

SNOW ROAD 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 ONLY water services available.

The plat illustrates the proposed 65 lot, 24.4 ± acre subdivision which is located at the West side of Snow Road, 1179'± North of Breckinridge Drive. The applicant states that the subdivision is served by public water, and will be served by a public sanitary sewer system.

The purpose of this application is to subdivide an existing metes and bounds parcel into 65 lots, to include the construction of new streets.

The site was part of a proposed two lot subdivision approved by the Planning Commission at its November 6, 2003 meeting. Only one of the two proposed lots was recorded, with this site the remainder.

The site fronts Snow Road, a proposed major street with an existing right-of-way of 80 feet. The preliminary plat depicts the dedication of 10 additional feet of right-of-way for future widening: this is required due to the 100-foot right-of-way width requirement for this proposed major street.

Development of the site will require the construction of new streets. The development will connect to Snow Road via one street, with a widened, split entrance and common area. Two cul-de-sacs are proposed within the development, and a note on the plat indicates that the cul-de-sac diameter and street right-of-ways will comply with the requirements of the Subdivision Regulations. All roads must be paved in asphalt or concrete, built to County standards, and accepted by the County prior to the recording of the final plat.

It should be noted that the site abuts a land-locked parcel to the West. Section V.B.1. of the Subdivision Regulations require the provision of street-stubs to adjacent properties, therefore the plat should be revised to depict the provision of one street-stub to the land-locked property to the West.

As designed, six lots will have frontage onto streets internal to the proposed subdivision as well as frontage onto Snow Road. To minimize the number of curb-cuts onto Snow Road, lots with

double frontage should be denied direct access to Snow Road. All lots within the development should be limited to one curb-cut, with the size, design and location to be approved by Mobile County Engineering, and to comply with AASHTO standards.

All lots appear to meet minimum size requirements for properties served by public water and sewer systems. Additionally, the 25-foot minimum building setback line is depicted on the preliminary plat, however, the plat should be revised to additionally depict it along the rear of Lot 43, where it is within 25-feet of Street "B."

An existing 50-foot wide waterline easement along Snow Road creates a minimum 40-foot building setback for those lots with rear frontage onto Snow Road. A second easement, a 50-foot wide gas line easement, cuts diagonally across the site, which is accommodated along rear or side lot lines. A detention common area is depicted on the plat, but no drainage easements are depicted to the common area: the plat should be revised to depict an access easement to the proposed detention facility, and any other drainage or utility easements which may be required as part of the development. A note should be placed on the plat stating that no permanent structures may be placed in any easement.

The proposed detention area includes Zone AE and X-shaded flood zones. The applicant should ensure that the location of any detention facility complies with Mobile County Engineering requirements.

Common areas are proposed for the site. A note should be placed on the plat stating that maintenance shall be the responsibility of the property owners.

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 regarding this requirement should 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. A note regarding this requirement should appear on the final plat.

The site will have to comply with the City of Mobile storm water and flood control ordinances. A note regarding this requirement should appear on the final plat.

Based on the preceding, the application is recommended for Holdover until the February 7 meeting, with revisions due by January 15, so that the following revisions can be undertaken:

- 1) Provision of a street-stub to the property abutting the site to the West;
- 2) Provision of a 25-foot setback along the rear portion of Lot 43;
- 3) Provision of an easement to the proposed detention facility from a public street, and depiction of any other drainage or utility easements which are anticipated for the development; and
- 4) Revision of lot size and other plat information based upon the provision of the requested street stub.

Revised for the February 7th meeting:

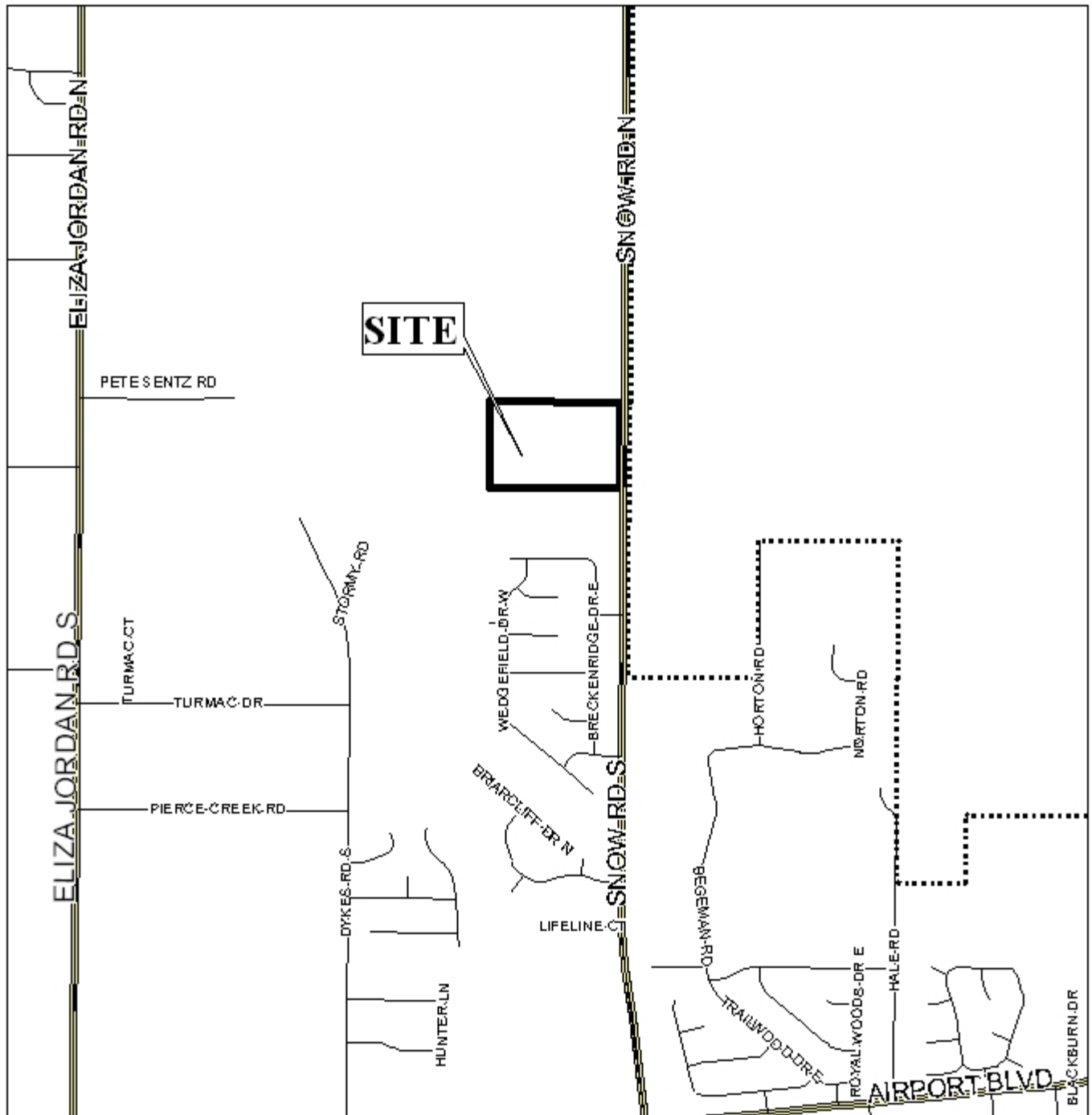
A revised plat was submitted, depicting the requested street stub to the land-locked property to the West, the provision of various drainage and utility easements necessary for the subdivision, and a revised lot layout. The proposed number of lots has been reduced from 65 lots to 41 lots.

The revised plat depicts wetlands and floodplains. All lots appear to meet minimum lot size requirements, and those lots with wetlands or floodplains are larger in size, to provide buildable area outside of any designated wetlands or floodplains.

As revised, the Subdivision request is recommended for Tentative Approval, subject to the following conditions:

- 1) dedication of 10-feet of right-of-way along Snow Road, as proposed;*
- 2) provision of the street stub to the west, as proposed;*
- 3) labeling of all commons areas, and the placement of a note on the final plat stating that the maintenance of the common areas is the responsibility of the property owners;*
- 4) construction and paving in asphalt or concrete of the roads in compliance with Mobile County Engineering requirements, and acceptance thereof, prior to the signing of the final plat;*
- 5) placement of a note on the final plat stating that no permanent structures may be placed in any easement;*
- 6) 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;*
- 7) placement of a note on the final plat stating that all lots are denied direct access to Snow Road, and are limited to one curb-cut each, with the size, design and location to be approved by Mobile County Engineering and to comply with AASHTO standards;*
- 8) 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;*
- 9) placement of a note on the final plat stating that development must comply with the Mobile County Flood Damage Prevention Ordinance. Development and 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; and*
- 10) placement of a note on the final plat stating that 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.*

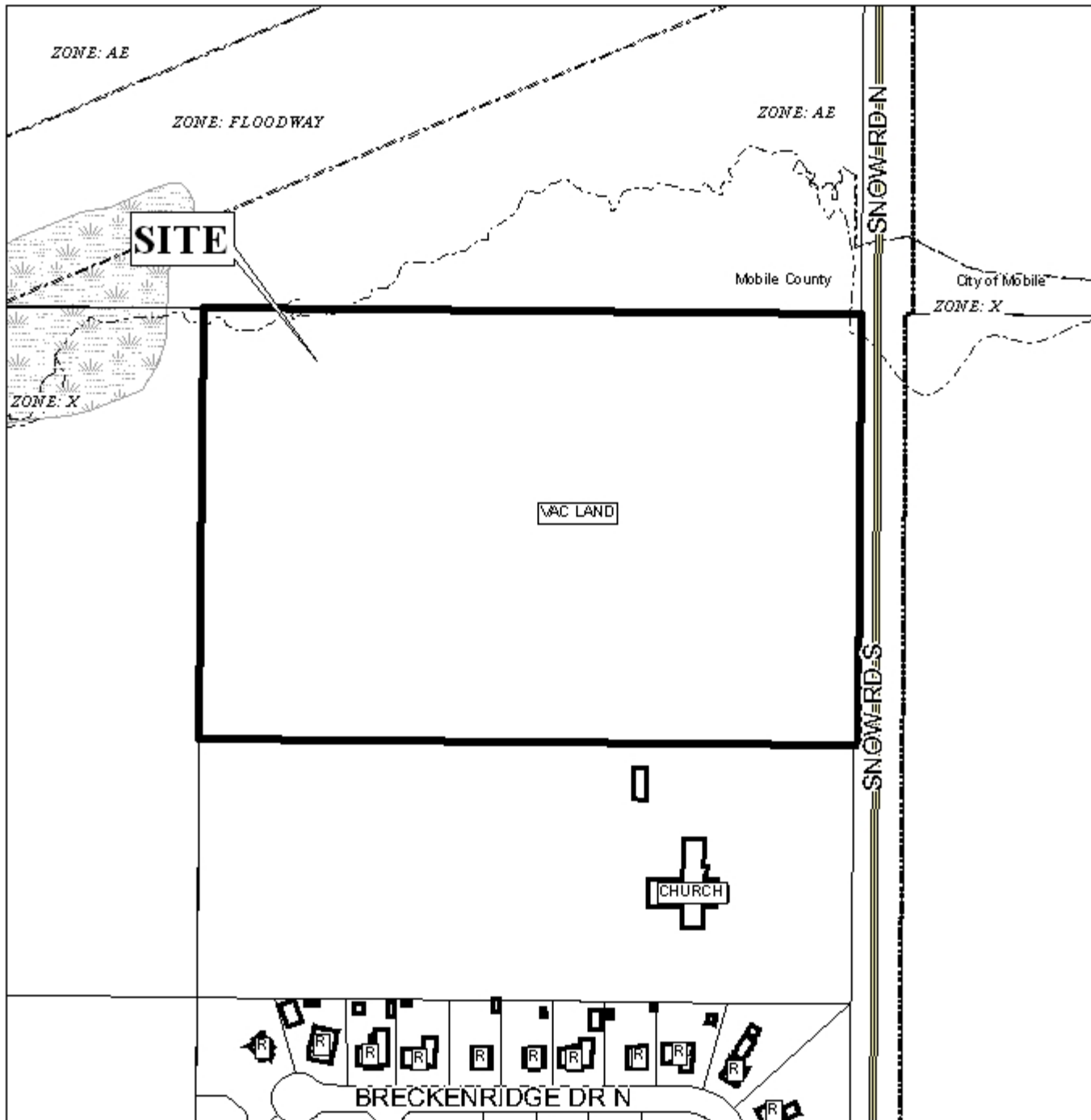
LOCATOR MAP



APPLICATION NUMBER 5 DATE February 7, 2013
APPLICANT Snow Road Subdivision
REQUEST Subdivision



SNOW ROAD SUBDIVISION



APPLICATION NUMBER 5 DATE February 7, 2013

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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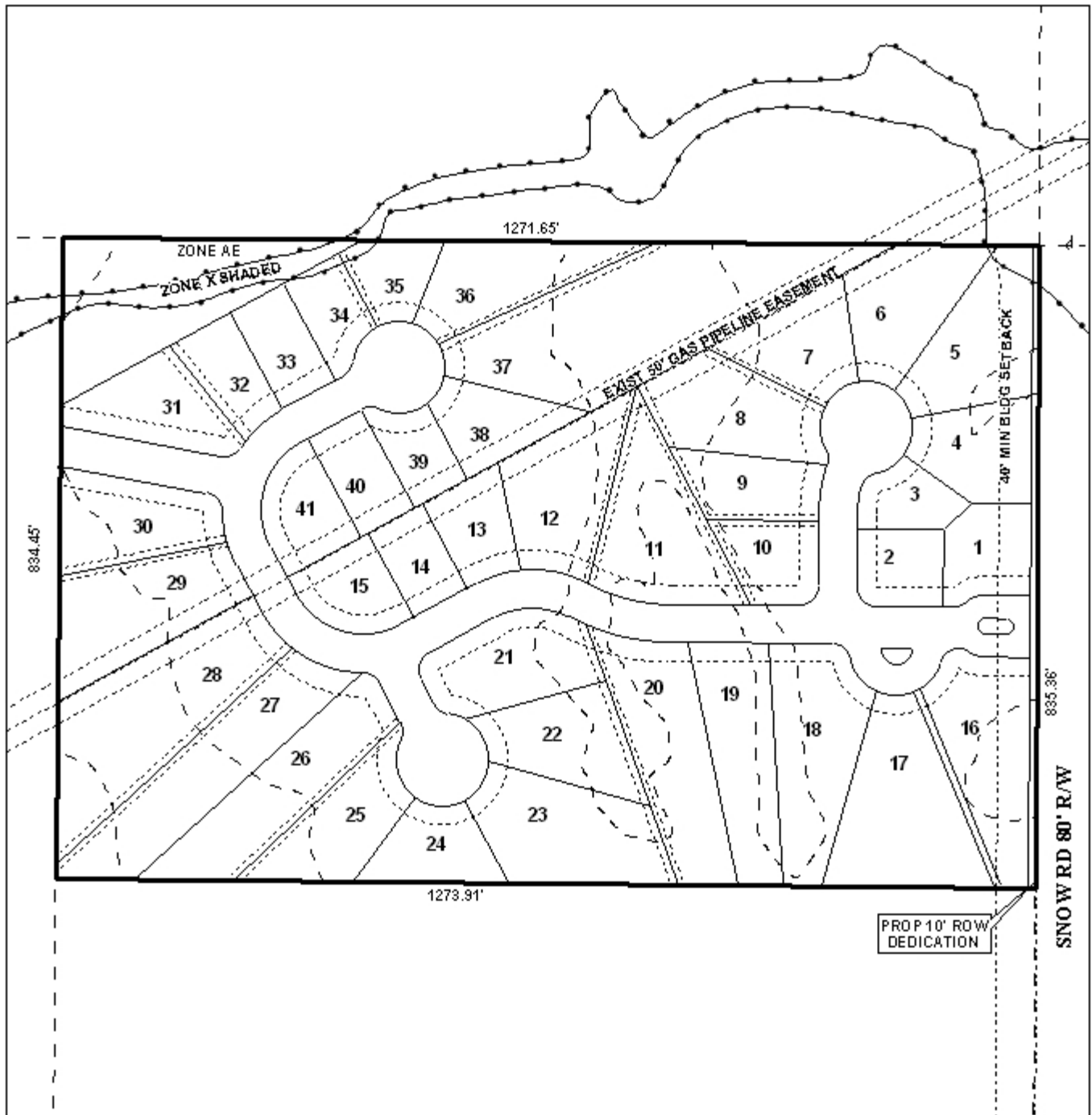
SNOW ROAD SUBDIVISION



APPLICATION NUMBER 5 DATE February 7, 2013



DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE February 7, 2013
APPLICANT Snow Road Subdivision
REQUEST Subdivision

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