

CALGARY SUBDIVISION

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.

MAWSS Comments: MAWSS has water and 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 26-lot, 12.9 ± acre subdivision which is located on the West side of Leroy Stevens Road, 2/10 ± mile South of Jeff Hamilton Road Extension. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by city water and sewer.

The purpose of this application is to create 26 legal lots of record by subdividing a large, existing legal lot that was originally approved by the Planning Commission in 1996 and most recently at its January 20, 2000 meeting.

It is important to note that the current application does not include the entirety of the existing lot that was recorded most recently in 2000 in Probate Court (*MAP BK 86 PG 18*). It appears that the portion of land in question was sold to an adjacent property owner exactly 2 months after the Commission's decision and less than 1 month after the plat was recorded. As such, the applicant should be required to include the excluded parcel (*R022707362000016.007.*) within this request, or provide a notarized letter from the adjacent property owner requesting the exclusion of the parcel from this subdivision.

The proposed subdivision fronts Leroy Stevens Road, a minor street without curb and gutter. As the right-of-way is compliant with Section V.B.14. of the Subdivision Regulations, no dedication should be required. The right-of-way width of both proposed streets within the subdivision is 50', which is also compliant with the above section of the Subdivision Regulations.

It should also be noted on the Final Plat that any proposed streets must be built and paved in asphalt to Mobile County Engineering standards and be accepted by Mobile County prior to the signing of the Final Plat, if approved.

As a means of access management, a note should be placed on the Final Plat stating that the proposed Lots 1 and 26 should be denied direct access to Leroy Stevens Road, and that all

proposed lots be limited to 1 curb-cut each to streets within the subdivision, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards.

The preliminary plat illustrates the construction of two new, unnamed streets. It should be pointed out that the cul-de-sacs at the terminus of each street are illustrated with a 55' radius and proposed 110' diameter, instead of 120', as required in Section V.B.14. of the Subdivision Regulations. If approved, the Final Plat should be revised to reflect compliance with the previous section of the Subdivision Regulations regarding turnaround right-of-way diameter.

It should be noted that the site contains numerous easements which are illustrated on the preliminary plat and a 1.24 ± acre common area, located along the southern lot line of the proposed Lots 16-18 and accessed by a 20' ingress/egress access easement. If approved, notes should be placed on the Final Plat stating that no permanent structures can be constructed in any easement and all common and detention areas shall be maintained by the property owners.

The preliminary plat illustrates a 30' minimum building setback line for all proposed lots within the subdivision, which exceeds the Subdivision Regulations' requirement, and a 25' minimum building setback line along Leroy Stevens Road for the proposed Lots 1 and 26, which meets minimum requirements. Also, all proposed lots appear to exceed the minimum size requirements as the lot size is illustrated in both square feet and acres and should be retained on the Final Plat, adjusted for any required dedication, if approved.

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. A note should be placed on the Final Plat, if approved.

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.

This application is recommended for Holdover until the June 19, 2014 meeting with revisions due by May 23, 2014 to address the following:

- 1) Inclusion of parcel (R022707362000016.007.) within this request, to include lot and notification fees and labels, if required, or the submission of a notarized letter from the adjacent property owner requesting the exclusion of the parcel from this subdivision.

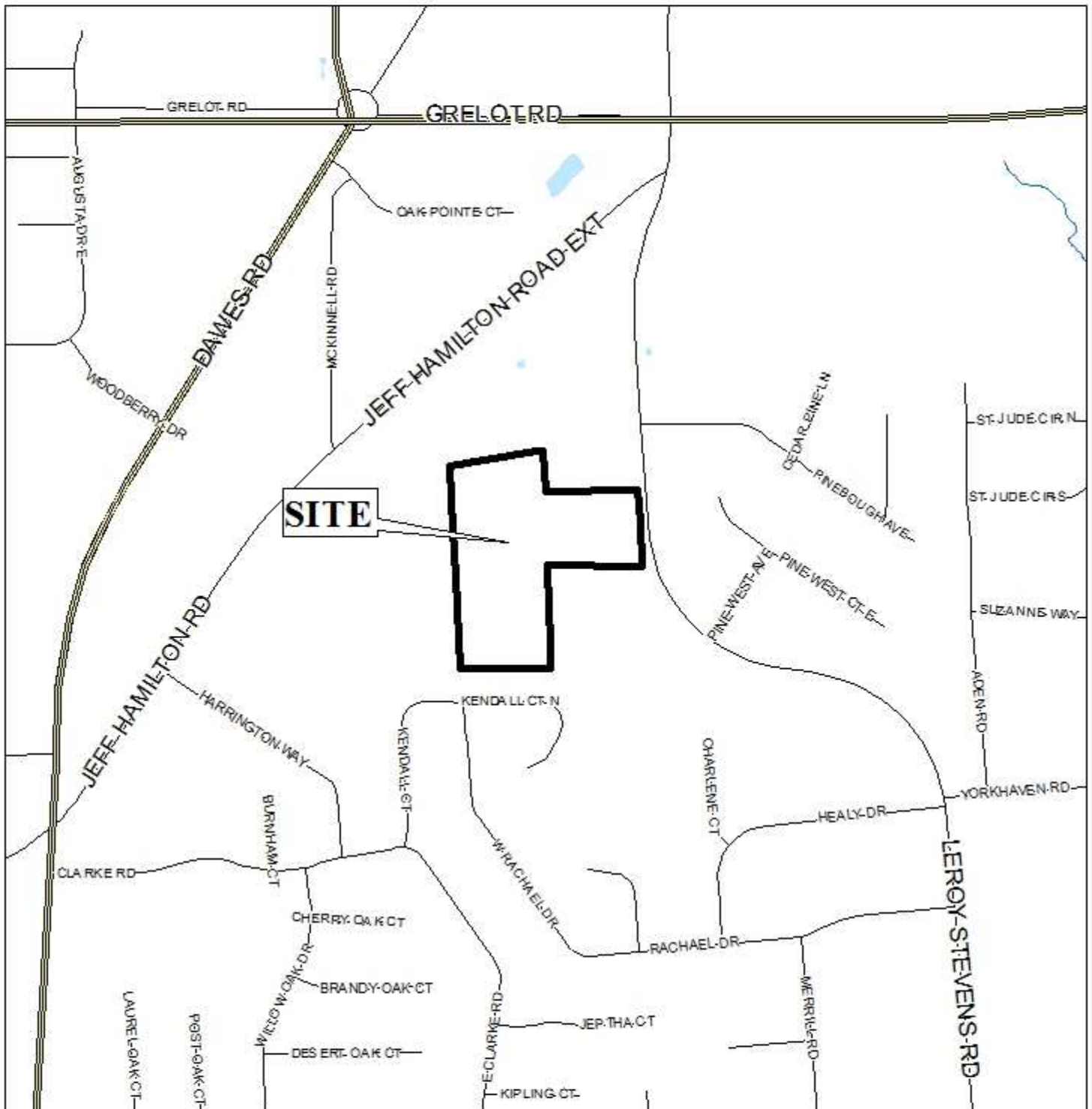
Revised for the June 19th meeting:

The application was heldover by the Commission from the May 15th meeting to allow the applicant to submit a notarized letter from the adjacent property owner requesting the exclusion of the parcel from this subdivision. Since that time, the notarized letter has been received, and as such, Staff now recommends tentative approval of this request.

Based upon the preceding, the application is recommended for tentative approval, subject to the following conditions:

- 1) Revision of the Final Plat to depict the turnarounds at the terminus of both proposed streets in compliance with Section V.B.14. of the Subdivision Regulations;*
- 2) Retention of the lot size information in square feet and acres on the Final Plat;*
- 3) Retention of the 30' and 25' minimum building setback line on the Final Plat;*
- 4) Placement of a note on the Final Plat stating that no permanent structures can be constructed in any easement;*
- 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 any proposed streets must be built and paved in asphalt to Mobile County Engineering standards and be accepted by Mobile County prior to the signing of the Final Plat;*
- 7) Placement of a note on the Final Plat stating that Lots 1 and 26 are denied direct access to Leroy Stevens Road;*
- 8) Placement of a note on the Final Plat stating that all lots are limited to 1 curb-cut each, 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: (Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species);*
- 10) 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.);*
- 11) Compliance with Fire Comments and placement of a note on the Final Plat stating: (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.);*
- 12) Submission of certification to Urban Development by a licensed engineer that detention facilities are adequate to comply with City of Mobile volume and discharge rate standards prior to signing of the Final Plat; and*
- 13) Compliance with Engineering Comments and placement of a note on the Final Plat stating: (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.).*

LOCATOR MAP



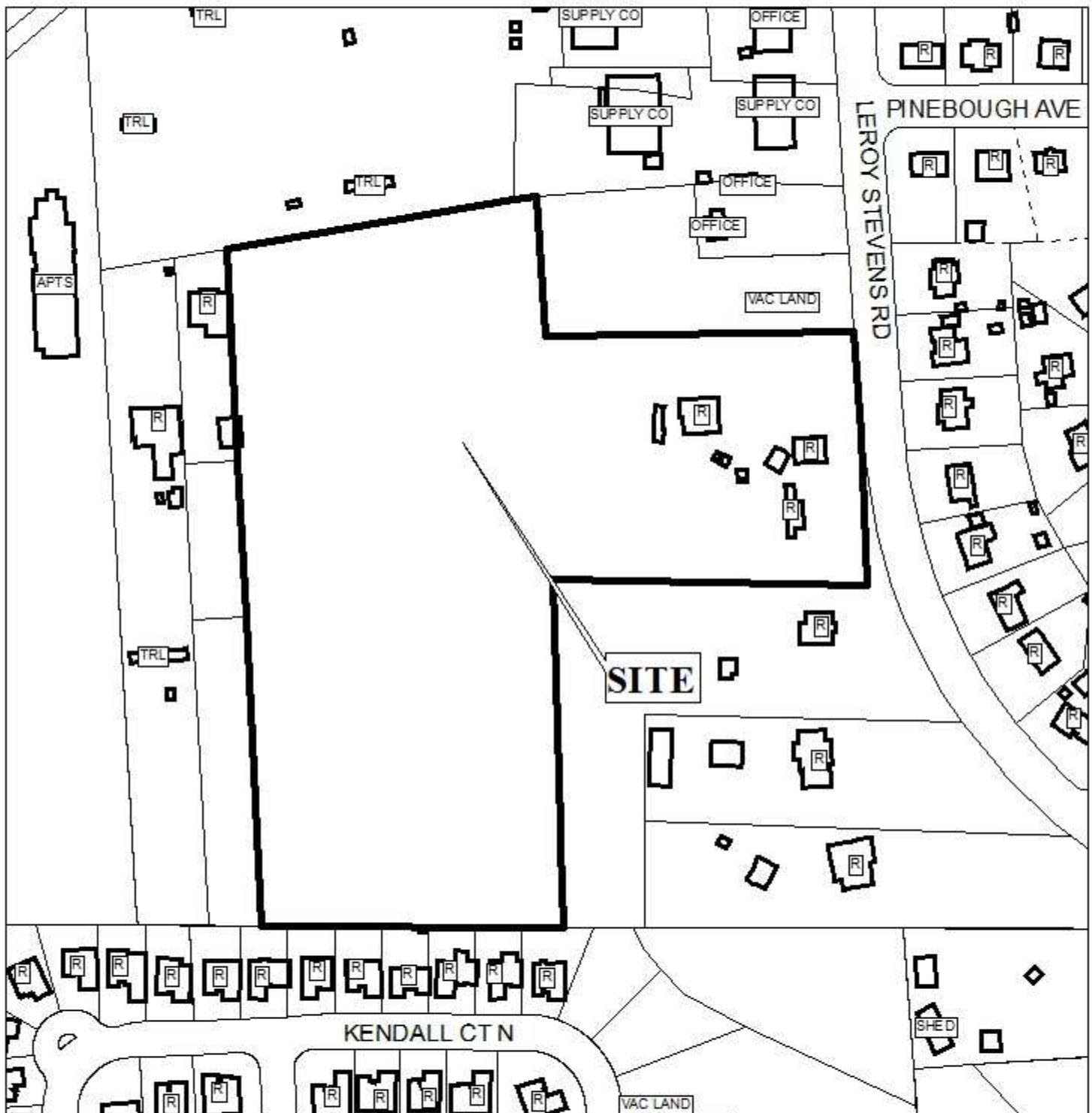
APPLICATION NUMBER 3 DATE June 19, 2014

APPLICANT Calgary Subdivision

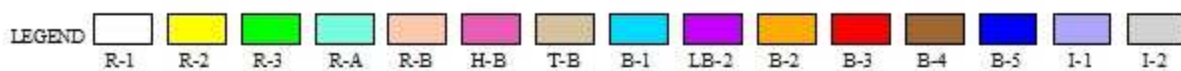
REQUEST Subdivision



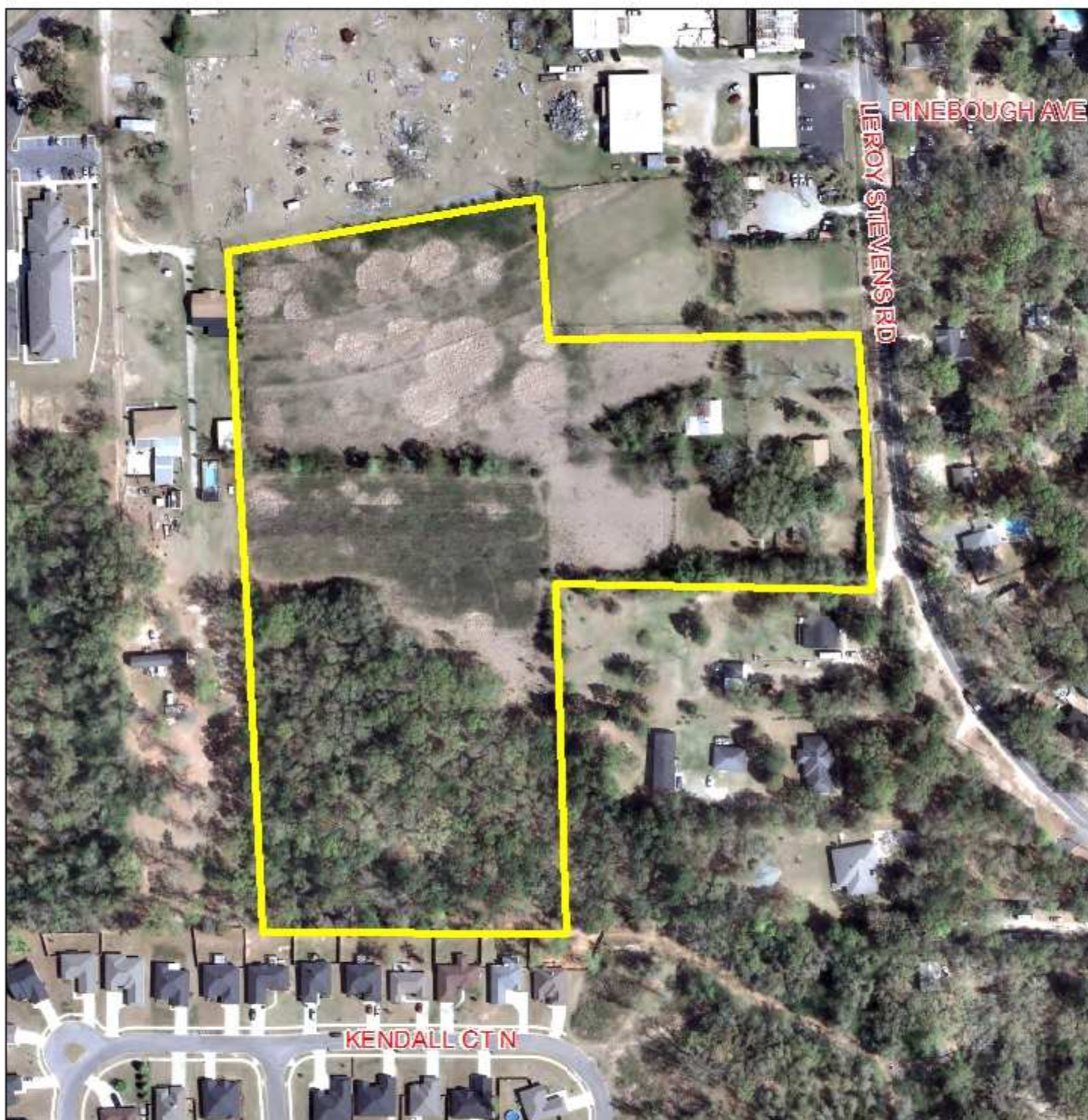
CALGARY SUBDIVISION



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DETAIL SITE PLAN



APPLICATION NUMBER 3 DATE June 19, 2014

APPLICANT Calgary Subdivision

REQUEST Subdivision

