

## **BOYKIN PLANTATION 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: Both water and sewer could be made available with water and sewer extensions.

The plat illustrates the proposed 151 lot, 119  $\pm$  acre subdivision which is located at the Northeast corner of Carol Plantation Road and Old Spanish Trail, extending to the South side of Boykin Park. The applicant states that the subdivision will be served by public water and sanitary sewer systems.

The development has frontage onto Carol Plantation Road, a minor street with adequate right-of-way: no dedication will be required.

The subdivision will have two points of connection with Carol Plantation Road. Road "A" proposes a divided 100-foot  $\pm$  wide entry at the Northernmost portion of the development, while Road "H" will have an approximately 85-foot  $\pm$  wide right-of-way where it meets Carol Plantation Road at the Southern end of the subdivision. The entries to the subdivision will be separated by approximately 2000 feet.

Some lots will have frontage on internal streets constructed as part of the subdivision and Carol Plantation Road. To reduce traffic impacts on Carol Plantation Road, it is recommended that all double-fronting lots be denied direct access (via curb-cuts) to Carol Plantation Road. Otherwise, each lot should be limited to one curb-cut to a street being constructed as part of the subdivision, with the size, design and location to be approved by Mobile County Engineering and to comply with AASHTO standards.

The site will be composed of streets connecting multiple cul-de-sacs. The proposed Road "D" cul-de-sac street appears to exceed the Section V.B.6. recommended 600-foot maximum length, in that it will be approximately 840 feet long. All other cul-de-sacs are less than the maximum length.

All of the proposed cul-de-sacs appear to be drawn with a diameter of approximately 98 feet, which is less than the 120 foot diameter required by Section V.B.14. of the Subdivision

Regulations. The plat should be revised to depict the correct required minimum diameter, and lot sizes revised as necessary.

The 25-foot setback line and notation is not depicted on the preliminary plat. The plat should be revised to depict and note the 25-foot minimum building setback line as required by Section V.D.9. of the Subdivision Regulations, and should also be depicted from both street frontages for those lots with double-frontage.

No phases are depicted on the plat. If the subdivision will be developed in phases, those phases should be depicted on the plat.

Development of the site will require the construction of new streets. All roads must be built and paved in asphalt or concrete to County standards and accepted by the County, prior to the recording of the final plat.

Common areas are proposed for the site. All common areas should be labeled, and notes should be placed on the preliminary plat stating that maintenance shall be the responsibility of the property owners.

Wetlands and floodplains exist on the site, in association with Rabbit Creek. The plat depicts the floodway and delineated wetlands, but does not depict the AE or X-shaded zones. The plat should be revised to depict all necessary flood zones, and any finished floor elevations that may be required by Mobile County Engineering. A note should also be placed on the plat stating that development of the site must be undertaken in compliance with all local, state and federal laws as they relate to wetlands and floodplains.

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 should appear on the final plat.

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 appear on the final plat.

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.

The lot size information on the preliminary plat should be revised as necessary and depicted on the final plat.

It appears that the proposed subdivision does not include the entirety of parcel R023308332000001. The plat should be revised to include the entire parcel.

Finally, the plat should be printed at a standard engineering scale, rather than the 1 inch = 140 feet scale as submitted.

Based on the preceding, the application is recommended for Holdover to the November 1 meeting, with revisions due by October 15<sup>th</sup>, so that the following items can be addressed:

- 1) Revision of the plat to include the entirety of parcel R023308332000001.;
- 2) Revision of the plat to reduce the maximum cul-de-sac length of Road "D" to comply with Section V.B.6. of the Subdivision Regulations;
- 3) Revision of the plat to depict the correct diameter of the cul-de-sac right-of-way for all cul-de-sacs, to be 120-feet, in compliance with Section V.B.14. of the Subdivision Regulations;
- 4) Revision of the plat to depict the 25-foot minimum building setback line from all streets, including Carol Plantation Road, as required by Section V.D.9. of the Subdivision Regulations;
- 5) Revision of the plat to depict phases, if the subdivision will be developed in phases;
- 6) Revision of the plat to depict all typically required flood zones (AE and X-shaded), as well as Mobile County Engineering requirements for finished floor elevations;
- 7) Revision of the plat to include a note stating that development of the site must be undertaken in compliance with all local, state and federal laws as they relate to wetlands and floodplains;
- 8) Revision of the plat to include a note stating that development of the site must be undertaken in compliance with all local, state and federal regulations regarding endangered, threatened or otherwise protected species
- 9) Revision of the plat to include a note stating that development of the site 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;
- 10) Revision of the plat to label all common areas, and to include a note stating that maintenance of common areas shall be the responsibility of the property owners;
- 11) Revision of the plat to include a note 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; and
- 12) Submission of the revised plat printed at a standard engineering scale.

***Revised for the November 1<sup>st</sup> meeting:***

*A revised plat was submitted reflecting all requested changes. The remainder of parcel R023308332000001. is now proposed Lot 152, with approximately 1025 feet of frontage onto Carol Plantation Road.*

*The revised plat depicts the 151-lot portion of the subdivision to be developed in five phases, ranging from 22 to 39 lots per phase. In order for any approval of the subdivision to remain*

*valid, a phase must be recorded each year after approval by the Planning Commission, if approved, or requests for extension must be filed.*

*All lots within each phase meet minimum size and width requirements, however, several lots appear to exceed the width to depth ratio specified in Section V.D.3. of the Subdivision Regulations. As many of these lots are deep due to adjacent wetlands and floodplains, it is recommended that Section V.D.3. be waived, however, future subdivision of lots exceeding the 3.5 width to depth ratio should be prohibited unless the property has adequate additional frontage on a public street (as in the case for Lot 93 in proposed Phase III).*

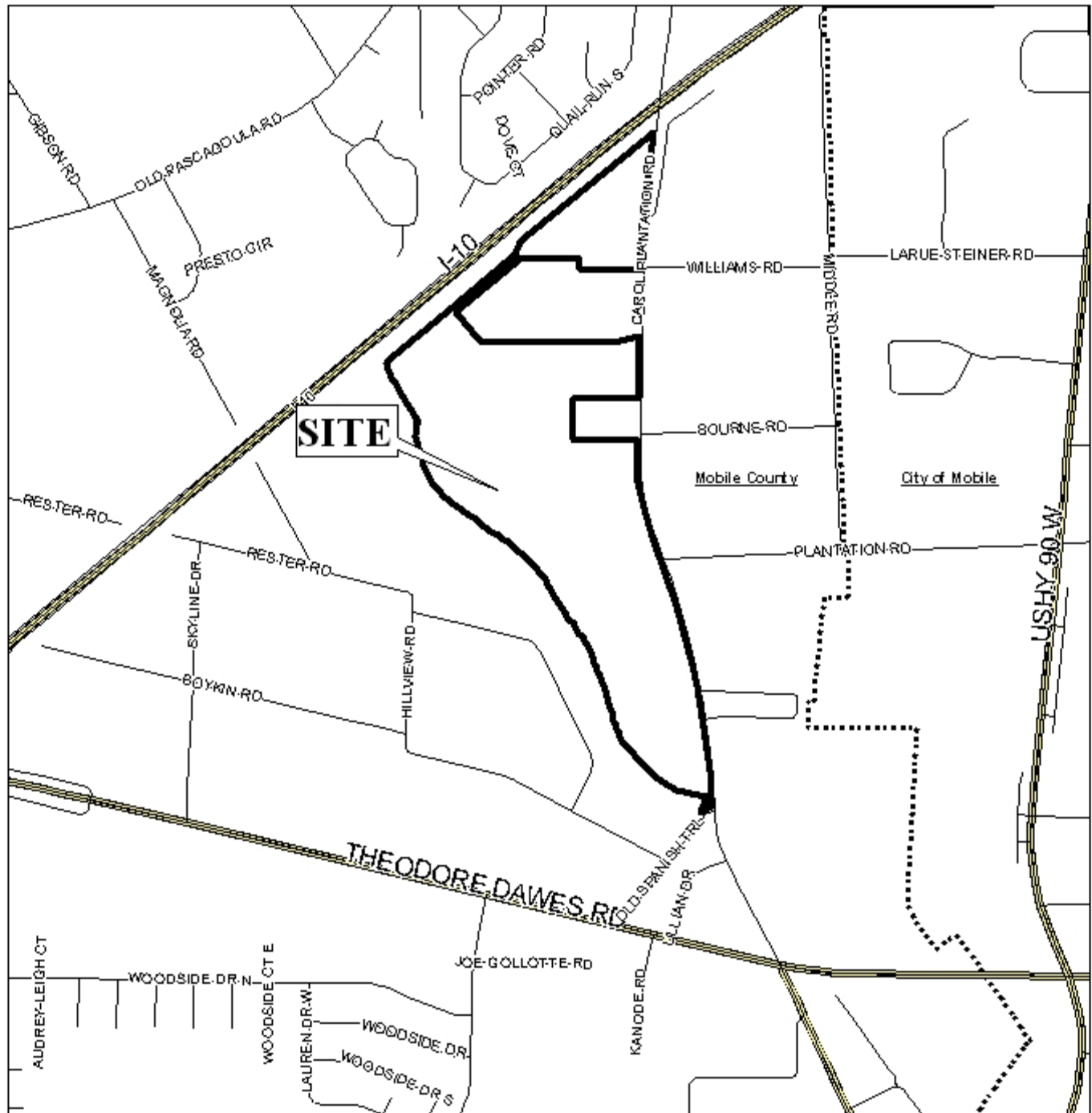
*Lot 152, due to its long frontage along Carol Plantation Road, should be limited to a maximum of three (3) curb-cuts, with the size, design and location to be approved by Mobile County Engineering, and to conform with AASHTO standards.*

*The site abuts Interstate 10, a US highway. Access to Interstate 10 should be denied for the entirety of the development.*

*Based on the revised plat, and with a waiver of Section V.D.3. of the Subdivision Regulations, the application is recommended for Tentative Approval, subject to the following conditions:*

- 1) Placement of a note on the final plat stating that Lots 1-151 are denied direct access to Carol Plantation Road, with each lot limited to one curb-cut to a street being constructed as part of the subdivision, with the size, design and location to be approved by Mobile County Engineering and to comply with AASHTO standards;*
- 2) Placement of a note on the final plat stating that Lot 152 is limited to three (3) curb-cuts onto Carol Plantation Road with the size, design and location to be approved by Mobile County Engineering and to comply with AASHTO standards;*
- 3) Placement of a note on the final plat stating that all lots are denied access to Interstate 10;*
- 4) Construction and paving in concrete or asphalt of all roads to Mobile County Engineering standards, and acceptance thereof, prior to recording of any phase of the subdivision;*
- 5) No future subdivision of any lot exceeding the width to depth ratio of Section V.D.3. of the Subdivision Regulations, unless the lots will have adequate frontage on a public street;*
- 6) 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.); and*
- 7) Full compliance with all other requirements of the Subdivision Regulations.*

# LOCATOR MAP



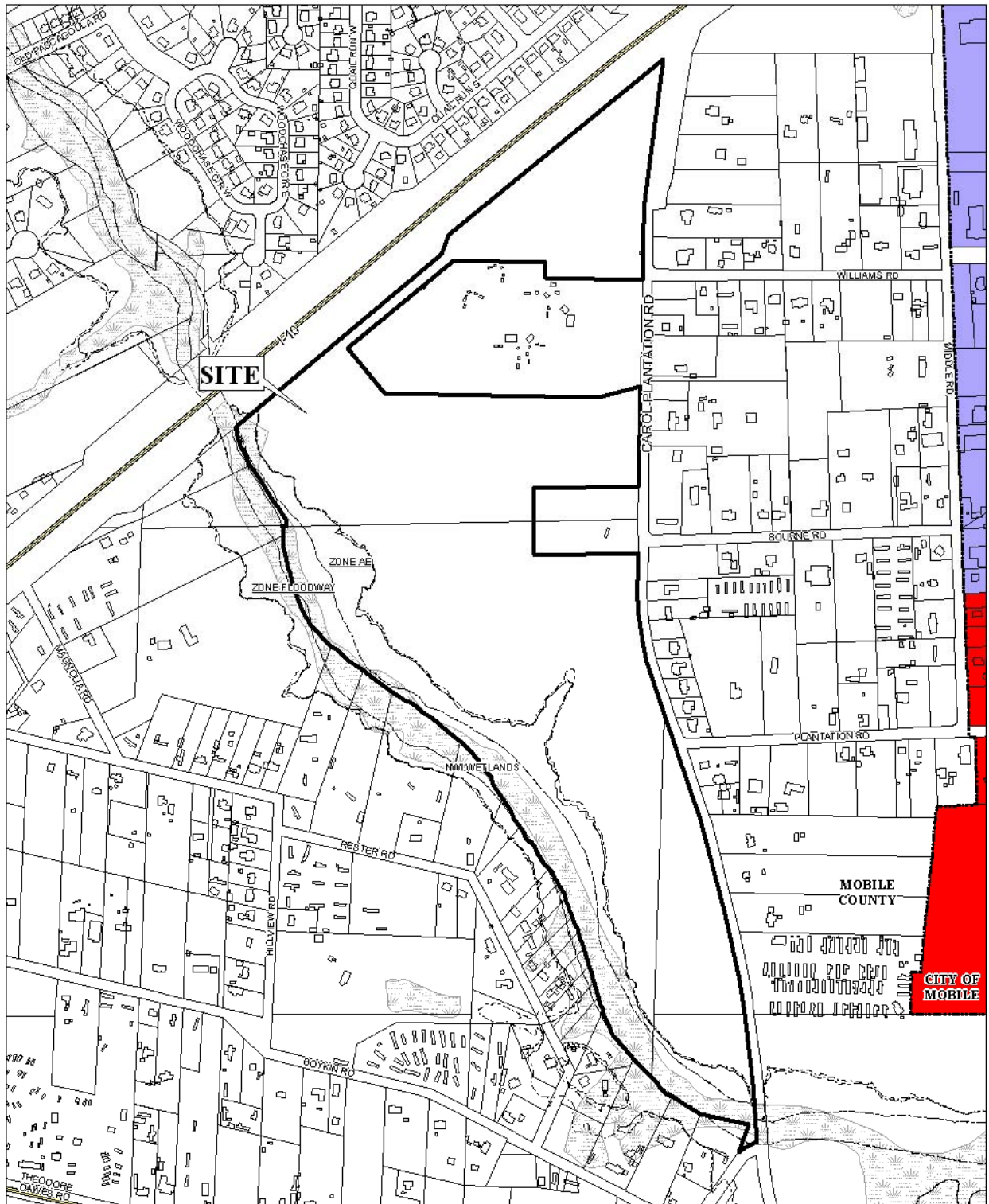
APPLICATION NUMBER 9 DATE November 1, 2012

APPLICANT Boykin Plantation Subdivision

REQUEST Subdivision



# BOYKIN PLANTATION SUBDIVISION



APPLICATION NUMBER 9 DATE November 1, 2012

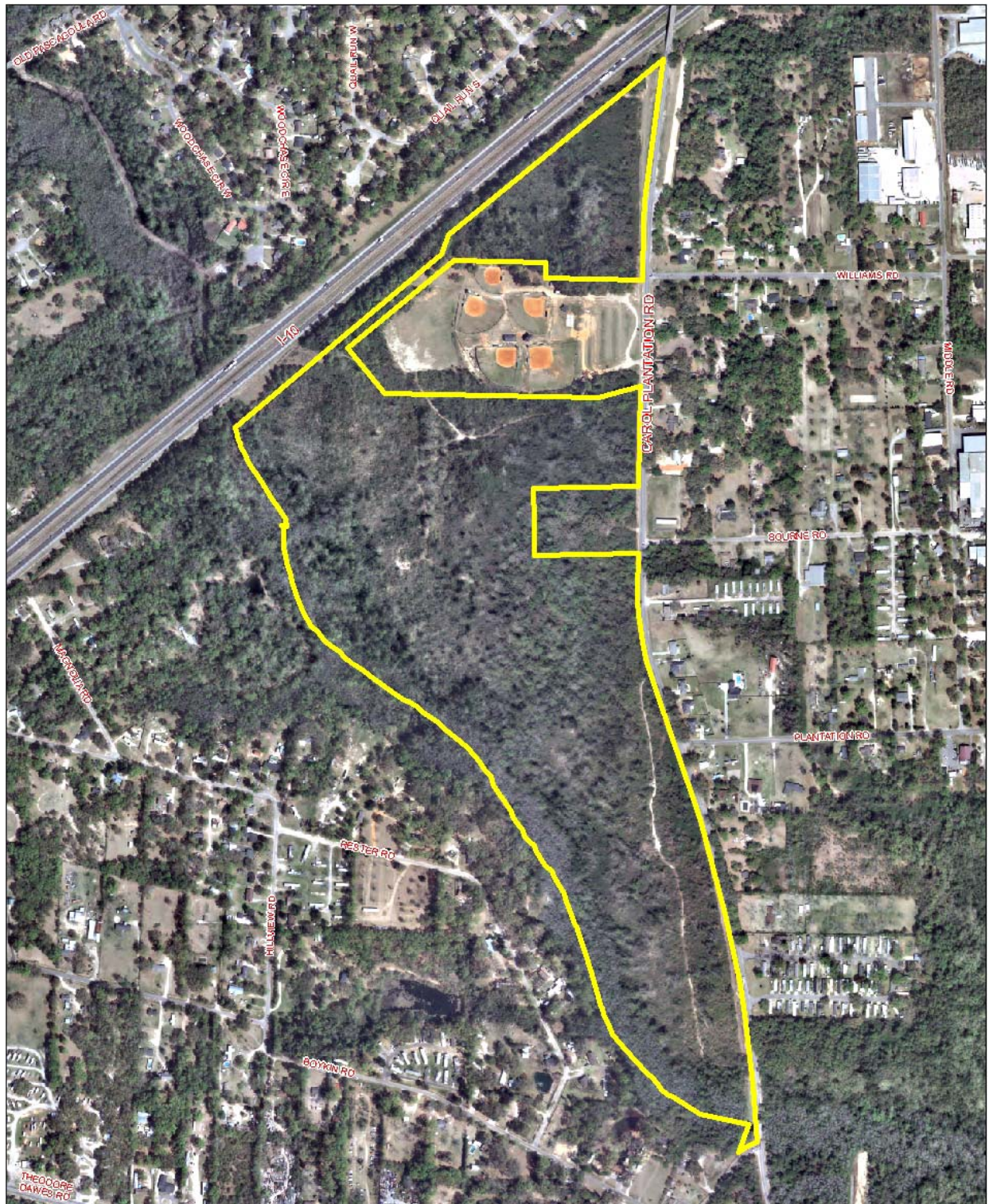
LEGEND



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# BOYKIN PLANTATION SUBDIVISION



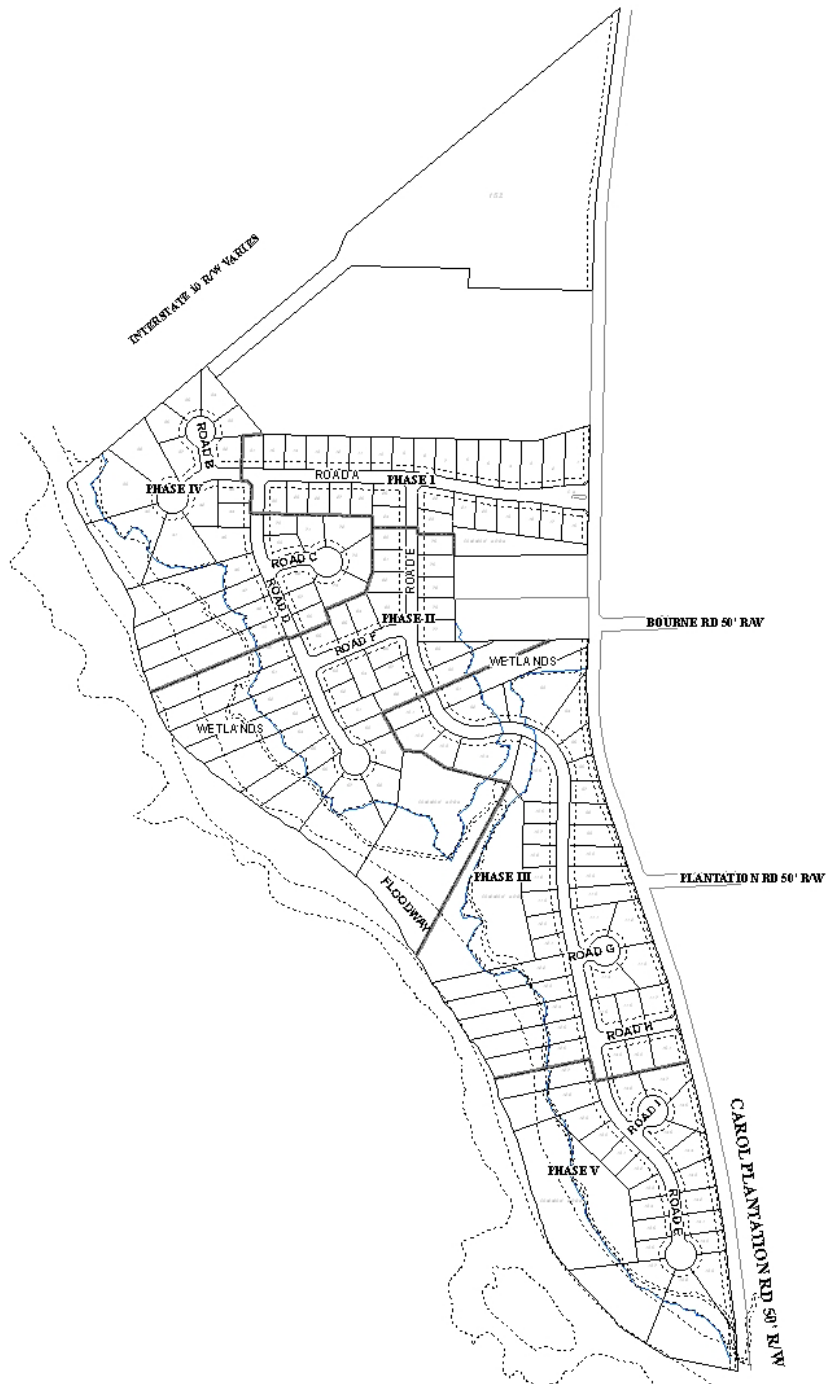
APPLICATION NUMBER 9 DATE November 1, 2012

LEGEND

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|     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |  |
| 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 |  |



# DETAIL SITE PLAN



APPLICATION NUMBER 9 DATE November 1, 2012

APPLICANT Boykin Plantation Subdivision

REQUEST Subdivision



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