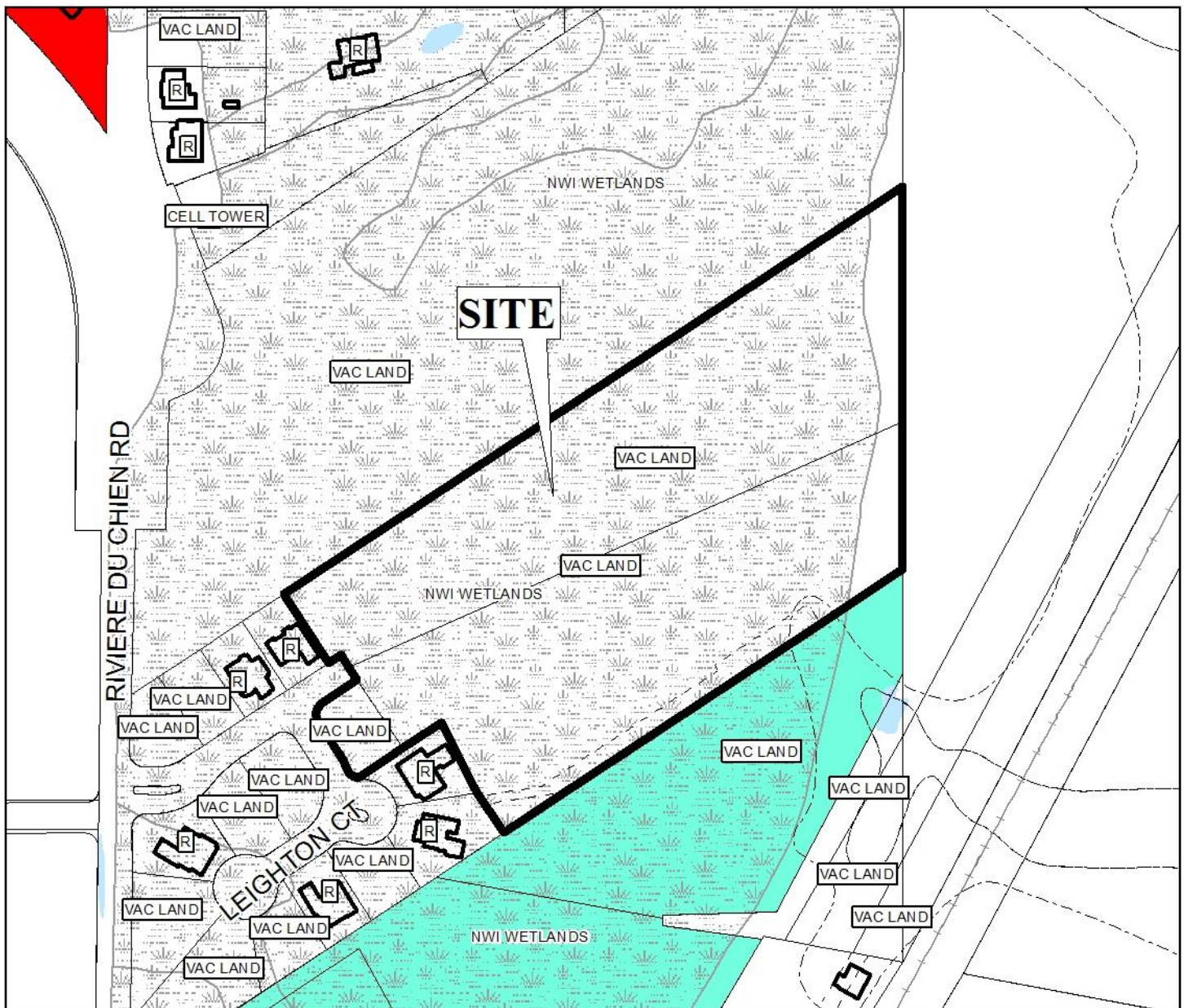
APPLICANT Leighton Place Subdivision, Phase Two

REQUEST Subdivision, Planned Unit Development





# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The sites is surrounded by residential units.

APPLICATION NUMBER 1 DATE October 20, 2016

APPLICANT Leighton Place Subdivision, Phase Two

REQUEST Subdivision, Planned Unit Development

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





# PLANNING COMMISSION

## VICINITY MAP - EXISTING AERIAL



The sites is surrounded by residential units.

APPLICATION NUMBER 1 DATE October 20, 2016

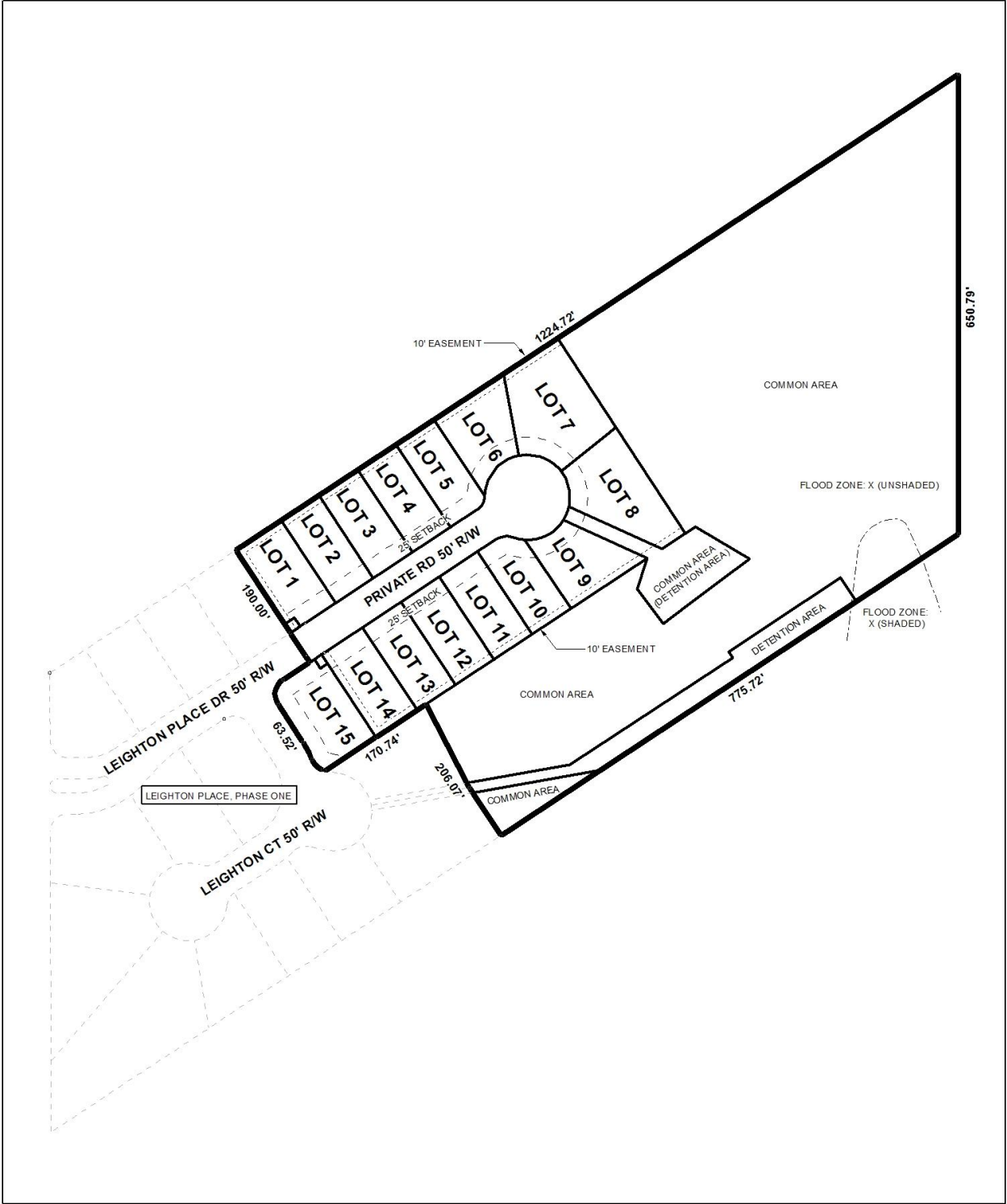
APPLICANT Leighton Place Subdivision, Phase Two

REQUEST Subdivision, Planned Unit Development





SITE PLAN



The site plan illustrates the existing adjacent lots, the proposed lots, proposed gate, easements, setbacks, common areas, and detention areas.

APPLICATION NUMBER	1	DATE	October 20, 2016
APPLICANT	Leighton Place Subdivision, Phase Two		
REQUEST	Subdivision, Planned Unit Development		

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