

**JOHNSON DEVELOPMENT SUBDIVISION, PHASE  
ONE, RESUBDIVISION OF LOT 4, OF THE  
RESUBDIVISION**

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 Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).

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

The plat illustrates the proposed 1-lot, 111.6± acres subdivision which is located on the North side of Interstate 10, 700'± West of Theodore Dawes Road, extending to the South terminus of Trippel Road, and the East terminus of Firetower Road South. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by public water and sanitary sewer systems.

The purpose of this application is to dedicate a previously private road, Trippel Road, to Mobile County for maintenance.

This site was most recently approved by the Planning Commission at its March 19, 2015 meeting as part of a 4-lot subdivision with a proposed 60' private right-of-way for Trippel Road. The most recent subdivision approval has been recorded and the applicant would like amend the previously approved subdivision, to dedicate Trippel Road to Mobile County, thus necessitating the revision to the previously proposed subdivision. It should be noted that the required seven copies of the Final Plat of the subdivision have not been submitted to Planning and Zoning staff. If approved, the applicant should submit the seven copies of the recorded Resubdivision of Johnson Development Phase One Subdivision prior to the signing of the Final Plat for the request at hand, if approved.

Trippel Road, a minor street with curb and gutter is illustrated as having a 60' right-of-way. It appears no dedication will be required and this information should be retained on the Final Plat, if approved. The site has frontage along Interstate 10, a proposed major street on the Major Street Plan. As a major street, Interstate 10 should have a minimum right-of-way of 350'. The preliminary plat illustrates the right-of-way as varying from 340' to 470'. Because previous subdivision approvals did not require dedication, it may be appropriate to waive the requirement for this application as well. The Northwest portion of the proposed Lot 4-A abuts Firetower Road South, and the North portion abuts Spanish Trail Court. Firetower Road South is a minor street without curb and gutter, and the right-of-way is not provided. No dedication should be required per previous approvals; however, the preliminary plat should be revised to indicate the existing right-of-way. Spanish Trail Court is a minor street without curb and gutter, and is illustrated as having a compliant right-of-way of 60', thus no dedication is required.

There is a 70' private road easement illustrated parallel to Interstate 10 for ingress, egress, and utilities. There is no proposed turnaround at its terminus as required by Section V.B.6 of the Subdivision Regulations. Because the applicant is proposing a private road, the number, size, location, and design of all curb-cuts are to be approved by the Mobile County Engineering Department and conform to AASHTO standards.

The proposed private road easement is labeled as "70' private road easement (ingress, egress, and utility)". If the applicant wishes to have this easement considered to be a private road, the road must be improved to private road standards as required by Section VIII.E.2. of the Subdivision Regulations; otherwise the labeling of the easement **should be renamed to indicate a private access and utility easement**, omitting the word "road".

As the applicant is proposing a private street, the applicant must fully comply with Section V.III.E.2 of the Subdivision Regulations. The applicant will be required to place the following note on the Final Plat regarding the private street: If the Private Street(s) is not constructed and maintained to the appropriate city or county standard, and is ultimately dedicated for public use and maintenance, 100 percent of the cost of the improvements required to bring the street up to the prevailing standard shall be assessed to the property owners at the time the Private Street(s) is dedicated. Said assessment will run with the land to any subsequent property owners.

The plat depicts a temporary turnaround at the end of Trippel Road as required by Section V.B.6 of the Subdivision Regulations. However, there is no indication of the turnaround right-of-way diameter. The temporary turnaround must meet applicable fire codes and Mobile County Engineering requirements.

Access management is a concern, thus per previous approvals, the site should be limited to one curb-cut to Spanish Trail Court with the size, location, and design to be approved by the Mobile County Engineering Department and conform to AASHTO standards. Because Trippel Road is proposed to become a public street, the lot should be limited to three curb cuts to Trippel Road with the size, location, and design of all curb-cuts are to be approved by the Mobile County Engineering Department and conform to AASHTO standards. Also, since Firetower Road South is a substandard right-of-way, a note should be placed on the Final Plat stating that the lot is

denied access to Firetower Road South. The lot should also be denied access to Interstate 10, and a note should be placed on the Final Plat stating such.

The 25-foot minimum building setback line is depicted on the along all frontages for both the lot and common area. This information should be retained on the Final Plat, if approved.

The lot size is indicated in square feet and acres on the preliminary plat and should also be indicated on the Final Plat, or there should be the provision of a table on the plat depicting the same information, if approved.

A detention and common area is depicted on the preliminary plat; therefore, a note should be placed on the Final Plat stating maintenance of this area will be the responsibility of the property owner(s).

There are several drainage, utility, and access easements located on the site. If approved, a note should be placed on the Final Plat stating no structures shall be constructed or placed within any easements.

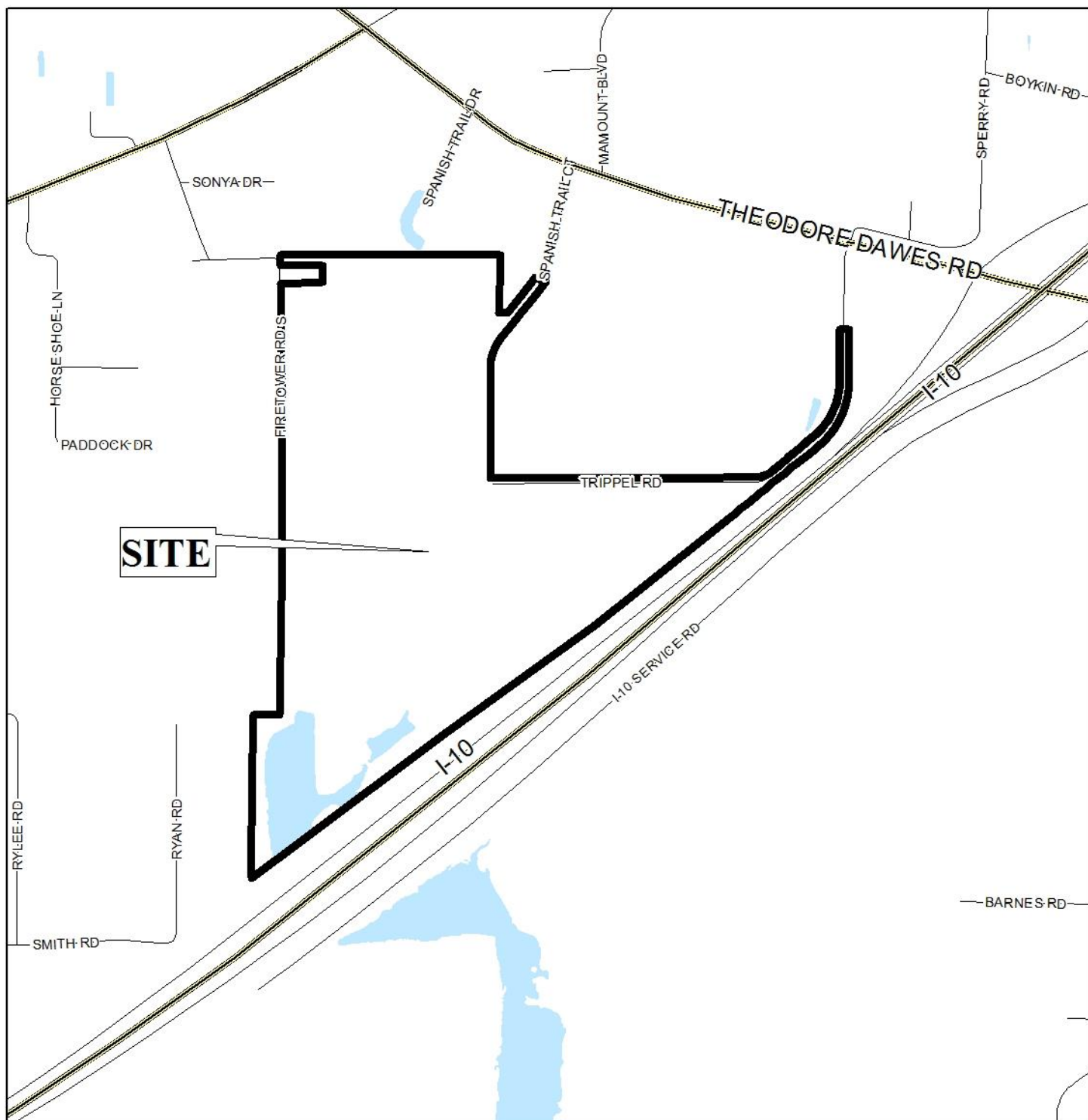
This site is located in the County, thus any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations. A note regarding this requirement should also appear on the Final Plat, if approved.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) provision of seven copies of the recorded Resubdivision of Johnson Development, Phase One to Planning and Zoning staff prior to the signing of the Final Plat;
- 2) retention of the 25' minimum building setback line along all frontages for the lot and common area;
- 3) placement of a note on the Final Plat stating the lot should be limited to one curb-cut to Spanish Trail Court with the size, location, and design to be approved by the Mobile County Engineering Department and conform to AASHTO standards;
- 4) placement of a note on the Final Plat stating the lot is limited to three curb cuts to Trippel Road with the size, location, and design to be approved by the Mobile County Engineering Department and conform to AASHTO standards;
- 5) relabeling of the private road easement to a private access and utility easement, or compliance with Section VIII.E.2 of the Subdivision Regulations regarding private roads is required;
- 6) full compliance with Section V.III.E.2 of the Subdivision Regulations regarding the private street;
- 7) placement of a note on the Final Plat stating that if the Private Street(s) is not constructed and maintained to the appropriate city or country standard, and is ultimately dedicated for public use and maintenance, 100 percent of the cost of the improvements required to bring the street up to the prevailing standard shall be assessed to the property owners at the time the Private Street(s) is dedicated. Said assessment will run with the land to any subsequent property owners;

- 8) placement of a note on the Final Plat stating the number, size, location, and design of all curb-cuts to the private street are to be approved by the Mobile County Engineering Department and conform to AASHTO standards;
- 9) placement of a note on the Final Plat stating that the lot is denied access to Firetower Road South and Interstate 10;
- 10) the placement of a note on the Final Plat stating a temporary turnaround shall be provided where streets end until future development of the streets and that they will meet applicable fire codes and Mobile County Engineering requirements;
- 11) retention of the lot sizes in square feet and acres, or provision of a table on the plat depicting the same information;
- 12) 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;
- 13) placement of a note on the Final Plat stating that maintenance of the detention and common area is the responsibility of the subdivision's property owner(s);
- 14) placement of a note on the Final Plat stating no structures shall be constructed or placed in any drainage, utility or access easements; and
- 15) placement of a note on the Final Plat stating that development will be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits. Certification to be submitted to the Planning and Zoning and County Engineering.

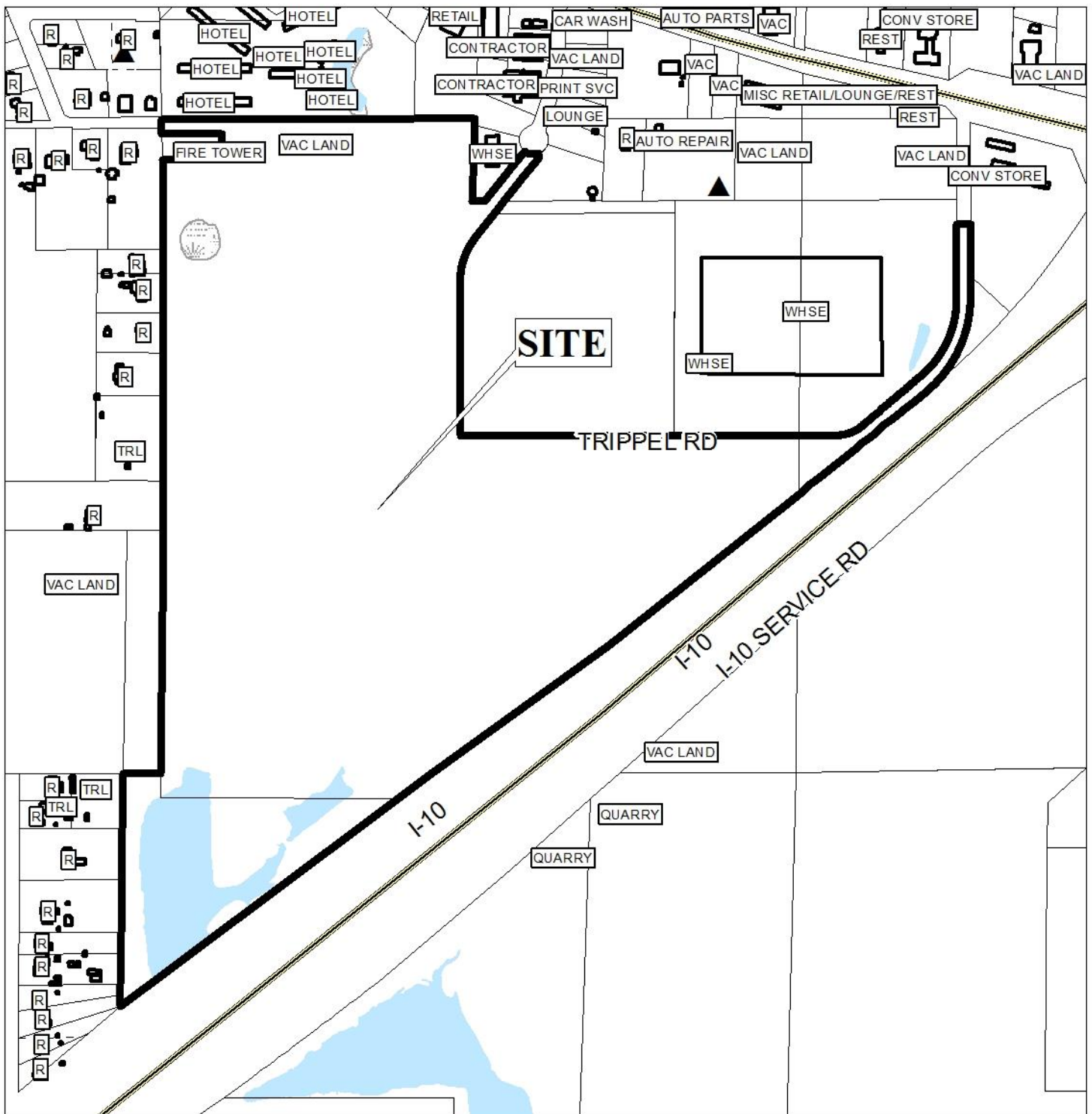
# LOCATOR MAP



APPLICATION NUMBER 5 DATE May 5, 2016  
 APPLICANT Johnson Development Subdivision, Phase One, Resubdivision of Lot 4, of the Resubdivision of  
 REQUEST Subdivision



# JOHNSON DEVELOPMENT SUBDIVISION PHASE ONE RESUBDIVISION OF LOT 4 OF THE RESUBDIVISION OF



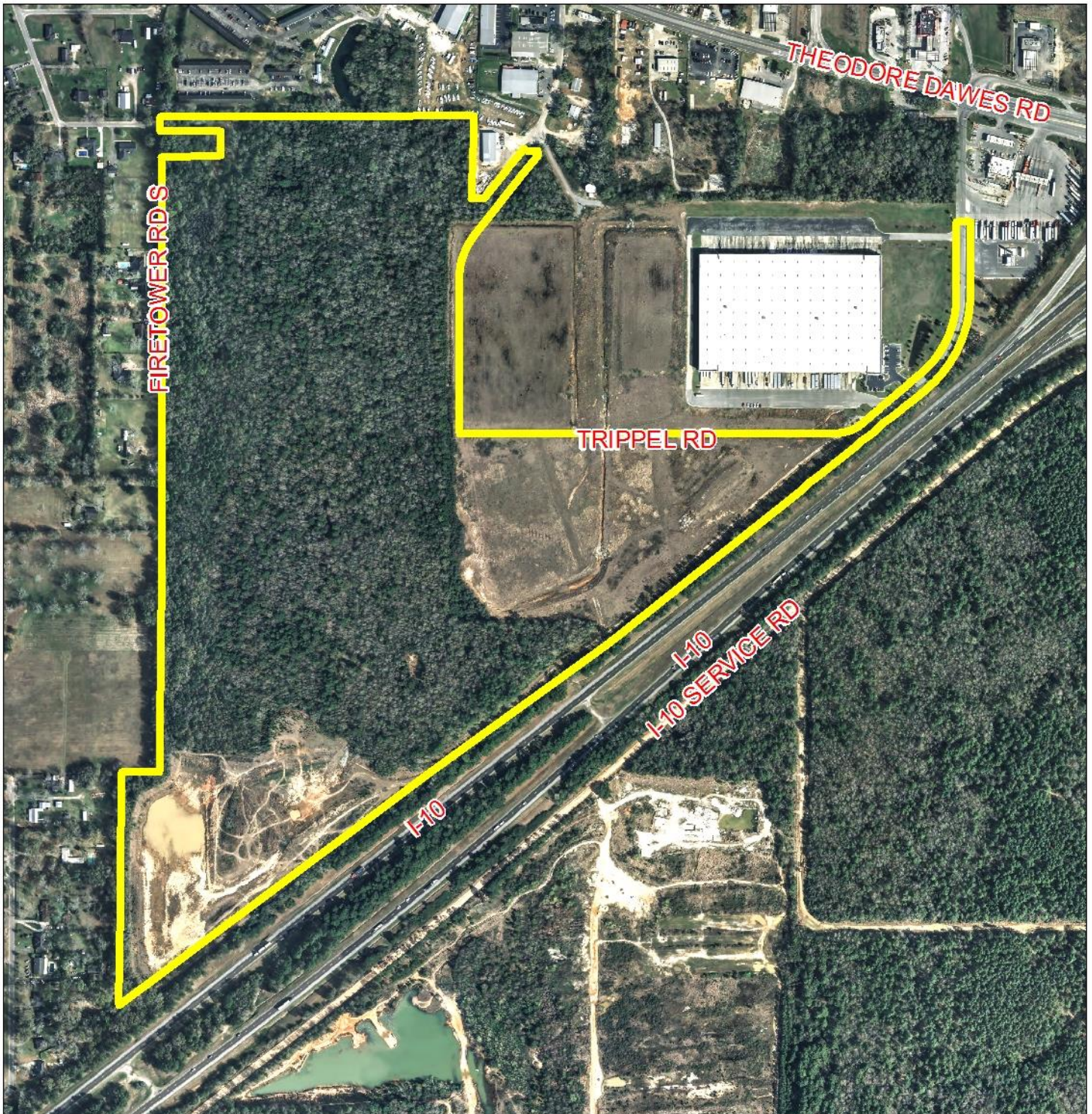
APPLICATION NUMBER 5 DATE May 5, 2016

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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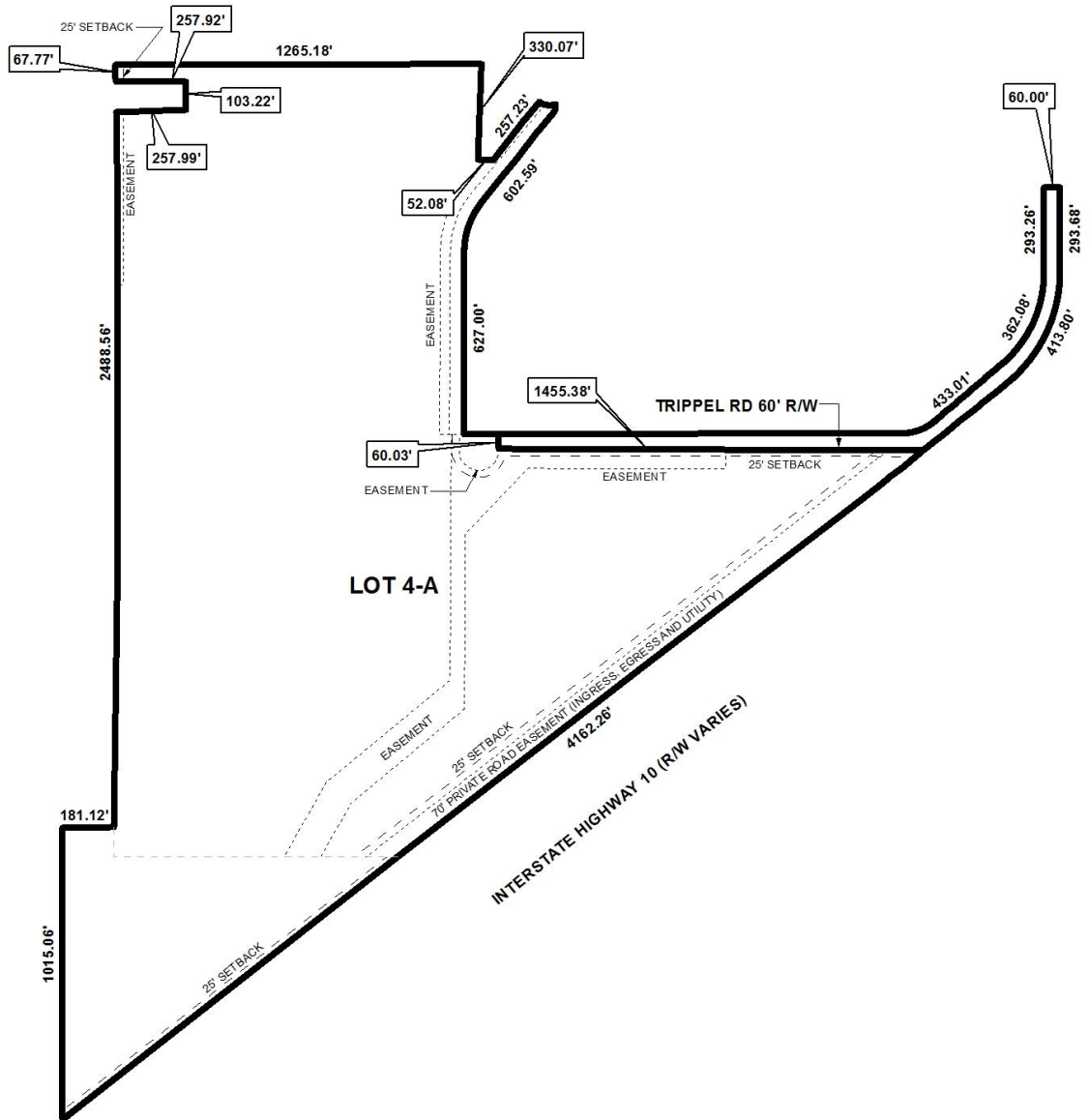


APPLICATION NUMBER 5 DATE May 5, 2016





# DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE May 5, 2016

APPLICANT Johnson Development Subdivision, Phase One, Resubdivision of Lot 4, of the Resubdivision of

REQUEST Subdivision



NTS