

CHESAPEAKE SUBDIVISION,

UNIT 2

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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

MAWSS Comments:

The preliminary plat illustrates the proposed 51-lot, 30.0± acre subdivision which is located on the West side of Air Terminal Drive at the North terminus of Selby Phillips Drive North. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by city water and sewer.

This site most recently appeared before the Planning Commission at its December 18, 2014 meeting where the Commission approved it as a 50-lot subdivision. The purpose of the current request is to amend the previous approval to include one more lot.

It should be pointed out that the Northwest portion of the proposed Subdivision is presently proposed as Lot 2 of Pritchard Subdivision, also approved at the December 18, 2014, meeting. That Final Plat has been signed, but the Planning Division has not yet received the required seven copies of the recorded plat. Therefore, if this application is approved, a condition of its approval should be the submitting of the required seven copies of the Pritchard Subdivision prior to signing the Final Plat for the currently proposed Chesapeake Subdivision, Unit 2.

The applicant should keep in mind that Unit 1 of Chesapeake Subdivision has been recorded in Probate Court; however, it appears that Staff has yet to receive the required seven copies of that Subdivision. Therefore, if Unit 2 is approved, a condition of approval should be the submitting of the required seven copies of the recorded Final Plat of Chesapeake Subdivision, Unit 1, to the Planning Division prior to signing the Final Plat for the currently proposed Unit 2.

Since the currently proposed version of Unit 2 now includes one more lot, which is composed of a parcel left over from the associated Rosefield Subdivision, a condition of approval for Unit 2 should be the recording of Rosefield Subdivision and the submittal of the required seven copies of the recorded plat to the Planning Division prior to the signing of the Final Plat for Unit 2.

In accordance with the Subdivision Regulations, all proposed lots appear to exceed the minimum lot size requirements and the 25' minimum building setback line is depicted on the preliminary

plat. However, the Final Plat should be revised to label the lots with their sizes in both square feet and acres, or a table should be furnished on the Final Plat providing the same information. The 25' minimum building setback line for all lots should be retained on the Final Plat.

Proposed Lot B fronts an unopened portion of Grelot Road, a component of the Major Street Plan with a compliant 100' right-of-way; therefore, no dedication would be required. As a means of access management, Lot B should be limited to one curb cut to Grelot Road, once the road is constructed, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards.

As a means of access management, a note should be placed on the Final Plat limiting all proposed lots to one curb-cut each, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards.

The site has frontage along two street stubs of Selby Phillips Drive, with a compliant 50' right-of-way width. The preliminary plat depicts the continuation of Selby Phillips Drive along with the construction of three additional streets – Kari Court, Creek Ridge Court and Oak Ridge Court. The right-of-way width of all proposed streets within the subdivision is 50', as compliant with Section V.B.14. of the Subdivision Regulations. The proposed turnaround at the terminus of each proposed street is depicted with a 120' right-of-way width, also compliant with the Subdivision Regulations. 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.

The preliminary plat illustrates a 2.97± acre common area and, if approved, the Final Plat should include a note stating that the maintenance of all common and detention areas shall be the responsibility of the property owners and not Mobile County.

The plat also depicts the presence of several easements throughout the site and, if approved, a note should be placed on the Final Plat stating that no permanent structures can be placed or erected within any easement.

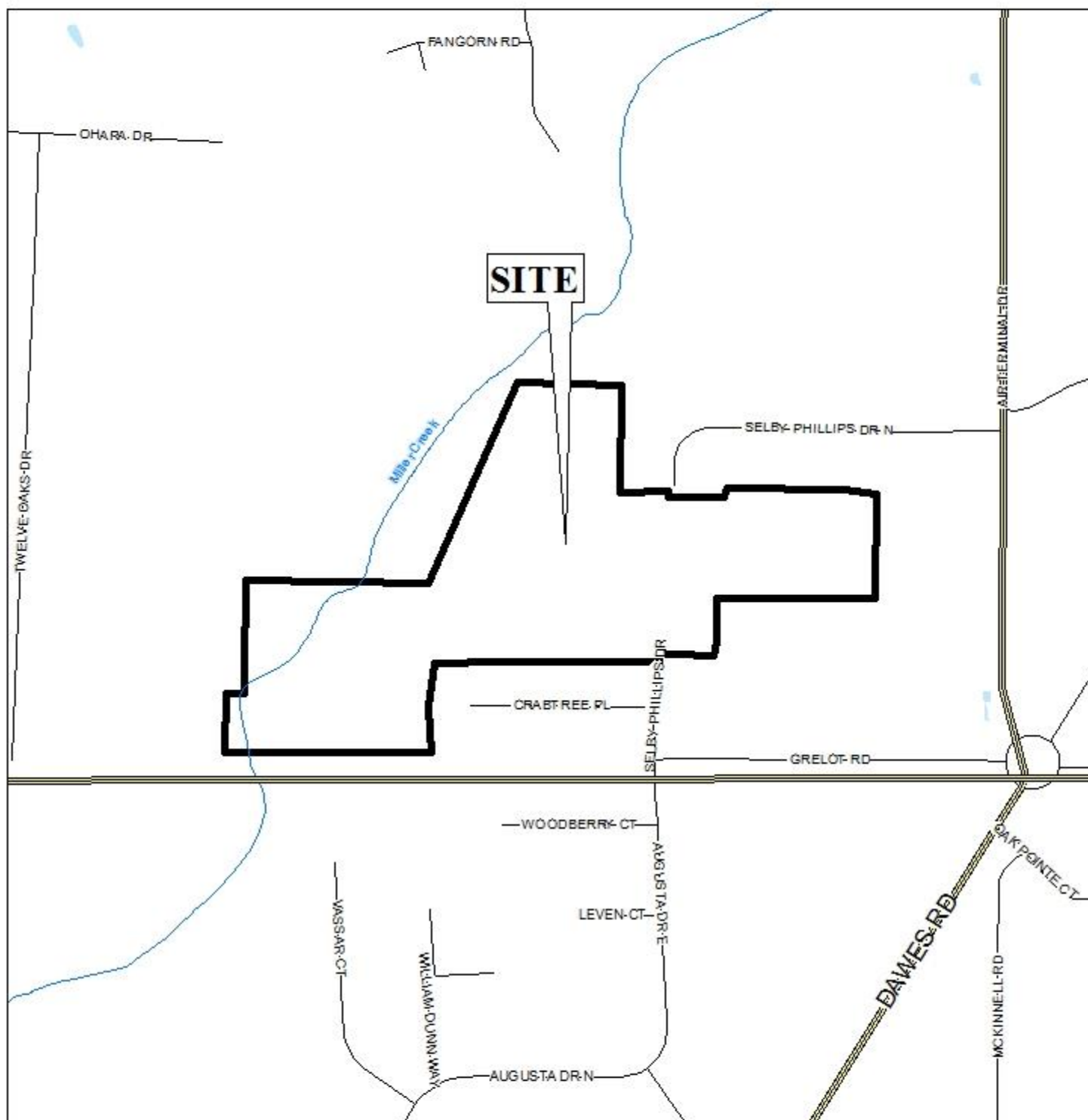
This site is located in the County, and therefore any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations. This note should be placed on the Final Plat, if approved.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) submission to the Planning Division of the required seven copies of the recorded Pritchard Subdivision prior to the signing of the Final Plat for Unit 2;
- 2) submission to the Planning Division of the required seven copies of the recorded Chesapeake Subdivision, Unit 1, prior to the signing of the Final Plat for Unit 2;
- 3) submission to the Planning Division of the required seven copies of the recorded Rosefield Subdivision prior to the signing of the Final Plat for Unit 2;
- 4) revision of Final Plat to label all lots with their sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 5) retention of the 25' minimum building setback line along all street frontages;

- 6) placement of a note on the Final Plat stating that Lot B is limited to one curb cut to Grelot Road, once the road is constructed, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;
- 7) placement of a note on the Final Plat stating that all lots are limited to one curb cut, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;
- 8) placement of a note on the Final Plat stating no future subdivision of Lot B will be allowed until additional frontage along a paved, public or private street is provided;
- 9) 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 prior to the signing of the Final Plat;
- 10) placement of a note on the Final Plat stating that the maintenance of all common and detention areas is the responsibility of the property owners and not Mobile County;
- 11) placement of a note on the Final Plat stating that no permanent structures can be placed or erected in any easement;
- 12) 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;
- 13) placement of a note on the Final Plat stating the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering; and
- 14) subject to the 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.).*

LOCATOR MAP



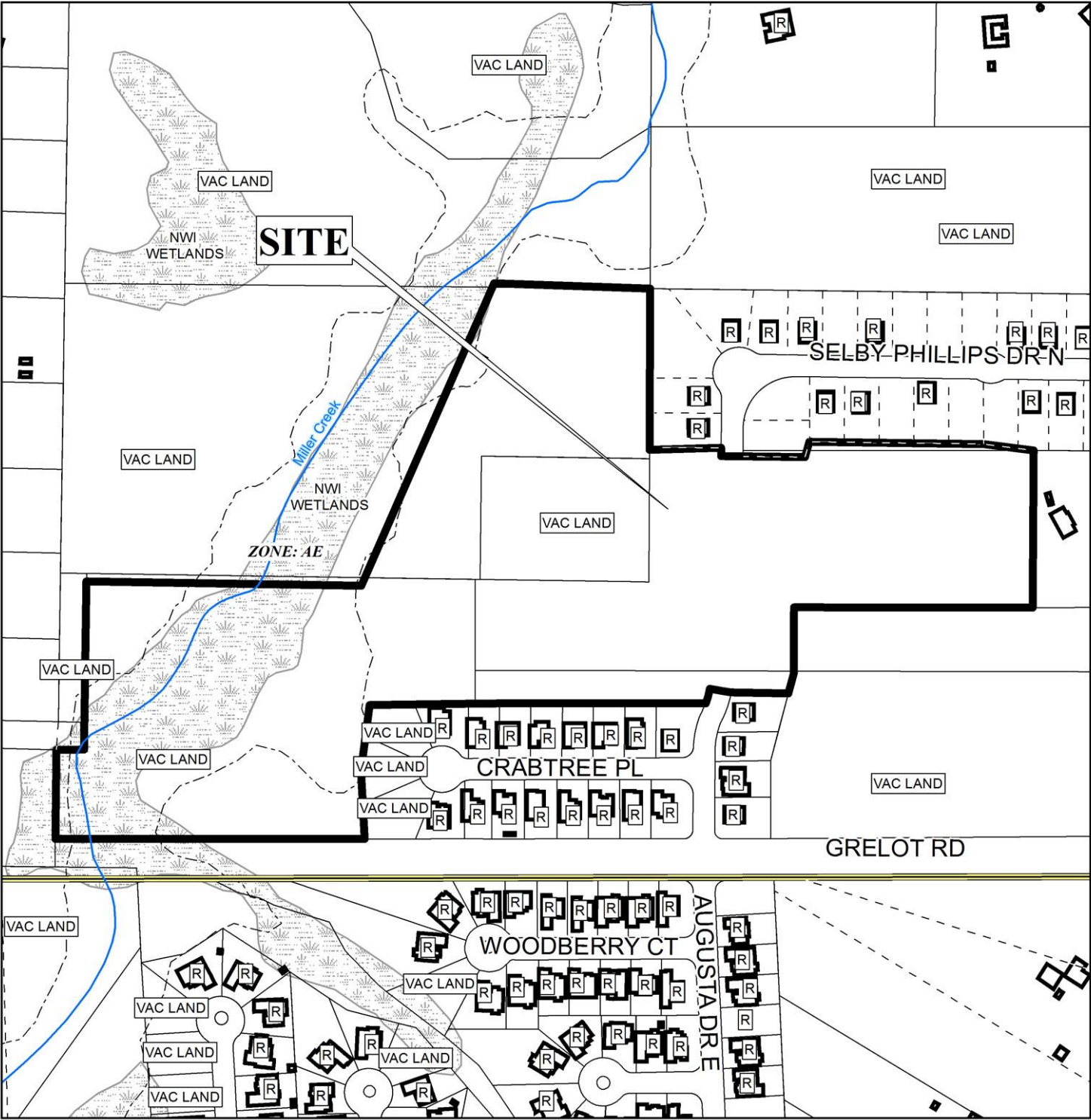
APPLICATION NUMBER 10 DATE May 21, 2015

APPLICANT Chesapeake Subdivision, Unit 2

REQUEST Subdivision



CHESAPEAKE SUBDIVISION, UNIT 2



APPLICATION NUMBER <u>10</u>		DATE <u>May 21, 2015</u>	
R-A	R-3	T-B	B-2
R-1	R-B	B-1	B-3
R-2	H-B	LB-2	B-4
B-5	I-1	OPEN	SD
MUN	T3	T4	T6
SD-WH	T5.1	T5.2	



CHESAPEAKE SUBDIVISION, UNIT 2



APPLICATION NUMBER 10 DATE May 21, 2015



REQUEST _____ Subdivision _____



NTS