

## **LABRADOR RUN SUBDIVISION,** **PHASE THREE A**

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: 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.

MAWWS Comments: No comments received.

The preliminary plat illustrates the proposed 31-lot, 15.1  $\pm$  acre subdivision which is located on the East side of Rex Drive, 90'  $\pm$  North of its South terminus, extending to the South side of Labrador Run Phase I. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by city water and sewer.

The purpose of this application is to create 31 legal lots of record in what appears as the first stage of the proposed Phase Three of Labrador Run Subdivision, which was most recently approved by the Planning Commission in 2010 as a 178  $\pm$  acre, 413-lot subdivision, with an extension in July 2011. The 2010 request was a modification of the original subdivision's layout which was approved in 2006. Since that time, only phases one and two have been recorded and the tentative approval of the 2010 decision has since expired. As such, an overall site layout for the entire 413-lot proposed subdivision is once again required to go before the Planning Commission. It should be noted that phasing must be depicted for the overall site.

The preliminary plat illustrates the construction of two new streets labeled as Maxwell Drive North and Maxwell Court. It should be pointed out that Maxwell Court terminates as a street stub in an area labeled as "Future Development." If approved, a provision of a (temporary) turnaround in compliance with Sections V.B.6. and V.B.14. of the Subdivision Regulations should be illustrated on the Final Plat at the terminus of Maxwell Court, if required by Mobile County Engineering.

It should be pointed out that the site contains numerous easements which are illustrated on the preliminary plat. If approved, a note should be placed on the Final Plat stating that no permanent structures can be constructed in any easement.

It should also be noted that the site contains several common areas. The largest is labeled as a detention pond and is a portion of Phase One; however, it appears that access will be via a 25' access and common area through Phase Three A. A common area, to the rear of the proposed Lot 9 is also illustrated; however, no access is shown on the preliminary plat but because it abuts the

detention pond/common area, it could be assumed to be a portion of the larger common area. The preliminary plat also illustrates notes in reference to maintenance of the common areas and those notes should be retained on the Final Plat, if approved.

In accordance with the Subdivision Regulations, a 25' minimum building setback line is depicted for all lots.

All proposed lots appear to meet the minimum size requirements; however, the lot size in square feet and acres is not illustrated on the preliminary plat but should be depicted for all lots on the Final Plat, if approved.

The proposed subdivision fronts Rex drive, a future major street named Airport Road Extension and, as such, requires a minimum right-of-way of 100'. The preliminary plat illustrates the correct right-of-way and as such, no dedication will be required. The right-of-way of all proposed streets within the subdivision is 50' and is compliant with Section V.B.14. of the Subdivision Regulations.

It should also be noted on the Final Plat that any proposed streets must be built to Mobile County Engineering standards and be accepted by Mobile County prior to the signing of the Final Plat, if approved.

A note on the preliminary plat reads, "*Lots 1 & XX are denied direct access to Rex Drive and all lots are limited to a single curb-cut each with the size, design and location to be approved by Mobile County Engineering.*" As a means of access management, the note should be revised to list the correct lots which are to be denied direct access to Rex Drive and the rest of the note should also be revised on the Final Plat to limit all proposed lots to one curb-cut, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards.

As being a portion of a larger development, the site will have to comply with the City of Mobile stormwater and flood control ordinances. A letter from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances should be submitted to the Planning Section of urban Development prior to the signing of the Final Plat for each phase, if approved.

There appears to be a discrepancy within the legal description and the bearings depicted on the preliminary plat for the rear lot line of the proposed Lots 21-25. The plat depicts S67°56'18"E when the legal descriptions reads N67°56'18"W. This discrepancy should be corrected on the Final Plat, if approved.

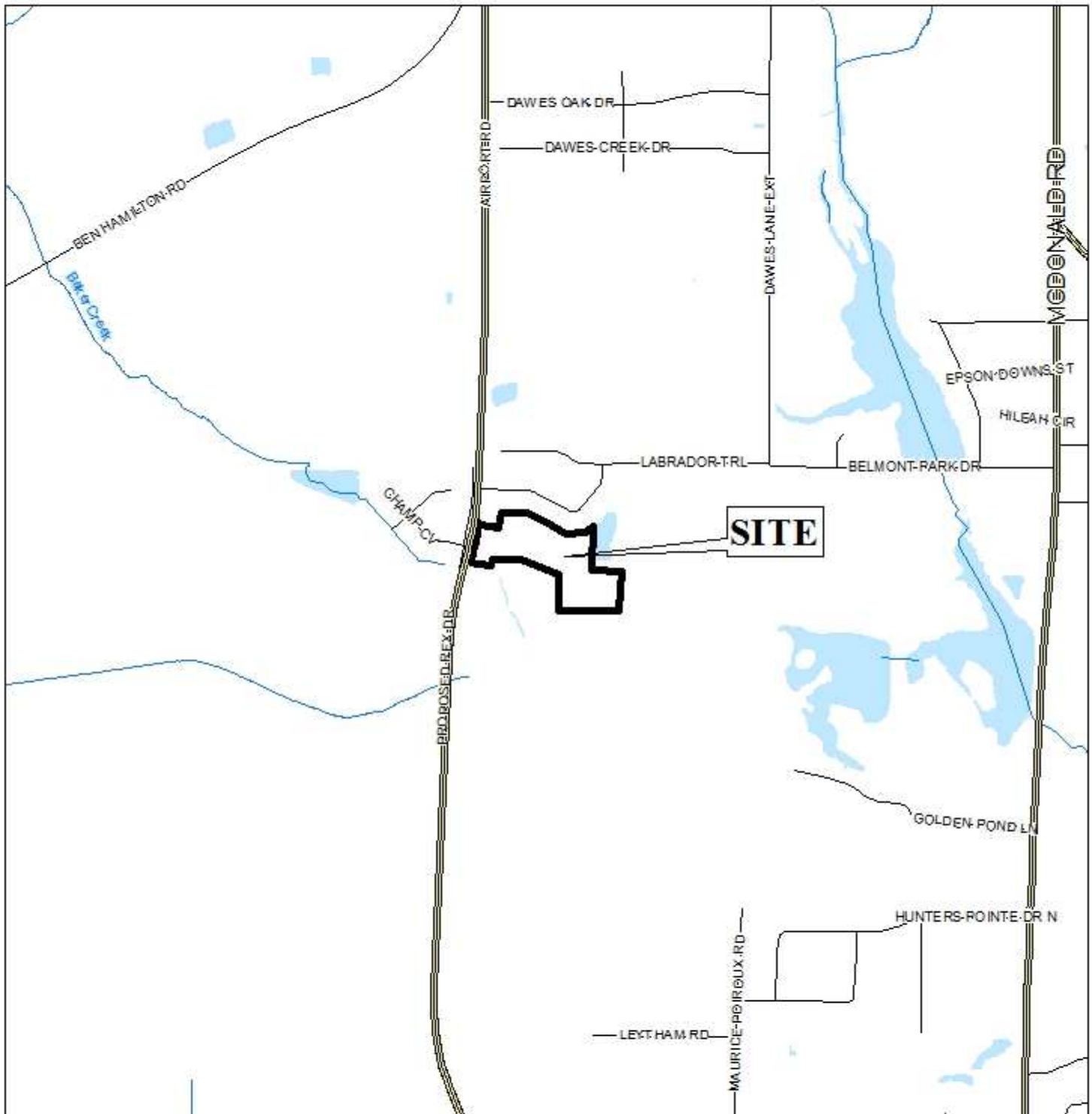
This site is located in the County, and therefore any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations. This note appears on the preliminary plat and should be retained on the Final Plat, if approved.

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 reflecting this requirement should be placed on the Final Plat, if approved.

This application is recommended for Holdover until the January 16, 2014 meeting with revisions due by January 9, 2014 to address the following:

- 1) Submission of an overall site layout for the entire remaining area of the proposed Labrador Run Subdivision.

# LOCATOR MAP



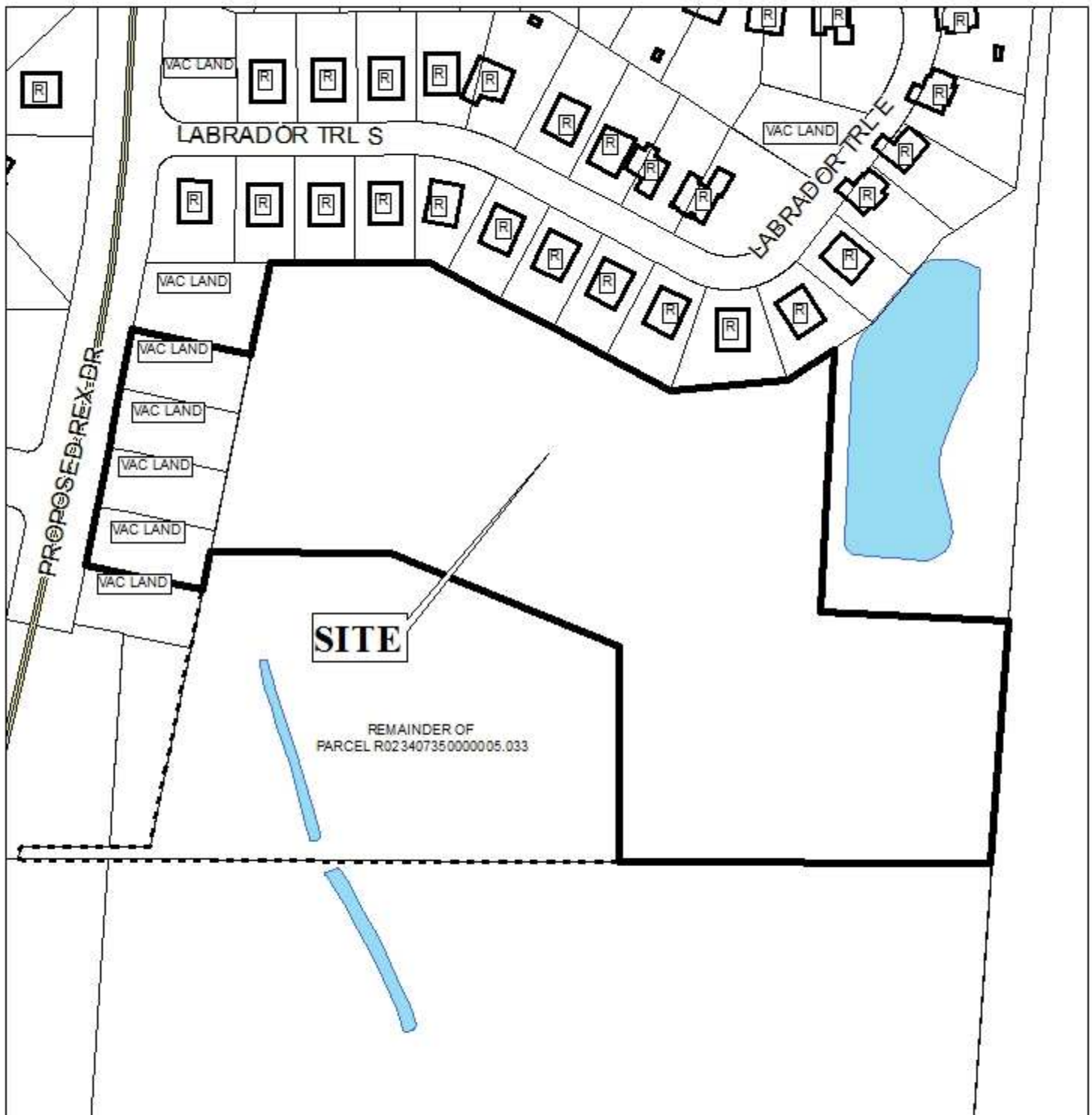
APPLICATION NUMBER 6 DATE December 19, 2013

APPLICANT Labrador Run Subdivision, Phase Three A

REQUEST Subdivision



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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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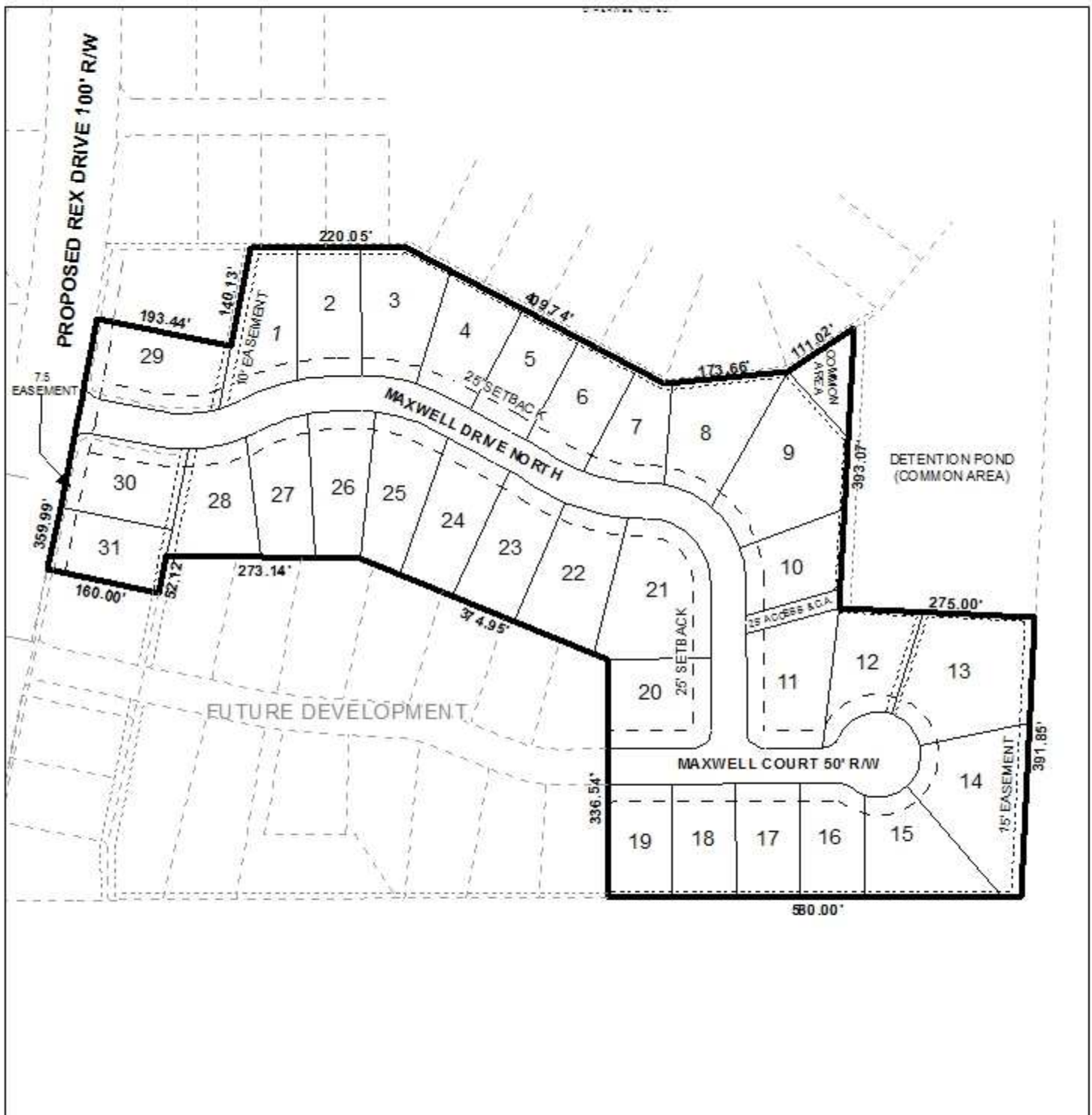


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# DETAIL SITE PLAN



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