

REDLANDS SUBDIVISION, PHASE 3

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: 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: No comments were provided.

The plat illustrates the proposed 63 lot, 17.9 ± acre subdivision which is located on the west side of Hunters Ridge Drive West, 2/10 ± miles south of Airport Boulevard, extending to the West terminus of Hunter's Ridge Drive North, and is located within the Planning Jurisdiction. The applicant states that the subdivision is served by public water and sanitary sewer (South Alabama Utilities).

The purpose of this application is to create 63 legal lots of record from a portion of a lot created through the Alabama Pecan Subdivision, Phase 1.

The overall site most recently appeared before the Planning Commission at the May 17, 2018 meeting with two separate subdivision applications for the Redlands Subdivision, Phase 1, and the Redlands Subdivision, Phase 2. The Redlands Subdivision, Phase 1 consisted of 70 lots and 3 common area/ detention areas. The Redlands Subdivision, Phase 2 consisted of 80 lots and 2 common areas. The purpose of this specific application is to create 63 lots, 2 new common areas/ detention pounds, and to allow connectivity to Phase 1 and Phase 2 of the development.

An overall composite plan for the Redlands Subdivision submitted on 5/16/18, indicated that the overall subdivision would have a total of 223 lots. However, as submitted, the overall subdivision will only have 213 lots.

The site has frontage along Redland Street and Sand Dune Avenue, two proposed streets which connect to Phase 2. Lots 44 - 46 also have frontage along North Hunter's Ridge Drive; however a note should be placed on the plat stating Lots 44 - 46 will be denied access to North Hunter's Ridge Drive.

The 25' minimum building setback lines are depicted on the plat and, if approved, should be retained on the Final Plat.

The lot sizes are not labeled in square feet and acres. It appears, however, that all lots will be at least 7,200 square feet, and will be at least 60 feet in width at the minimum building setback line.

If approved, the plat should be revised to depict all lots in both square feet and acres, or the provision of a chart depicting that information will be required.

As a means of access management, each lot and common area should be limited to one curb-cut each to the streets internal to the development, and Lots 44 - 46 should be denied direct access to Hunter's Ridge Drive. The size, design and location of all curb-cuts should be approved by County Engineering and comply with AASHTO standards. All roads proposed within the subdivision must be built to County Engineering standards and accepted by the County, prior to the signing of the plat for each phase for recording.

As mentioned, two common areas/ detention ponds are depicted on the preliminary plat. A note should be placed on the Final Plat stating that maintenance of the common areas are the responsibility of the subdivision's property owners, and not Mobile County.

There are several drainage easements within the site, a note should be placed on the Final Plat stating no structures shall be constructed within any easements.

A note should be placed 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.

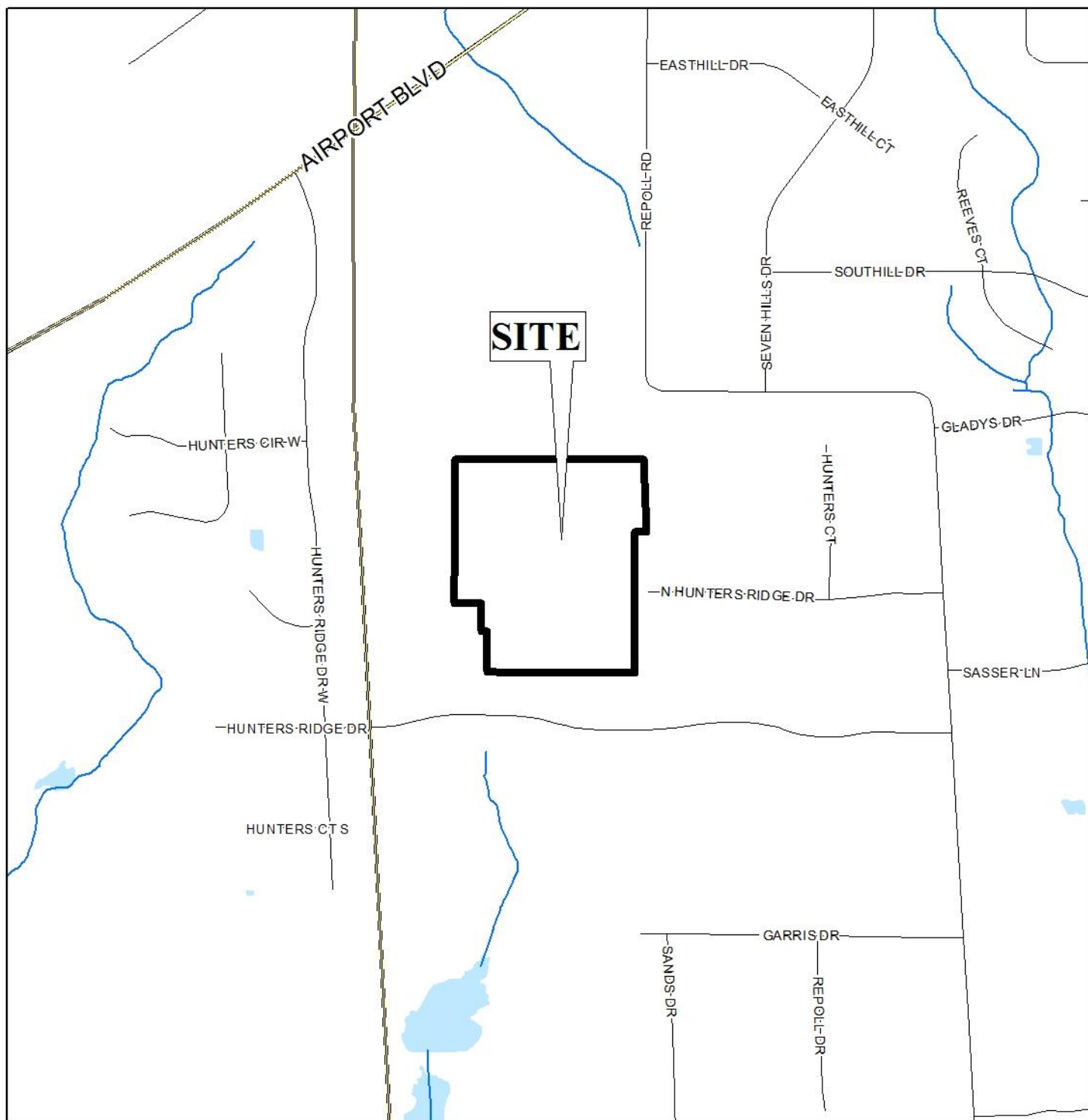
It should be pointed out that the adjacent lots that are depicted on the preliminary plat, which appear to be a part of the Redlands Subdivision, Phase 2 development, are labeled incorrectly. The Phase 3 plat depicts Lot 52 twice and lots 45, 44, 38, and the common area do not reflect the labeling of the lot numbers as previously submitted and approved on the Redlands Subdivision, Phase 2. The Redlands Subdivision, Phase 3 plat should be revised to reflect the correct and corresponding lots as approved in Phase 2.

Based upon the proceeding that application is recommended for Tentative Approval, subject to the following conditions:

1. revision of the plat to correct the labeling of the adjacent subdivision lots identified in the Redlands Subdivision, Phase 2 (lot 52 depicted twice and lots 45, 44, 38, and the common area)
2. retention of the right-of-way widths for both Redland Street and Sand Dune Avenue;
3. all roads proposed within the subdivision must be built to County Engineering standards and accepted by the County, prior to the signing of the plat for each phase for recording;
4. revision of plat to depict the lot sizes in square feet and acres, or the provision of a chart depicting that information;
5. retention of the 25' minimum building setback lines;
6. placement of a note on the Final Plat stating each lot and the two common areas are limited to one curb-cut each to the streets internal to the development, and Lots 44-46 are denied direct access to North Hunter's Ridge Drive. The size, design and location of all curb-cuts to be approved by County Engineering and comply with AASHTO standards;
7. 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;

8. placement of a note on the Final Plat stating that maintenance of the common areas are the responsibility of the subdivision's property owners, and not Mobile County;
9. placement of a note on the Final Plat stating no structures shall be constructed within any easements;
10. compliance with 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."* and
11. compliance with Fire comments: *"Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC)."*

LOCATOR MAP



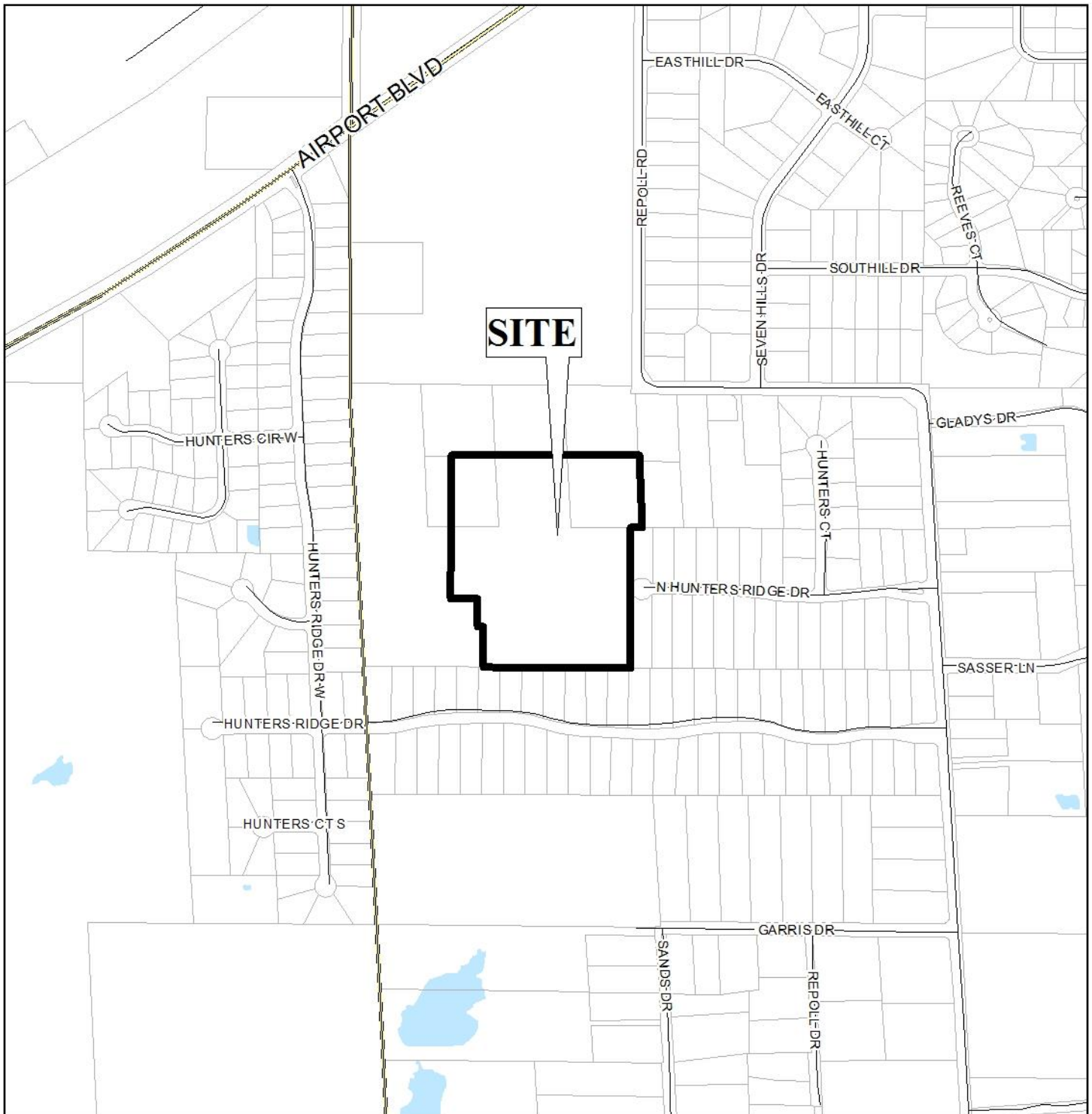
APPLICATION NUMBER 6 DATE November 1, 2018

APPLICANT Redlands Subdivision, Phase 3

REQUEST Subdivision



LOCATOR ZONING MAP



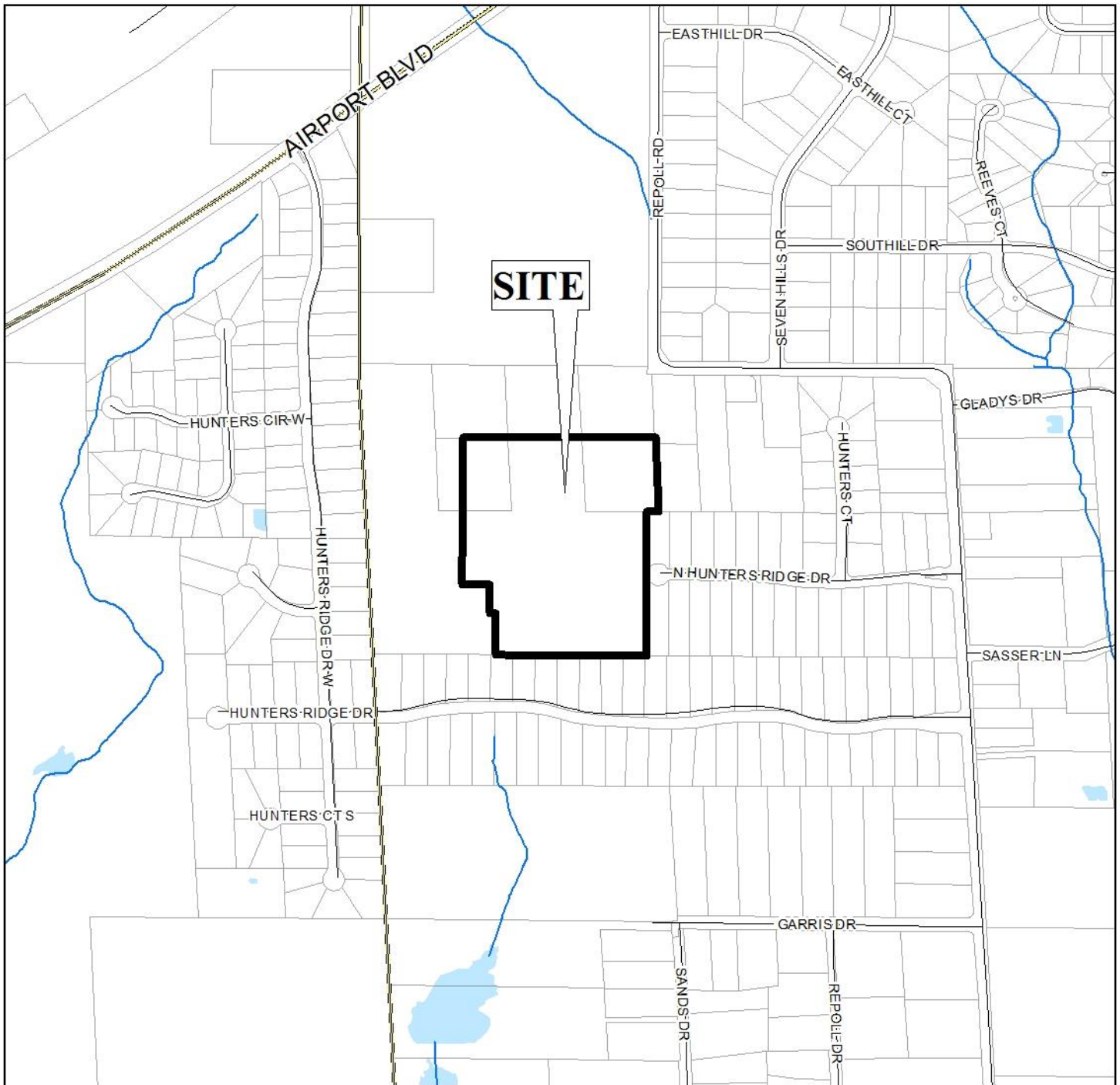
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APPLICANT Redlands Subdivision, Phase 3

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 6 DATE November 1, 2018

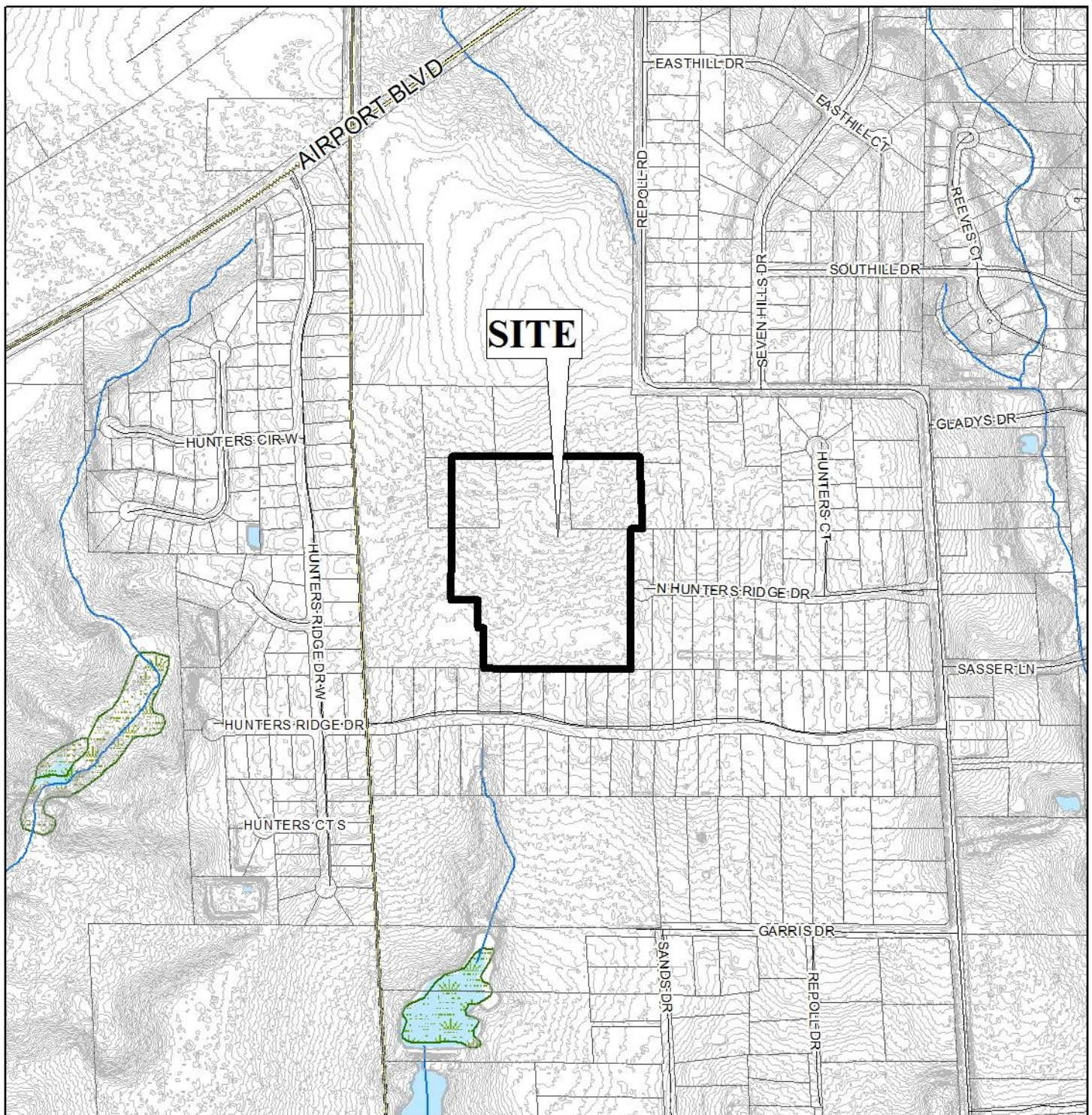
APPLICANT Redlands Subdivision, Phase 3

REQUEST Subdivision

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



ENVIRONMENTAL LOCATOR MAP



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APPLICANT Redlands Subdivision, Phase 3

REQUEST Subdivision



REDLANDS SUBDIVISION, PHASE 3

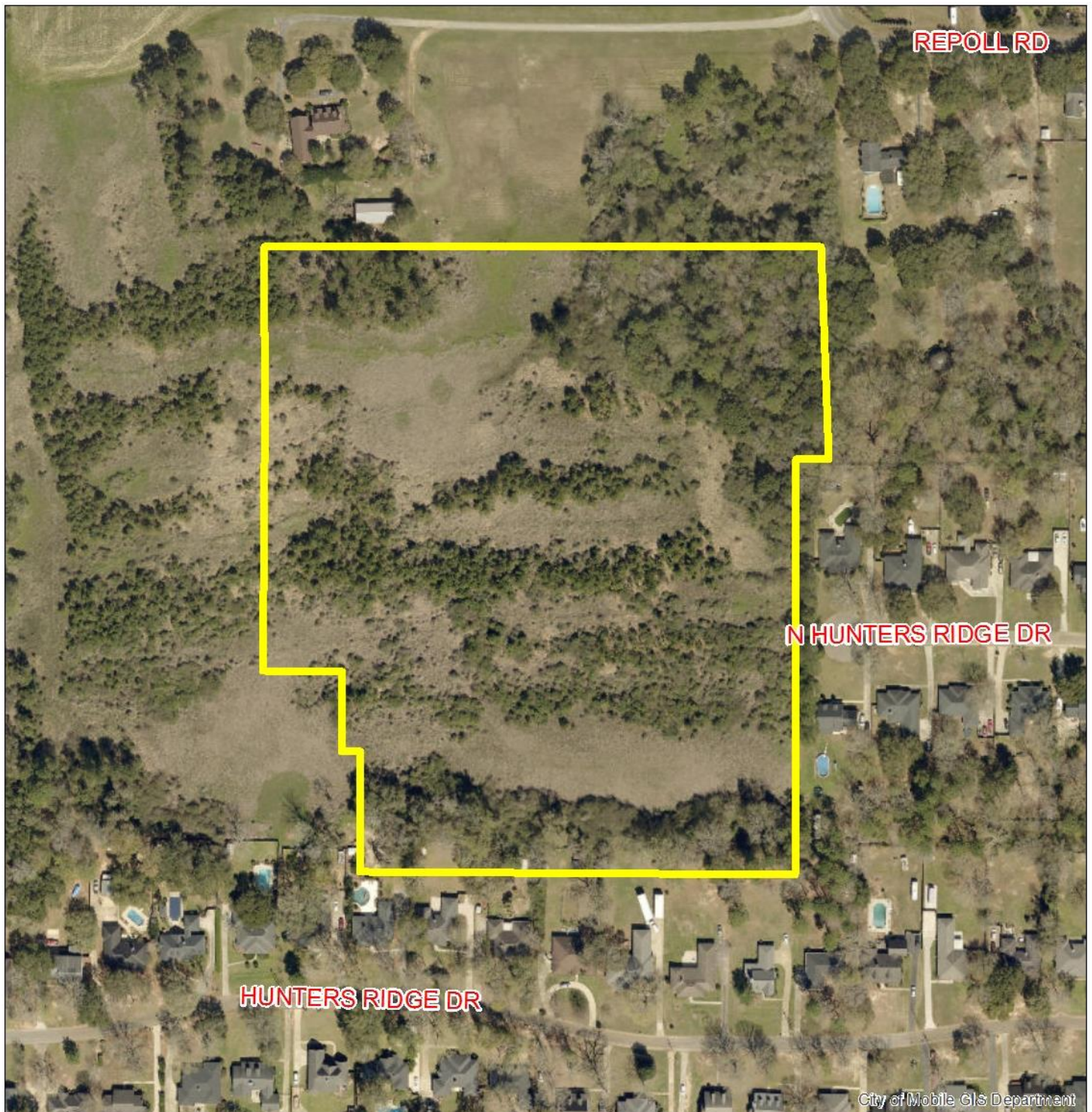


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



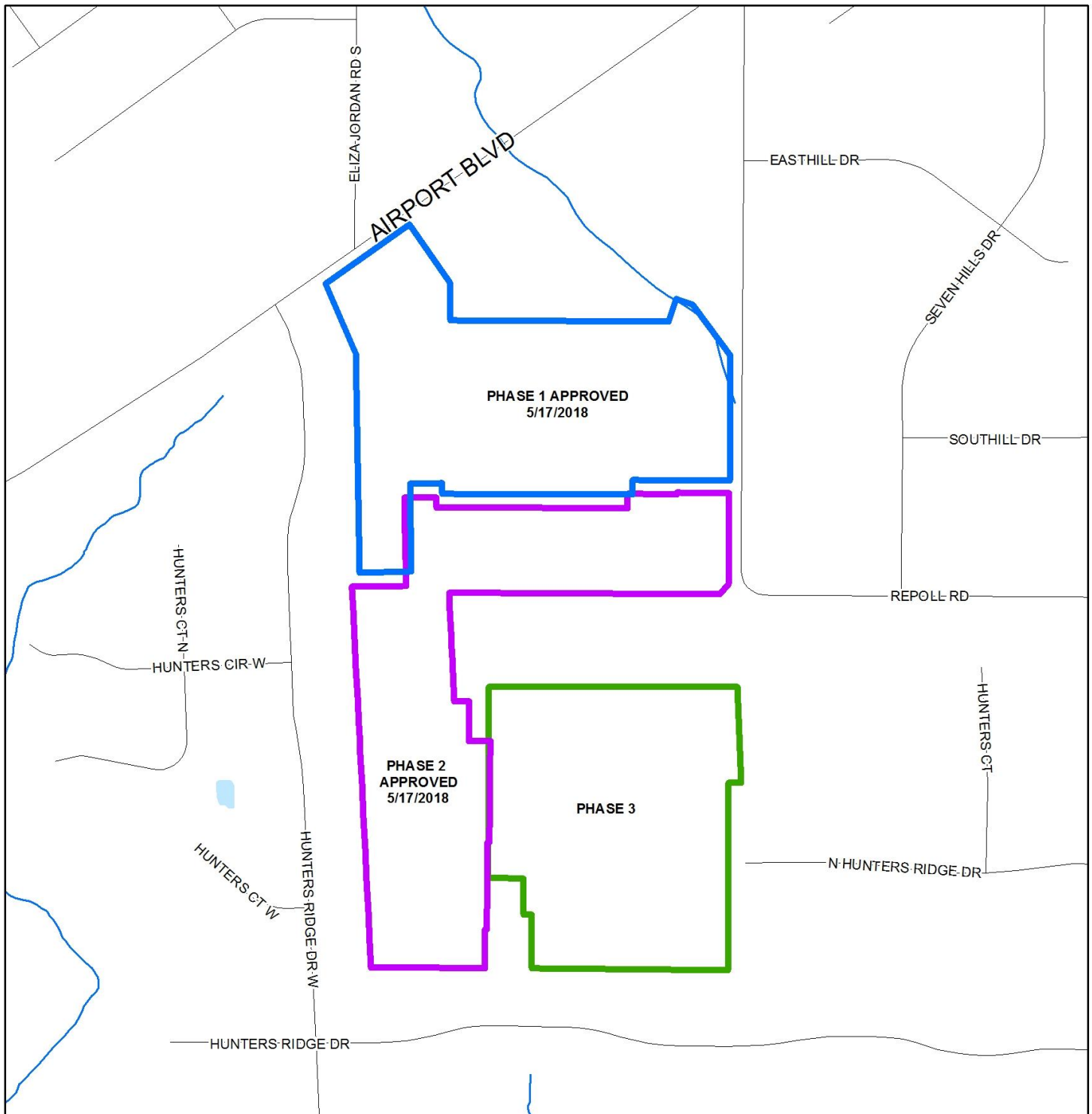
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DETAIL SITE PLAN



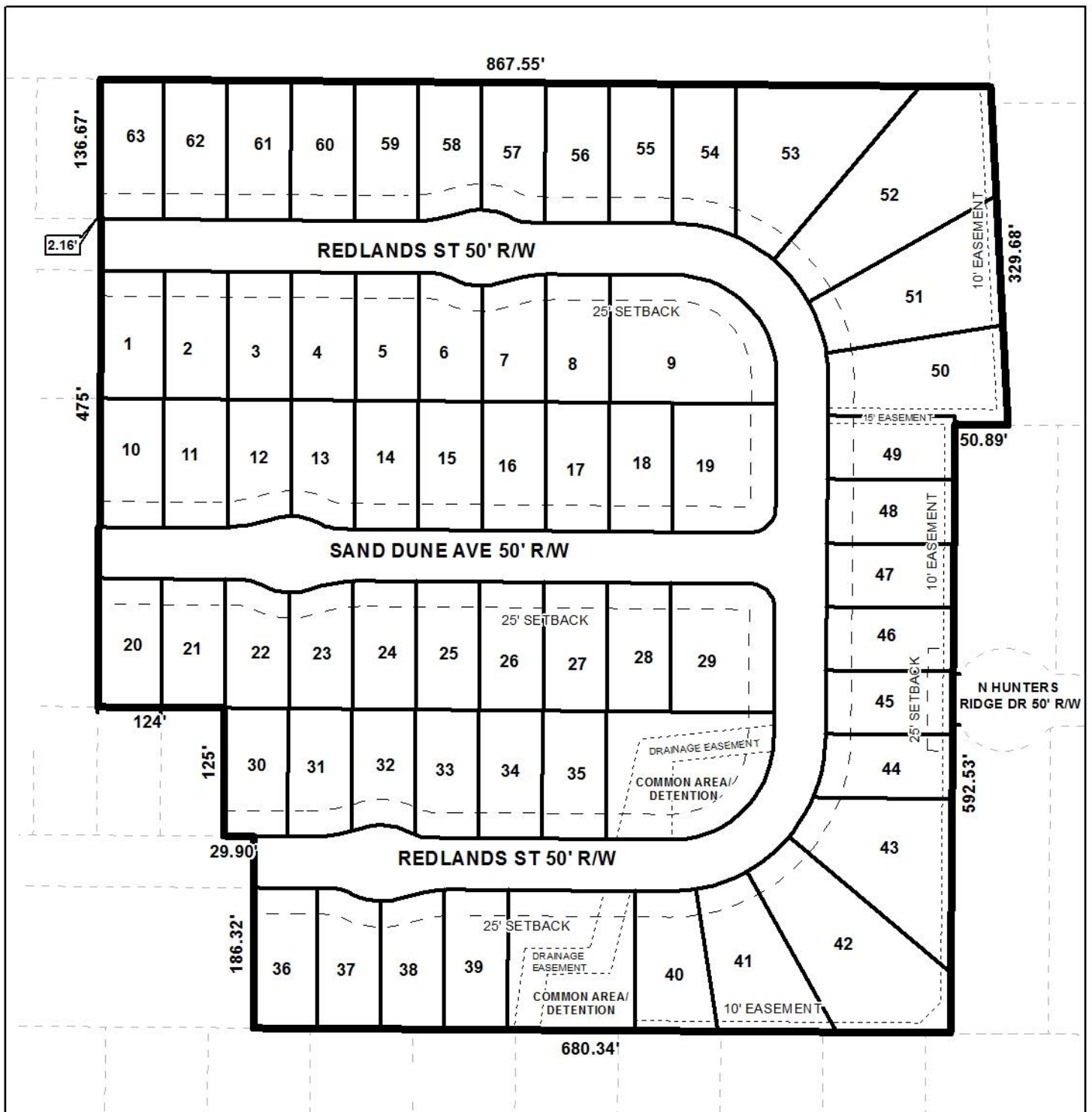
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APPLICANT Redlands Subdivision, Phase 3

REQUEST Subdivision



DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE November 1, 2018
APPLICANT Redlands Subdivision, Phase 3
REQUEST Subdivision



