

O'FALLON AND O'FALLON FIRST ADDITION **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. Sanitary sewer requires a 4,600 foot extension.

The plat illustrates the proposed 52-lot, 19.4 ± acre subdivision which is located on the West side of McFarland Road, 290'± South of Hamilton Creek Drive. The applicant states that the subdivision is served by public water and sanitary sewer systems.

The purpose of this application is to create 52 legal lots of record which will include the construction of new streets. This site was most recently approved by the Planning Commission at its February 3, 2011 meeting as a 60-lot subdivision for Camden Pointe Subdivision; however, the approval has expired. The site was also approved by the Planning Commission at its August 16, 2007 meeting as a 71-lot subdivision for Maddox Place. The application now proposes a 52 lot subdivision for O'Fallon and O'Fallon First Addition Subdivision.

Although it does appear that all lots meet minimum size requirements any lots less than 7,200 square feet must be resized to comply with the Subdivision Regulations. Lot sizes for are not labeled on the preliminary plat. Labeling of the lot area size, in square feet, or provision of a table on the Final Plat with the same information will be required if approved.

The site fronts McFarland Road which is shown as a major street on the Major Street Plan component of the Comprehensive Plan. The preliminary plat submitted indicates that McFarland Road has a current 80' right-of-way; however, a minimum of 120' right of way is required by the Major Street Plan. Therefore, dedication of sufficient right of way along McFarland Road to provide 60' from centerline will be required.

Access management is a concern thus; a note should be placed on the plat stating that all lots and common areas fronting McFarland Road are denied access to McFarland Road. A note on the

final plat should be modified to state that each lot and detention/ common area access is limited to one curb-cut, with the size, design and location to be approved by Mobile County Engineering.

Development of the site will require the construction of new streets. All roads must be built to County standards and accepted by the County, prior to the recording of the Final Plat. Furthermore, the location of the proposed 20-foot wall as depicted on the plat will be subject to the approval of County Engineering.

The site has closed-end streets that exceed 600 feet. Thus, a waiver of Section V.B.6 of the Subdivision Regulations shall be required. According to the design standards and right-of-way widths located in the Subdivision Regulations a closed-end street must have a turnaround right-of-way diameter of 120 feet, however, the plat only reflects a diameter of 110 feet. The cul-de-sac diameter should be revised to comply with Section V.B.14. of the Subdivision Regulations, and revised lot sizes shall be required for any lots that abut each cul-de-sac.

The site has property lines at an intersection corner. Section V.D.6. of the Subdivision Regulations requires that *“property lines at street intersection corners shall be arcs having radii of at least 10 feet or shall be chords of such arcs.”* The curb radii is depicted on the preliminary plat, and if approved should be depicted on the final plat as well.

Three common areas are depicted on the preliminary plat. There is also a 20-foot wall and landscaping easement illustrated at the entrance to the subdivision. A note should be placed on the final plat, if approved, stating that maintenance of the common areas and the 20-foot wall and landscaping easement is the responsibility of the subdivision’s 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 on preliminary plat reflects this requirement, and should also appear on the final plat.

The 25-foot minimum building setback is shown on the plat, and should be placed on the Final Plat, if approved. Revisions along McFarland Road due to dedication should be made and the illustration of the new 25-foot minimum building setback line should be depicted.

This site is located in Mobile County, thus 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.

There are several drainage easements located on the site that lead to the common area and retention/ detention ponds. A note should be placed on the final plat stating that no structures shall be constructed or placed within any easements.

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.

It should be noted that the site plan depicts limits of wetlands on the site which may indicate that the area is environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies will be required for wetland issues.

There appear to be errors in the notes and site data table in regards to the total number of lots and lots that are denied direct access to McFarland Road. Revisions to the notes should be made to reflect what the plat depicts. Also, McFarland Road is listed as McFarland Drive on the preliminary plat. Revisions should be made to the plat to illustrate the correct street name.

RECOMMENDATION Based upon the preceding, this application is recommended for holdover until the November 7th, 2013 meeting, with revisions due by October 14, 2013 so that the applicant can provide the following information:

1. revisions to the site plan to depict dedication of sufficient right of way along McFarland Road to provide 60' from centerline;
2. revisions to the site plan to depict a turnaround right-of-way diameter of 120 feet;
3. revised calculations of lot sizes where the property abuts each cul-de-sac;
4. revision of all lot size calculations to reflect any modifications required due to right-of-way dedication or cul-de-sac changes, and labeling of all lots with their size in square feet; and
5. revise plat to illustrate the correct labeling for McFarland Road.

Revised for the November 7th meeting:

This application was heldover from the October 3rd meeting to allow the applicant to submit a revised plat. The revised plat depicts dedication of sufficient right-of-way along McFarland Road to provide 60' from centerline. Revisions to the plat also depict adequate 120 feet turnaround right-of-way diameter cul-de-sacs with revised area calculations of the lots illustrated where properties abut each cul-de-sac. Modifications have been made regarding calculations of the revised lot sizes due to right-of-way dedications and cul-de-sac changes. McFarland Road is correctly labeled and revised lot sizes are depicted in square feet.

It should be noted that item number three in the "SITE DATA" table located on the preliminary plat indicates that there are a total of 33 lots instead of the 52 that appear on the plat. Also, within the "Notes" section of the plat the actual lot numbers that are denied direct access to McFarland Road appear to be incorrect. Furthermore, the plat illustrates there are some wetlands on the site, thus a note should be provided addressing wetland issues.

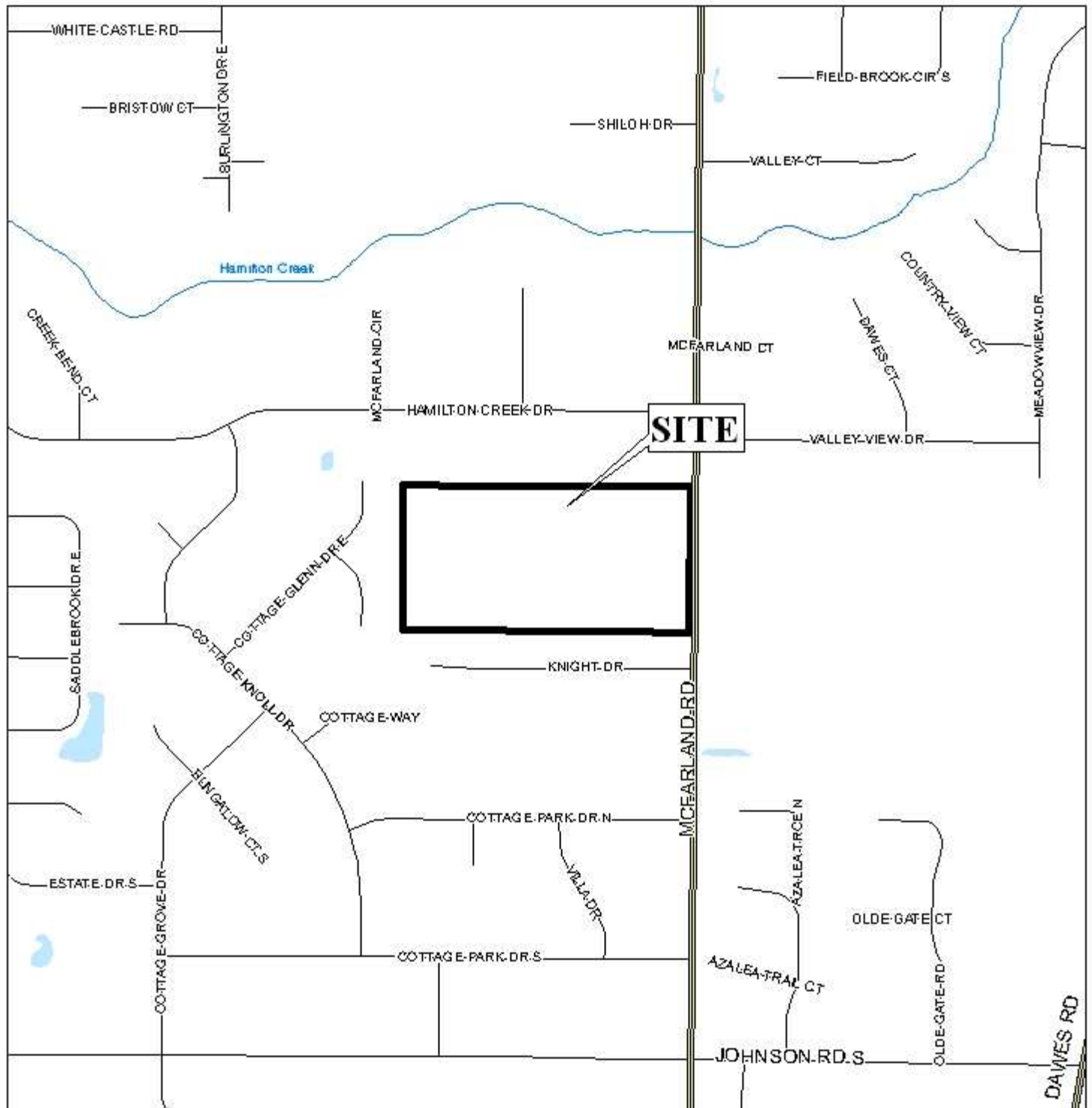
RECOMMENDATION Based on the preceding the application is recommended for Tentative Approval, subject to the following conditions:

- 1) revise site data table on the plat to reflect the correct number of total lots;
- 2) revise notes on the plat to reflect the correct lot numbers that are denied direct access to McFarland Road;
- 3) 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”;

- 4) 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.”;*
- 5) placement of a note on the 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.*
- 6) approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities; and*
- 7) full compliance with all other municipal codes and ordinances.*

LOCATOR MAP



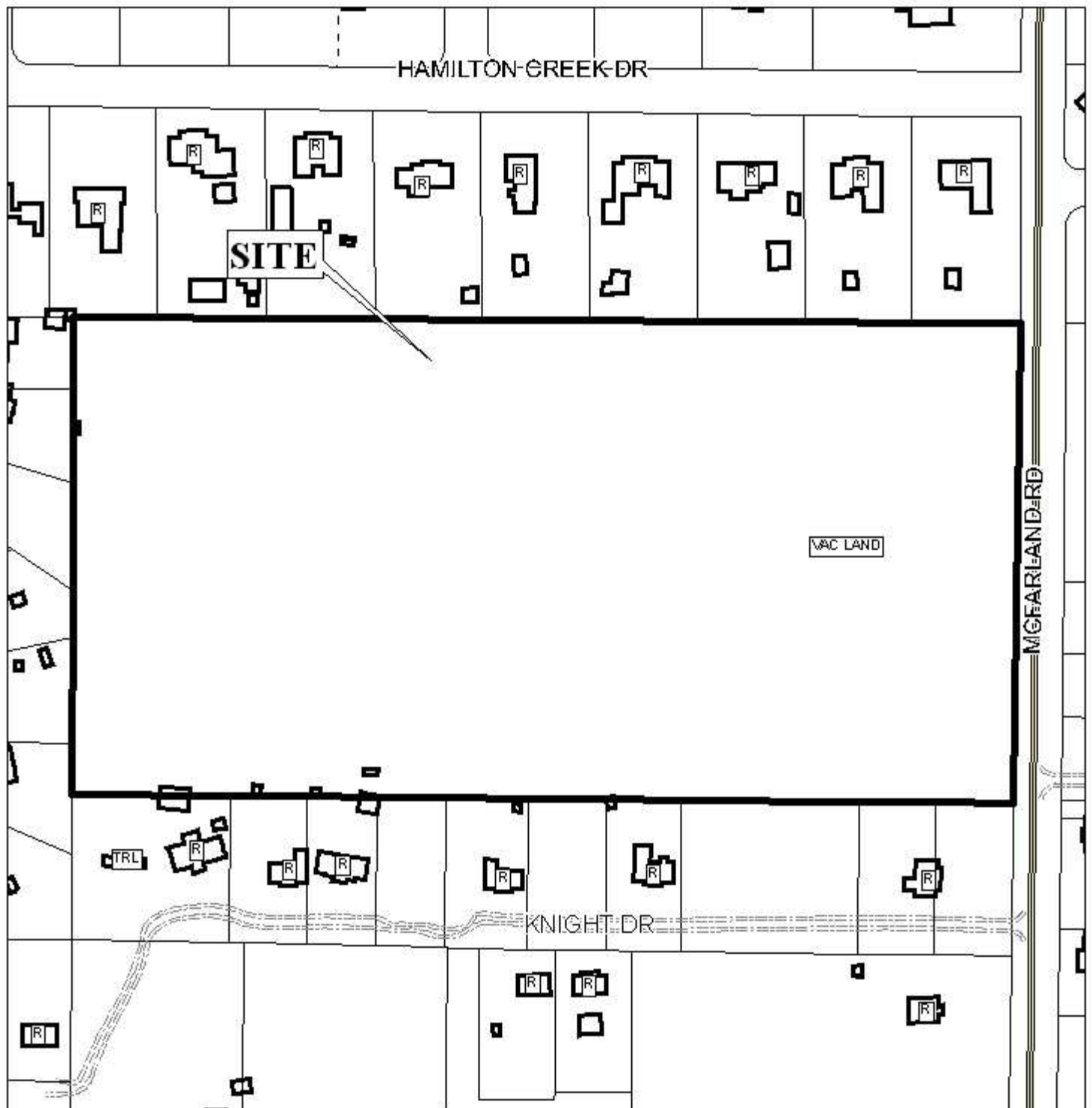
APPLICATION NUMBER 6 DATE November 7, 2013

APPLICANT O'Fallon and O'Fallon First Addition Subdivision















REQUEST Subdivision



O'FALLON AND O'FALLON FIRST ADDITION SUBDIVISION

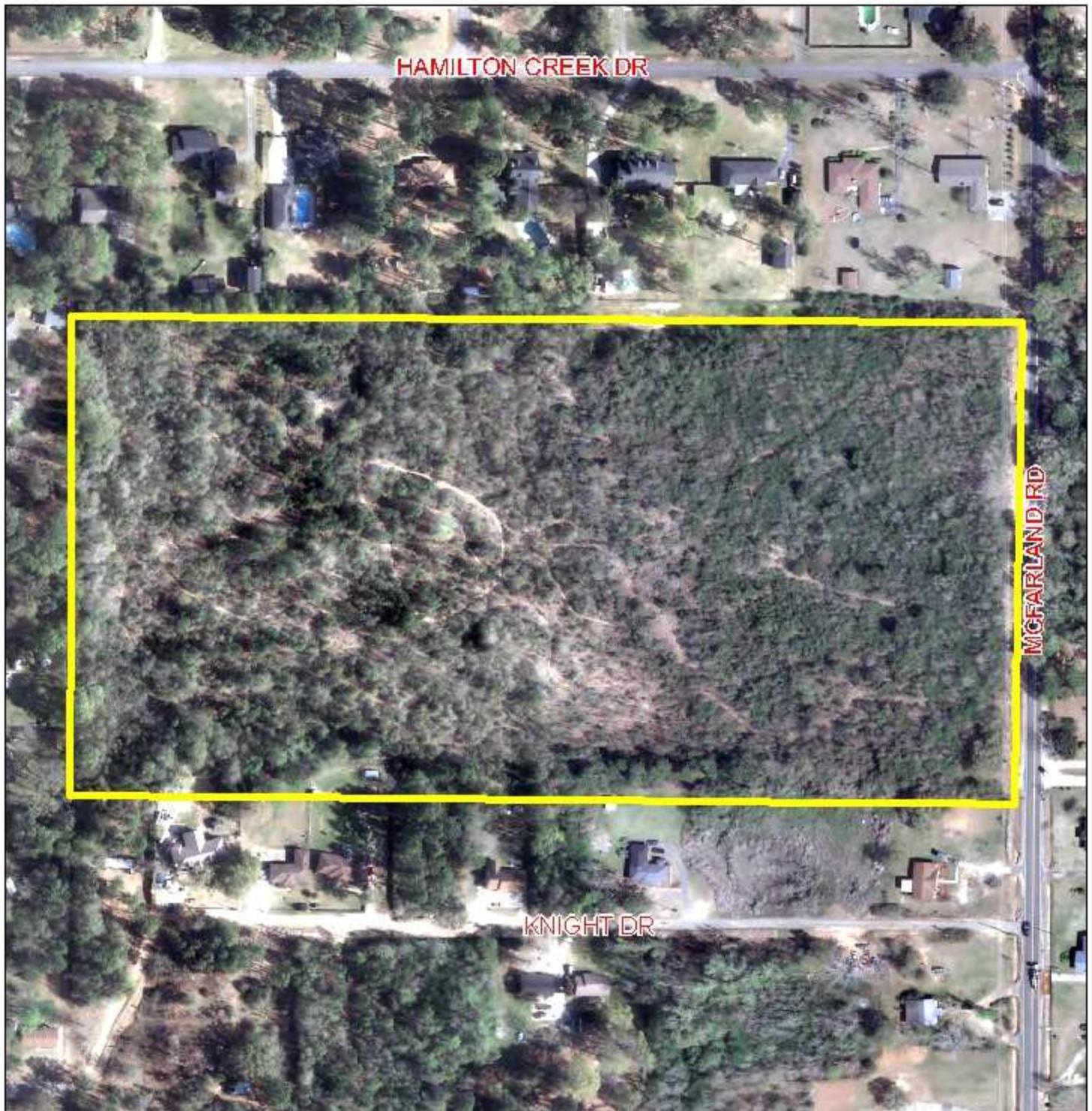


APPLICATION NUMBER 6 DATE November 7, 2013

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



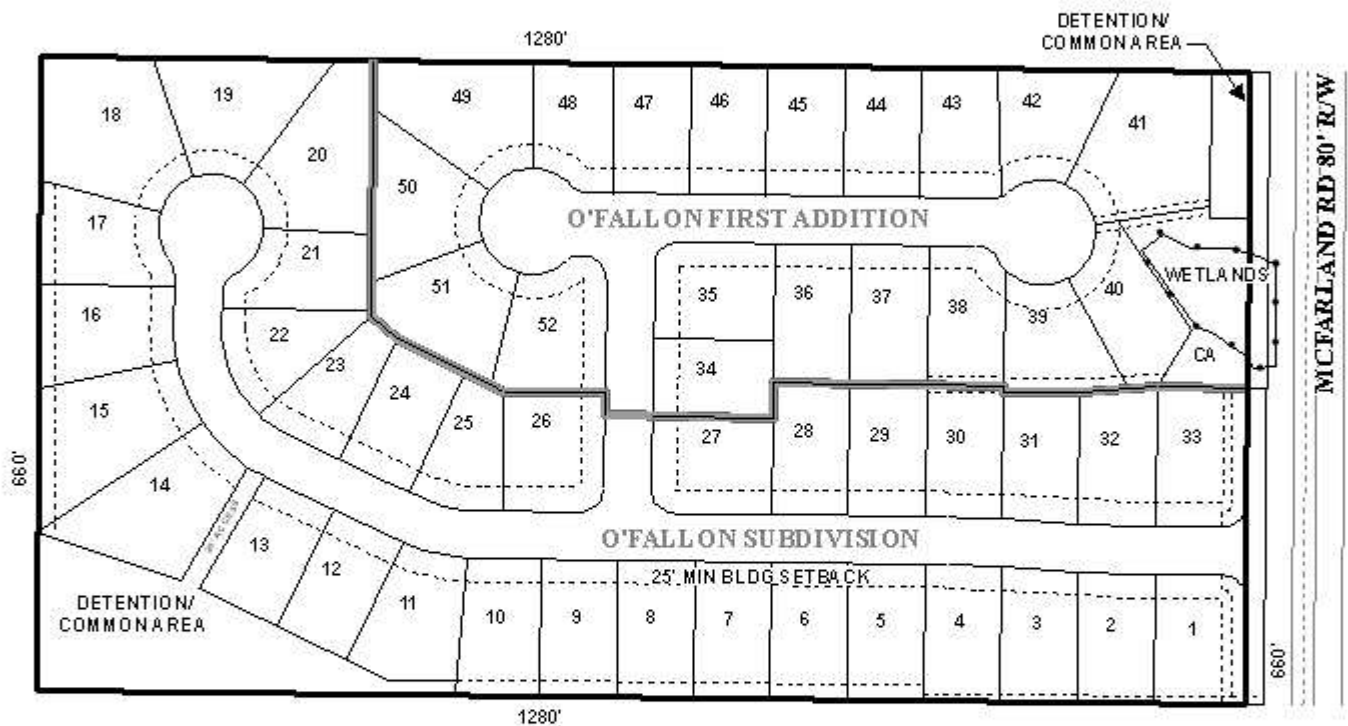
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APPLICATION NUMBER 6 DATE November 7, 2013



DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE November 7, 2013

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REQUEST Subdivision

