

## **PROVISION POINT 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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

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 plat illustrates the proposed 3 lot, 1.4 ± acre subdivision which is located at the East terminus of Janita Drive. The applicant states that the subdivision is served by public water and sanitary sewer systems.

The purpose of this application is to create three legal lots of record from a metes and bounds parcel. The subject parcel appears to be left over from the platting of Smithfield Subdivision, Unit 9.

The site was most recently approved as a one (1) lot subdivision with hammerhead turnaround by the Planning Commission at its December 15, 2011 meeting. The applicant now proposes 3 lots with a hammerhead turnaround: the two additional lots are, according to the applicant, intended to help defray the cost of constructing the required turnaround.

The site is located at the end of Janita Drive, which is a minor, closed-end street provided with curb and gutter, but not provided with a cul-de-sac or turnaround. Section V.B.6. of the Subdivision Regulations requires a turnaround to be provided at the end of a closed-end street. The applicant has requested that a hammer-head turn-around be allowed in lieu of a cul-de-sac turnaround, as approved by the Planning Commission at its December 2011 meeting.

Section V.B.14. of the Subdivision Regulations requires a 120-foot diameter cul-de-sac turnaround for a closed end street. The applicant states that this requirement would cause the proposed lot to be unbuildable. As such, the cul-de-sac requirement was waived by the Planning Commission at its December 2011 meeting, in lieu of the proposed hammerhead turnaround.

Each proposed lot appears to meet the minimum size and dimensional requirements of the Subdivision Regulations: lot sizes range from a minimum of 13,000 square feet to over 26,000 square feet, larger than many of the lots located to the West on Janita Drive.

There are multiple utility and drainage easements across the site. A note should be placed on the final plat stating that no habitable structure or in-ground swimming pool shall be placed within any drainage or utility easements.

Due to the development's location at the terminus of Janita Drive, access management is a concern. Each lot should be limited to one curb-cut, with the size, design and location to be approved by Mobile County Engineering, and conform with AASHTO standards.

The 25-foot minimum building setback is shown on the plat and should be retained on the final plat.

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 on preliminary plat reflects this requirement, and should also appear on the final plat.

This site is located in the County, thus 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. The note regarding this requirement should also appear on the final plat.

The site will have to comply with the City of Mobile storm water and flood control ordinances.

The lot size information on the preliminary plat should be retained for the final plat.

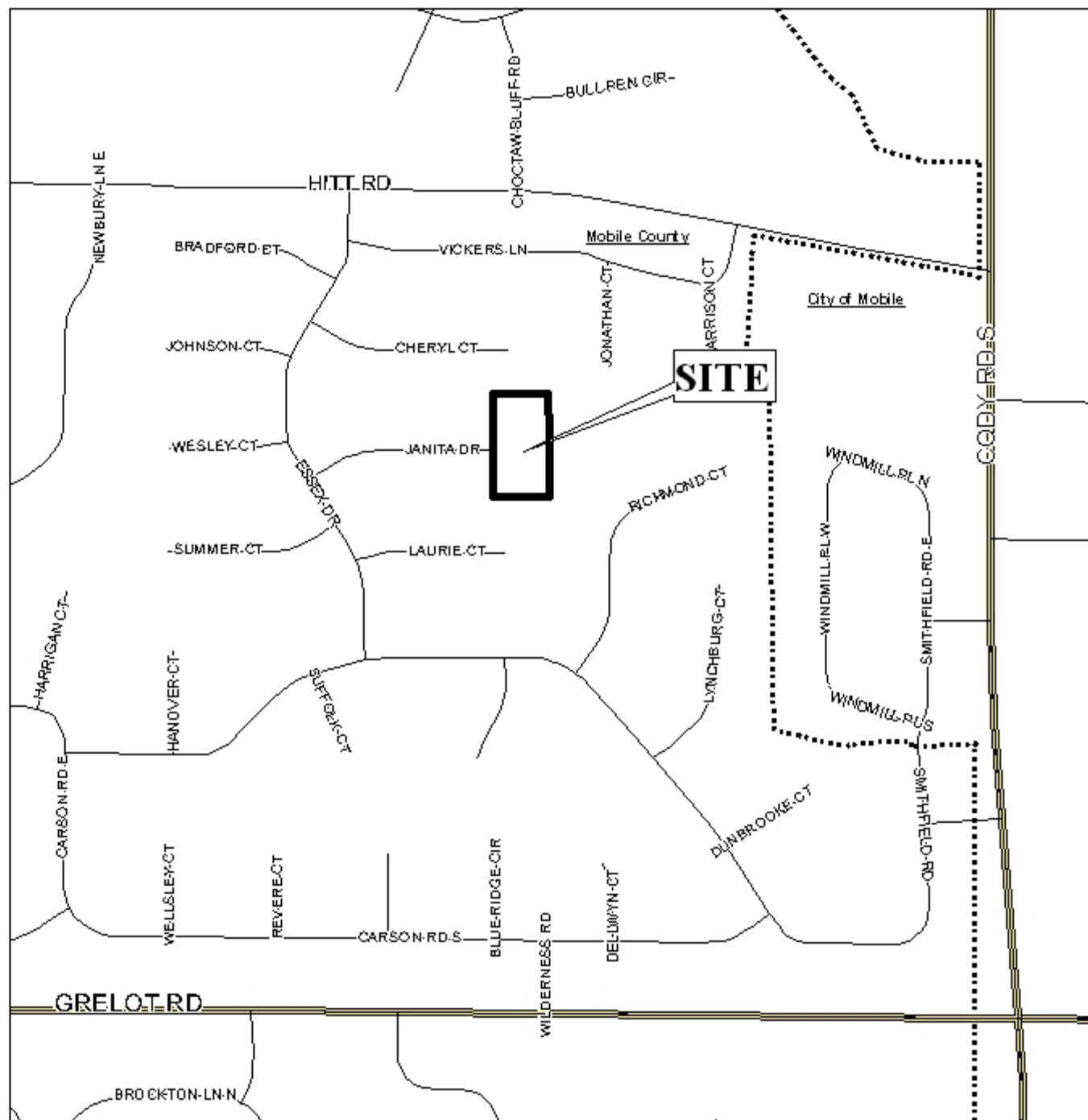
With a waiver of Section V.B.14. and V.B.15. of the Subdivision Regulations regarding right-of-way and roadway widths for closed-end street turnarounds, this application is recommended for tentative approval subject to the following conditions:

- 1) construction and dedication of the hammerhead turnaround and associated right-of-way at the terminus of Janita Drive as depicted;
- 2) retention of the 25-foot minimum building setback line around the hammerhead turnaround as depicted;
- 3) retention of the lot area size, in square feet, exclusive of any area dedicated for the required turnaround;
- 4) placement of a note on the Final Plat limiting each lot to one curb cut to Janita Drive with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;
- 5) placement of a note on the Final Plat stating that no habitable structure or in-ground swimming pool shall be placed within any drainage or utility easements;
- 6) placement of a note on the Final Plat stating that: "Development 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.”

- 7) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 8) 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*); and
- 9) placement of a note 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.8. of the Subdivision Regulations.

# LOCATOR MAP



APPLICATION NUMBER 4 DATE June 7, 2012  
 APPLICANT Provision Point Subdivision  
 REQUEST Subdivision



# PROVISION POINT SUBDIVISION



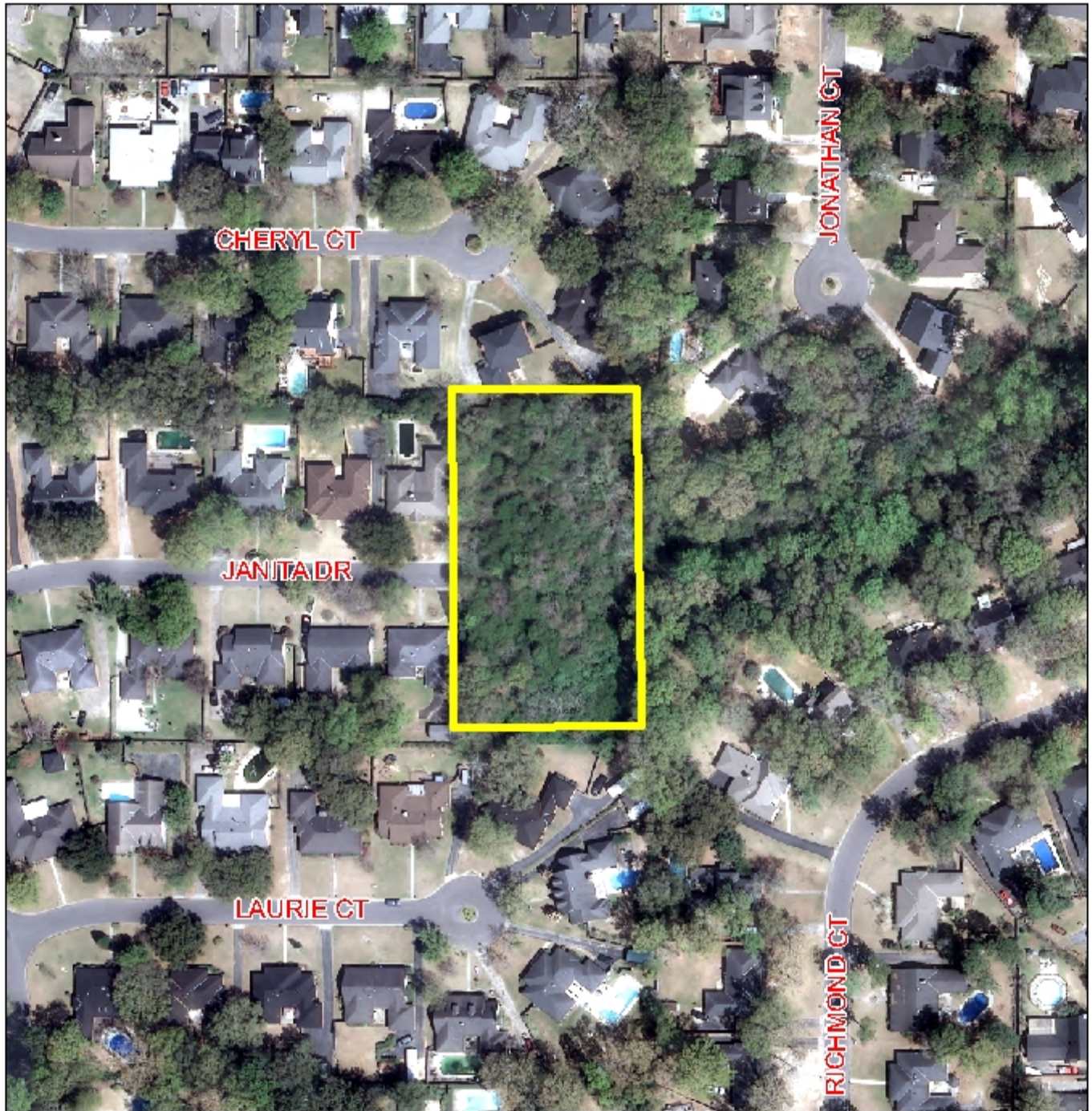
APPLICATION NUMBER 4 DATE June 7, 2012

LEGEND





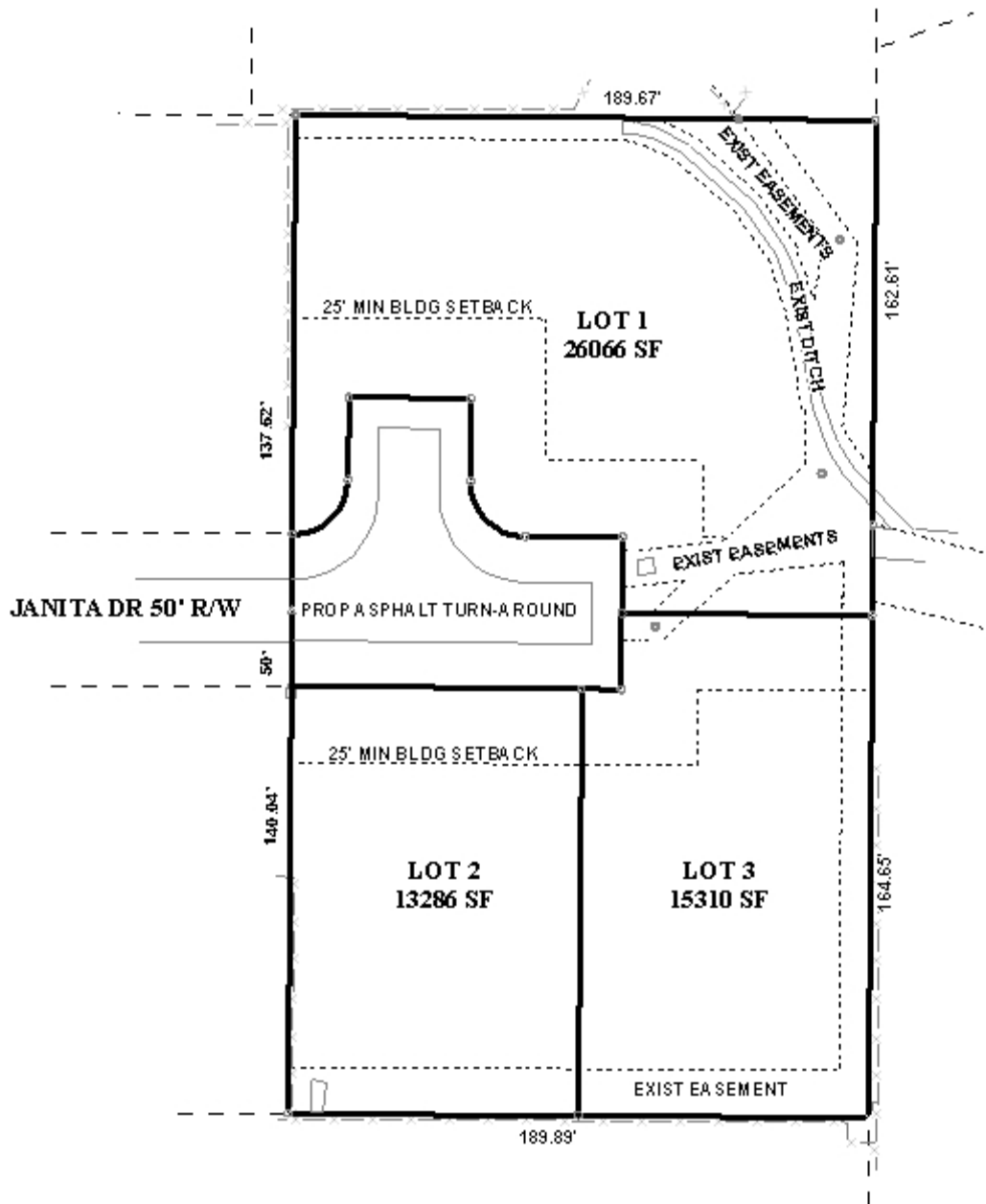
# PROVISION POINT SUBDIVISION



APPLICATION NUMBER 4 DATE June 7, 2012



# DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE June 7, 2012  
APPLICANT Provision Point Subdivision  
REQUEST Subdivision

N  
NTS