

O'FALLON 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: 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.

The plat illustrates the proposed 33-lot, 12.5 ± acre subdivision which is located on the West side of McFarland Road, 300'± 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 33 legal lots of record which will include the construction of new streets. This site was most recently approved by the Planning Commission at its November 7, 2013 meeting as a 52-lot Subdivision which included the entire subject parcel in an initial phase and a first addition. Roads were constructed and accepted by the County for Phase I (the current subject site) but the subdivision expired prior to signing of the Final Plat. Before that application the site was approved at the February 3, 2011 meeting as a 60-lot subdivision for Camden Pointe Subdivision, and before that it was approved by the Commission at its August 16, 2007 meeting as a 71-lot subdivision for Maddox Place. All previous approvals expired and the applicant now proposes a 33-lot subdivision for O'Fallon Subdivision with the same configuration as was approved in 2013. What was proposed in 2013 as the First Addition is proposed as future development in the current application.

All lots are labeled with their sizes in square feet on the preliminary plat and meet the minimum size requirements of the Subdivision Regulations. The plat should be revised to label all lots with their size in both square feet and acres or a table should be furnished on the Final Plat providing the same information, 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 60' right-of-way; however, a minimum of 120' right-of-way is required by the Major Street Plan. The plat indicates the proposed dedication of 30' to provide the required 60' from the centerline of McFarland Road and this should be retained on the Final Plat.

Access management is a concern along McFarland Road and the plat contains a note stating that Lots 1 and 33 which front McFarland Road are denied access to it and this note should be retained on the Final Plat. A note on the plat limits each lot to one curb cut but does not mention

the Detention/Common Area access. Thus, this note should be revised to limit each lot and the Detention/Common Area access 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. As the streets were previously constructed and accepted by the County for the expired Subdivision, the County letter of acceptance for the streets should be re-issued prior to signing the Final Plat for the current application. 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. The plat indicates a compliant turnaround right-of-way diameter of 120 feet and this should be retained on the Final Plat.

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.

One Detention/Common Area is depicted on the preliminary plat. There is also a 10' wall and landscaping easement illustrated South of the street entrance and a 10' wall, landscape and drainage easement illustrated North of the street entrance to the subdivision. A note on the preliminary plat states that the maintenance of the Detention/Common Area is the responsibility of the property owners. This note should be revised to also state that the maintenance of the wall and landscape easements is the responsibility of the property owners.

As on the preliminary plat, the Final Plat should retain the illustration of the 25' minimum building setback line along all street frontages if greater than any easements.

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 drainage easements at the rear of lots along the South and West sides of the subdivision which lead to the Detention Area. A note should be placed on the Final Plat stating that no structures may 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.

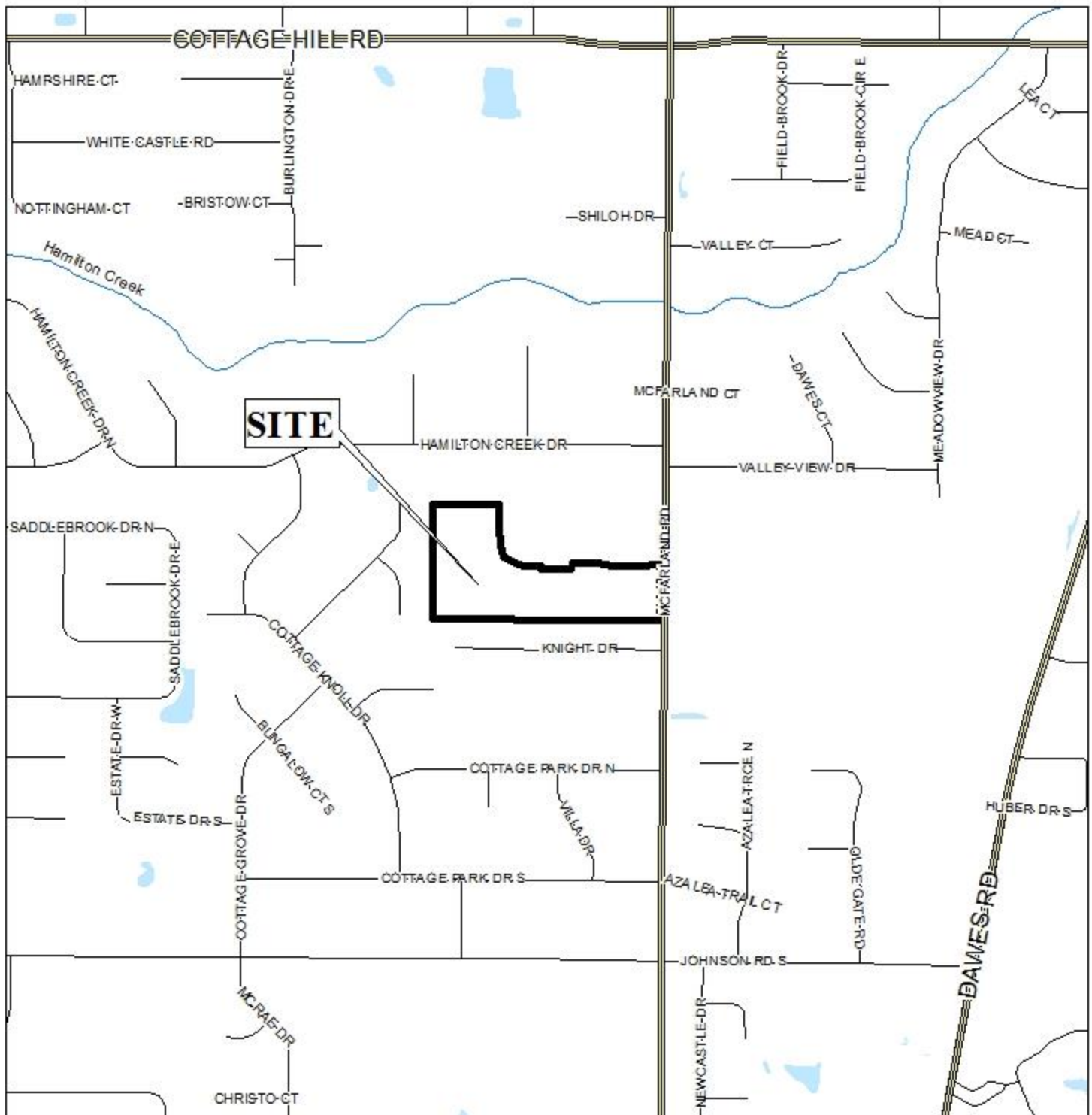
It should be noted that since the original approval of the Subdivision in November 2013, staff has been made aware of the applicability of Appendix D of the IFC, which requires two points of access for single-family subdivisions with 30 or more lots. As presented, 33 lots are proposed in the initial phase and 19 more are proposed in the First Addition, all 52 of which would access McFarland Road exclusively via O'Fallon Drive. Therefore, before signing the Final Plat for the 33 lots currently proposed, the applicant should either obtain written approval from the State Fire Marshall to allow one point of access, or the plat should be revised to indicate that a second

access to McFarland Road for all 52 lots will be provided at the East terminus of O'Fallon Drive North in the First Addition in lieu of a closed-end street.

RECOMMENDATION With a waiver of Section V.B.6., the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) revision of the plat to label all lots with their size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 2) retention of the 30' dedication along McFarland Road to provide 60' from its centerline;
- 3) retention of the note on the Final Plat stating that Lots 1 and 33 are denied access to McFarland Road;
- 4) revision of the curb cut note on the Final Plat to state that each lot and the Detention/Common Area is limited to one curb cut, with the size, design and location to be approved by Mobile county Engineering;
- 5) re-issuance of a letter by County Engineering accepting the road construction prior to signing the Final Plat;
- 6) retention of the curb radii at the intersection of O'Fallon Drive and McFarland Road on the Final Plat;
- 7) revision of the maintenance note for the Detention/Common Area to also state that the maintenance of the wall and landscape easements are the responsibility of the property owners;
- 8) retention of the 25' minimum building setback line along all street frontages if greater than any easements;
- 9) 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;
- 10) placement of a note on the Final Plat stating that no structures may be constructed or placed within any easements;
- 11) 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);*
- 12) 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)];* and
- 13) revision of the plat to indicate an access to McFarland Road at the East terminus of O'Fallon Drive North in lieu of a closed-end street in the proposed First Addition prior to signing the Final Plat, or obtain written authorization from the State Fire Marshall waiving this requirement.

LOCATOR MAP



APPLICATION NUMBER 8 DATE September 3, 2015

APPLICANT O'Fallon Subdivision

REQUEST Subdivision



O'FALLON SUBDIVISION

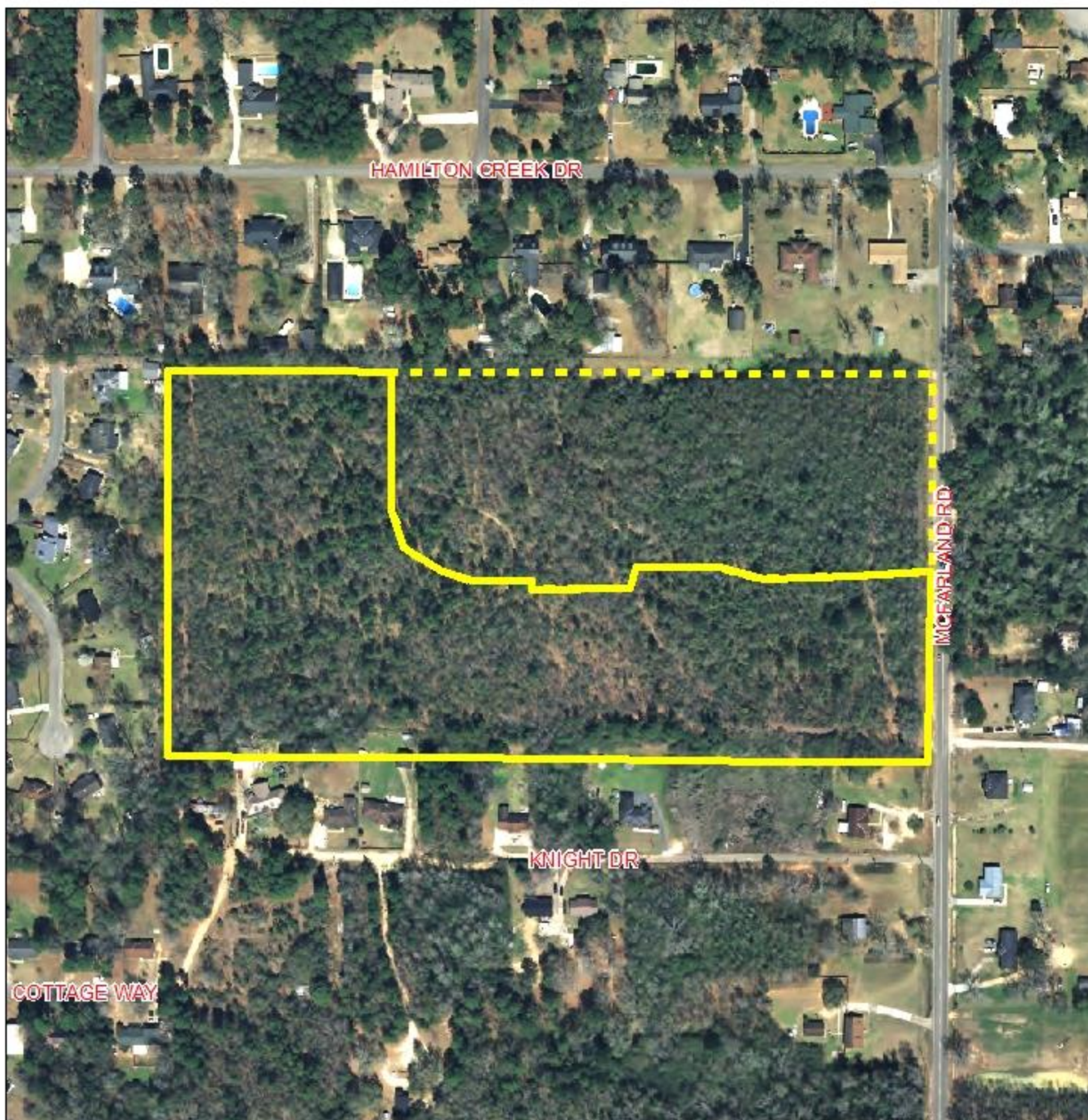


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



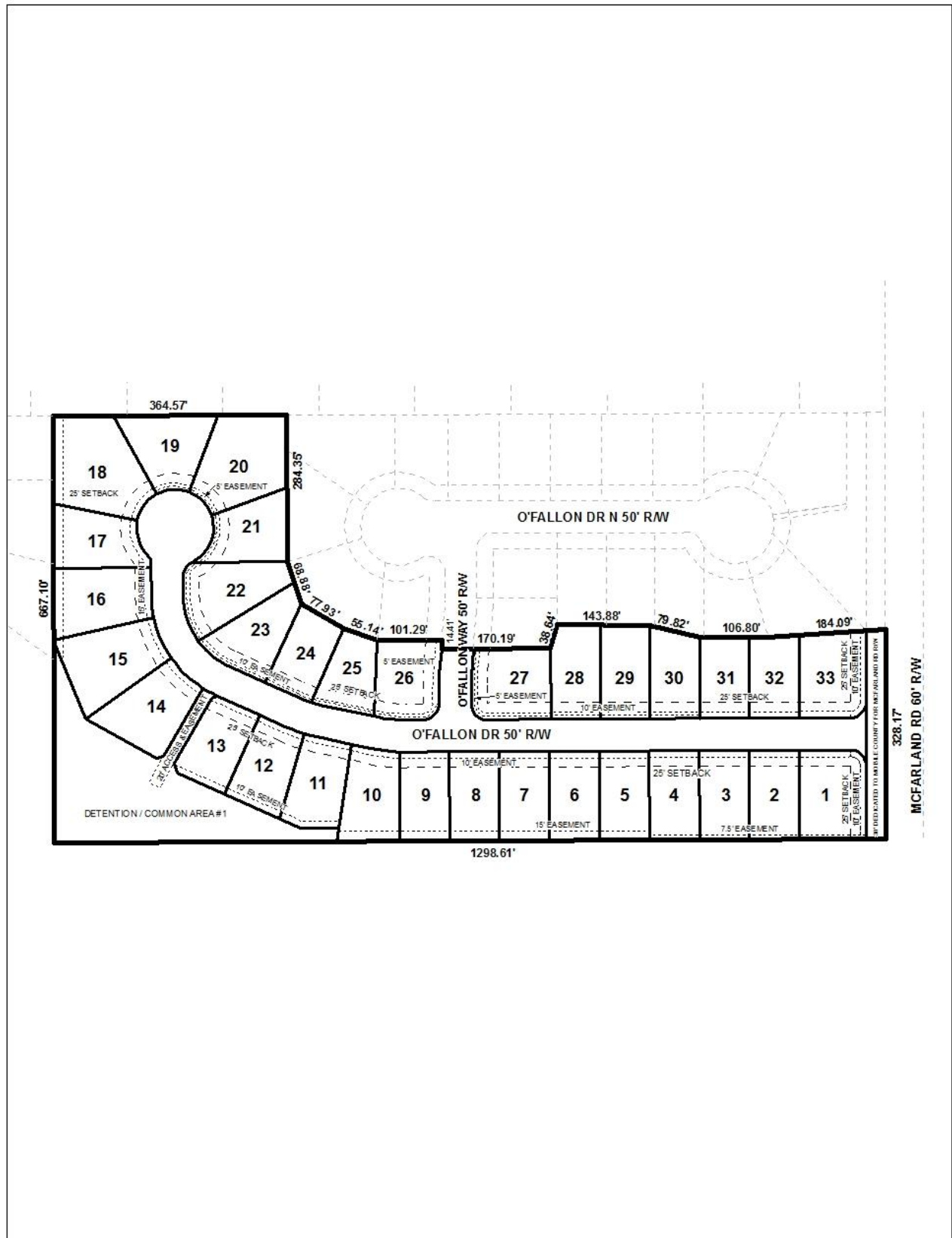
O'FALLON SUBDIVISION



APPLICATION NUMBER 8 DATE September 3, 2015



DETAIL SITE PLAN



APPLICATION NUMBER 8 DATE September 3, 2015
 APPLICANT O'Fallon Subdivision
 REQUEST Subdivision



NTS