

AMELIA LAKE SUBDIVISION, PHASES 3-4

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: 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 **no** water or sewer services available.

The plat illustrates the proposed 76-lot, 26.6± acre subdivision located at the East terminus of Amelia Drive, within the planning jurisdiction. The applicant is requesting Subdivision approval to create 76 legal lots of record from one metes-and-bounds parcel labeled "Future Development" on the Amelia Lake Subdivision Phases 1-2 plat, approved by the Planning Commission at its October 2, 2014 meeting and recorded in Mobile County Probate Court after a one-year extension on December 16, 2015. The applicant states that the subdivision is served by public water and sewer services.

The proposed Phases 3-4 of Amelia Lake Subdivision are accessed by an extension of Amelia Drive, a minor street with curb and gutter requiring a 50' right-of-way width. The rights-of-way of all proposed streets within the subdivision are also 50', and comply with Section V.B.14 of the Subdivision Regulations.

Turnarounds, temporary or permanent, are required at the terminus of any closed-end street per Section V.B.6. of the Subdivision Regulations; therefore, if approved, the provision of a temporary turnaround not less than 120' in diameter should be required at the terminus of each proposed street stub farther than 150' from the nearest intersection prior to the signing of the Final Plat.

Also, if approved, all proposed streets must be built to Mobile County Engineering standards and be accepted by Mobile County prior to the signing of the Final Plat.

Each lot meets the minimum size requirements for lots served by public water and sanitary sewer systems, and are appropriately labeled in square feet and acres on the preliminary plat. This information should be retained on the Final Plat, if approved; or, provision of a table indicating the same information may suffice.

The 25' minimum building setback line is illustrated along the frontage of each lot and should also be retained on the Final Plat, if approved.

With regards to access management, a note should be placed on the Final Plat stating each lot is be limited to one curb cut to each street to which it has frontage, with any changes in their sizes,

locations, or designs to be approved by Mobile County Engineering and conform to AASHTO standards, if approved.

Multiple easements are illustrated on the preliminary plat, including five 20' drainage easements and one drainage easement at an angle along the front of Lot 76. As such, if approved, a note should be required on the Final Plat stating no structures will be constructed in any easement.

The West portion of the site contains a section of Amelia Lake, and wetlands associated with the lake may occur on a portion of the site. As such, the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

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.

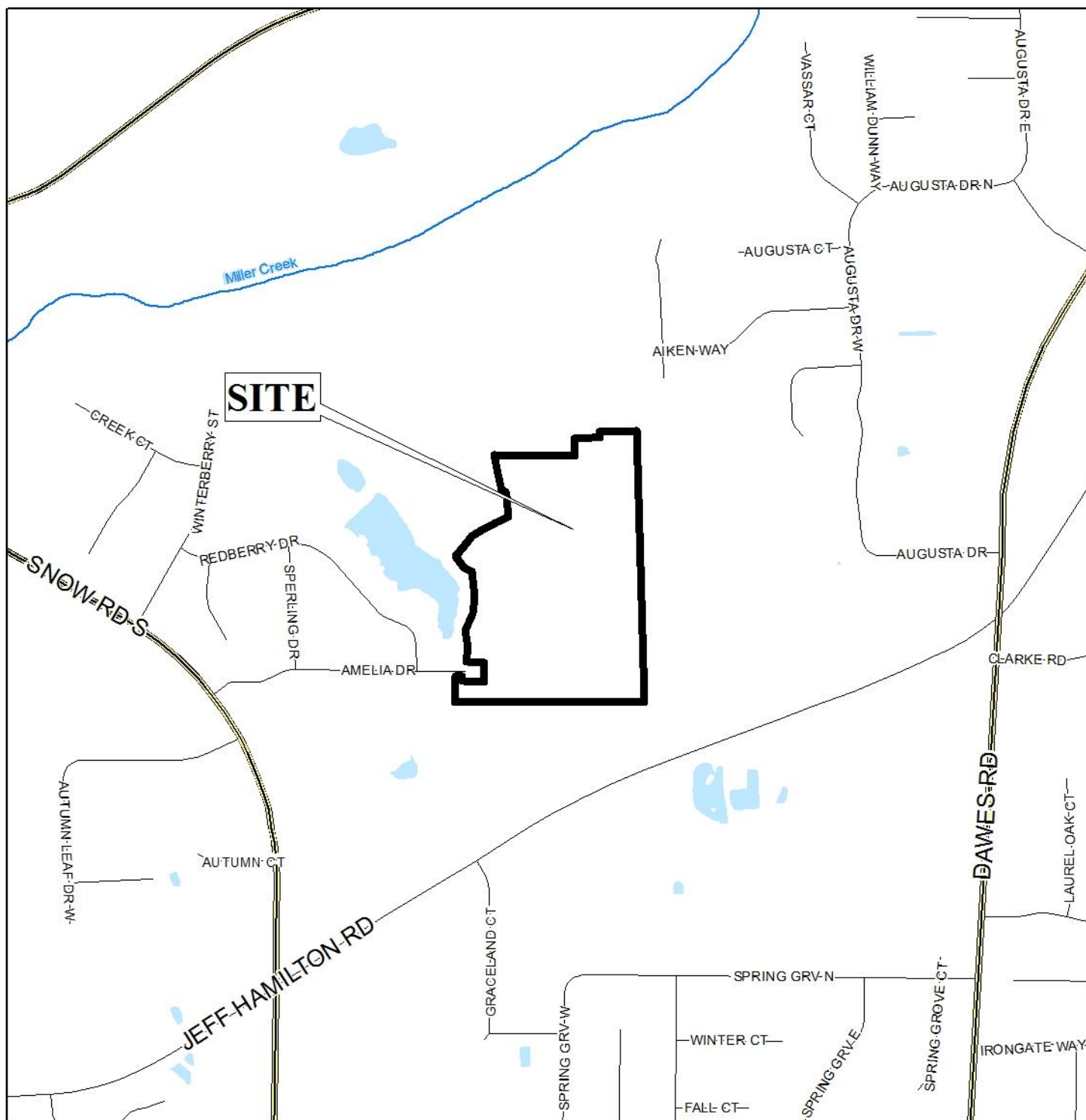
The site will have to comply with the City of Mobile storm water and flood control ordinances. A note stating *"Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of 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."* should be placed on the Final Plat.

Based upon the preceding, this application is recommended for Tentative Approval subject to the following conditions:

- 1) revision of the plat to illustrate temporary turnarounds not less than 120' in diameter at the terminus of each proposed street stub, where the stub is farther than 150' from the nearest intersection;
- 2) placement of a note on the Final Plat stating that all proposed streets must be built to Mobile County Engineering standards and be accepted by Mobile County;
- 3) retention of the labeling of the lot sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 4) retention of the 25-foot minimum building setback line on the Final Plat;
- 5) placement of a note on the Final Plat limiting each lot to one curb cut to each street frontage, with their sizes, designs, and locations be approved by Mobile County Engineering and conform to AASHTO standards;
- 6) placement of a note on the Final Plat stating that no structures can be placed in any easement;
- 7) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;

- 8) 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;
- 9) placement of a note on the Final Plat to comply with the Mobile County storm water and flood control ordinances (*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.*); and,
- 10) placement of a note on the Final Plat to comply with the Fire 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).*)

LOCATOR MAP



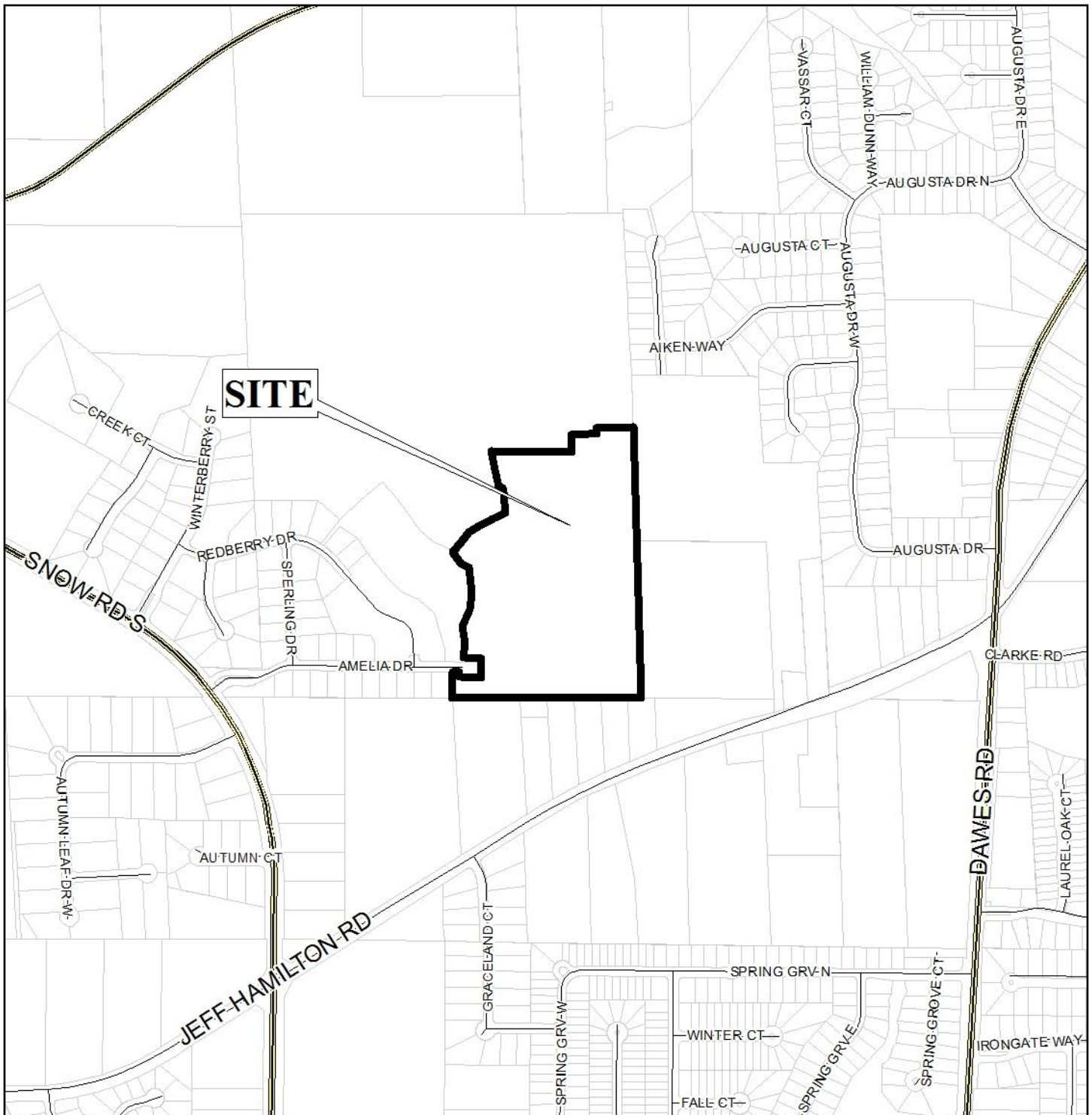
APPLICATION NUMBER 6 DATE May 4, 2017

APPLICANT Amelia Lake Subdivision, Phases 3-4

REQUEST Subdivision



LOCATOR ZONING MAP



APPLICATION NUMBER 6 DATE May 4, 2017

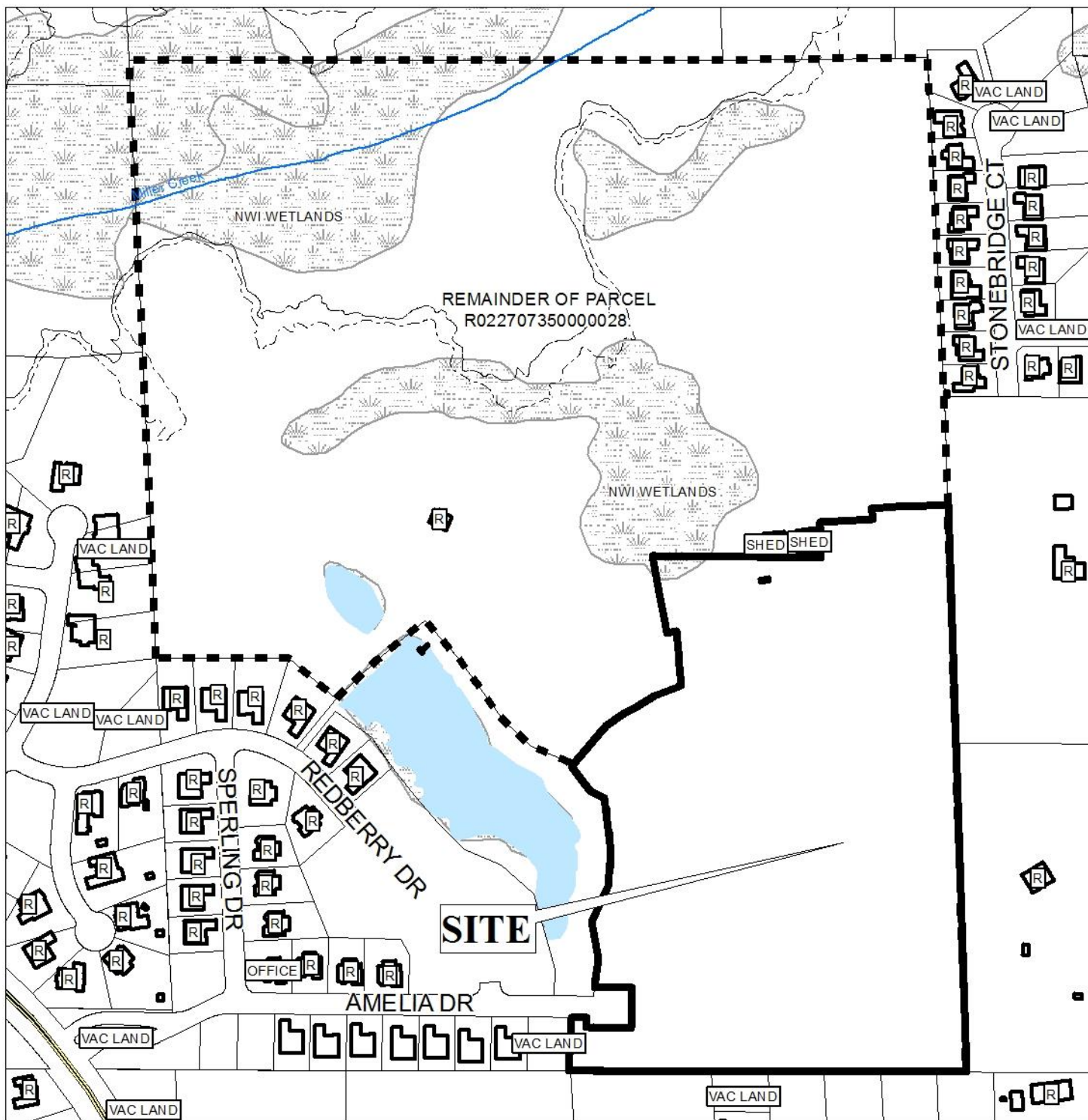
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AMELIA LAKE SUBDIVISION, PHASES 3-4



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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



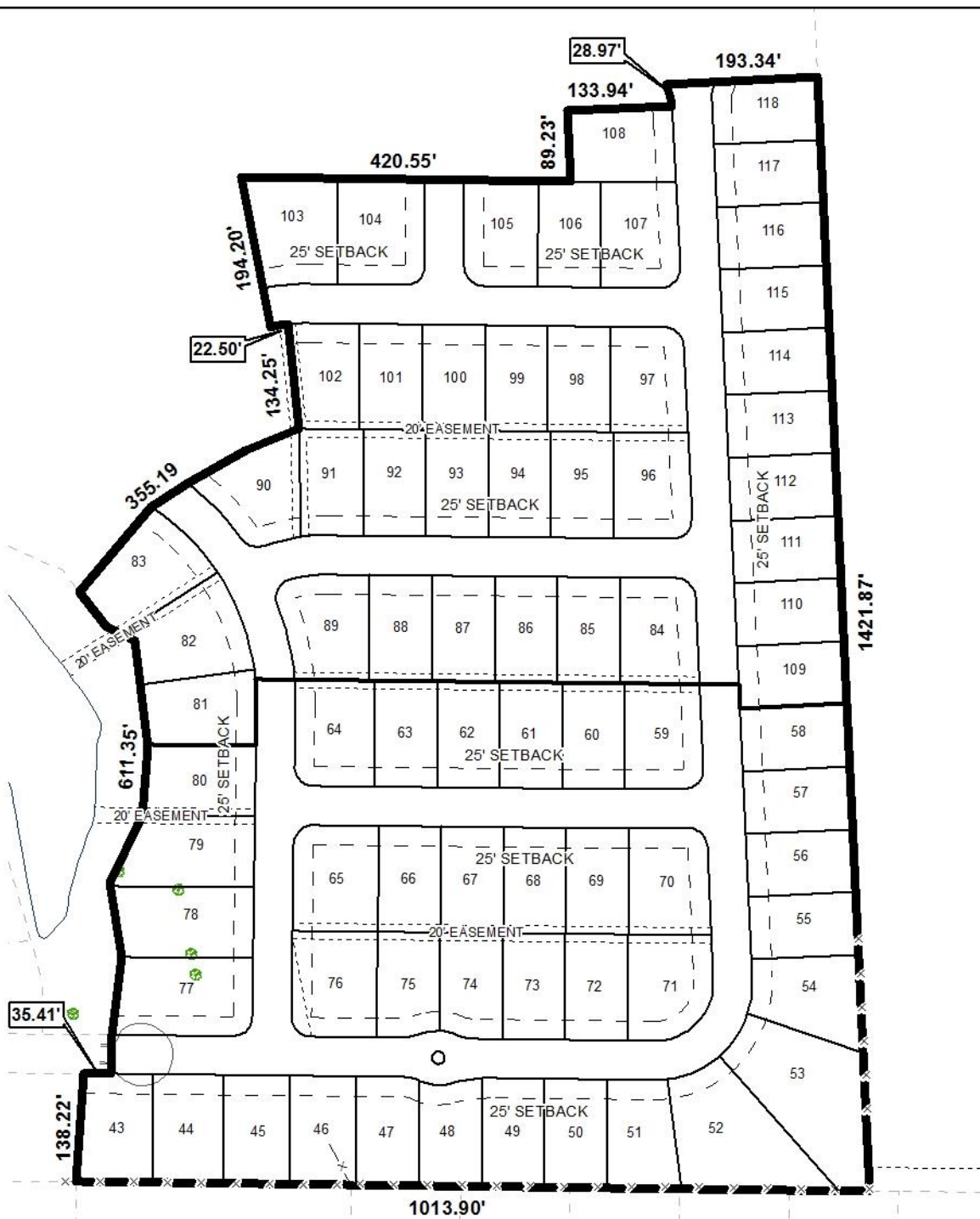
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DETAIL SITE PLAN



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