

SUMMER WOODS SUBDIVISION, PHASE THREE

AMENDED

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.

Mobile Area Water and Sewer Systems 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.

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.

The plat illustrates the proposed 7.4± acre, 23-lot subdivision, which is located at the Northwest corner of Westlake Road and Scott Dairy Loop Road West, extending to the East termini of Summer Woods Circle South, Summer Woods Circle North and Summer Woods Court, within the planning jurisdiction. The applicant states that the site is served by public water and sewer services. This is the final phase of Summer Woods Subdivision (formerly Westfield Subdivision), as Phases One and Two have each been recorded. Summer Woods Phase Three was originally approved by the Planning Commission in February, 2009, however, the Subdivision was not recorded, and no applications for extensions have been submitted. As such, that approval expired. In September, 2010, the same unit was again approved by the Commission, but was not signed. The applicant now desires to amend that approval to remove a proposed drainage easement along the street frontages of several lots. Other than the drainage easement removal, this application is essentially the same as approved in September, 2010.

The site fronts Scott Dairy Loop Road West and Westlake Road, both major streets as shown on the Major Street Plan component of the Comprehensive Plan. Right-of-way for both roads was previously dedicated with the recording of the Summer Woods, Phase One subdivision in 2005. As such, no further dedication should be required.

As a means of access management for several double-frontage lots, a note is placed on the preliminary plat stating that Lot 121 is denied direct access to West Lake Road, and Lots 109, 110, 114, 115, 119, 120, and 121 are denied access to Scott Dairy Loop Road West. Additionally, there is a note on the preliminary plat limiting each lot to one curb cut, with the size, location and design to be approved by County Engineering and conform to AASHTO standards. These notes should also be placed on the Final Plat, if approved.

This subdivision will require the construction of streets to Mobile County standards, and all new street rights-of-way, as depicted, meet the requirements of Section V.D.14. of the Subdivision Regulations.

The plat indicates a varying building setback line of 25' to 30' along all interior street frontages and this should also be indicated on the Final Plat. In the areas along West Lake Road and Scott Dairy Loop Road West where the drainage easement is proposed to be removed, a 25' minimum building setback line should be illustrated.

A table with the lot sizes is shown on the plat, and this should be retained on the Final Plat, if approved, or the lots should be labeled individually with their lot sizes. All lots meet the minimum size and frontage requirements of the Subdivision Regulations.

The plat indicates the presence of a small wetlands area where proposed Lots 109 and 110 are indicated, and meandering along the area of the proposed central drainage easement to the detention pond in the Southwest corner of the subdivision. Because of the wetlands presence, a note should be placed on the Final Plat, if approved, stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

As easements are to be provided, a note should be placed on the Final Plat stating that no construction is allowed within any easement. As on the preliminary plat, a note should be placed on the Final Plat, if approved, stating that the maintenance of all common areas is the responsibility of the property owners and not Mobile County.

While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the Final Plat, if approved, stating that 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.

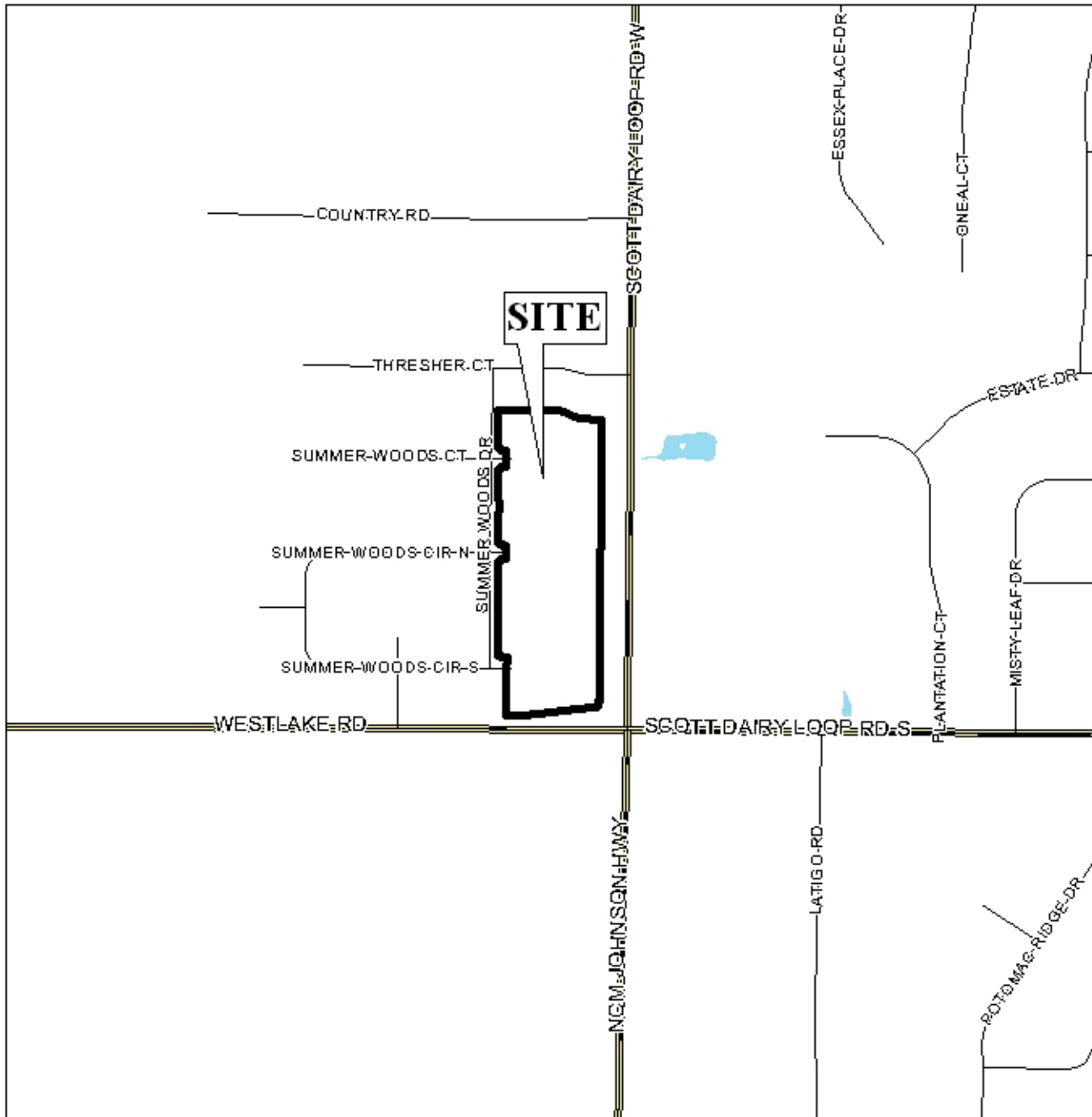
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

The site is located in the County. As on the preliminary plat, a note should be placed on the Final Plat, if approved, 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. This note should be revised to read Section V.A.8. instead of Section V.A.7. as on the preliminary plat.

The proposed plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval subject to the following conditions:

- 1) dedication and construction of the streets to County standards;
- 2) retention of a note on the Final Plat stating that Lot 121 is denied direct access to West Lake Road, and Lots 109, 110, 114, 115, 119, 120, and 121 are denied direct access to Scott Dairy Loop Road West;
- 3) retention of a note on the Final Plat stating that each lot is limited to one curb cut, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;
- 4) retention of the minimum building setback line along all interior street frontages and revision of the plat to illustrate a 25' minimum building setback line where the drainage easement along West Lake Road and Scott Dairy Loop Road West is removed;
- 5) retention of the table illustrating lot sizes on the plat or provision of the same information on the individual lots;
- 6) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
- 7) placement of a note on the Final Plat stating that no construction is allowed within any easement;
- 8) placement of a note on the Final Plat stating that the maintenance of all common areas is the responsibility of the property owners and not Mobile County;
- 9) 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;
- 10) placement of a note on the Final Plat 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; and
- 11) 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.

LOCATOR



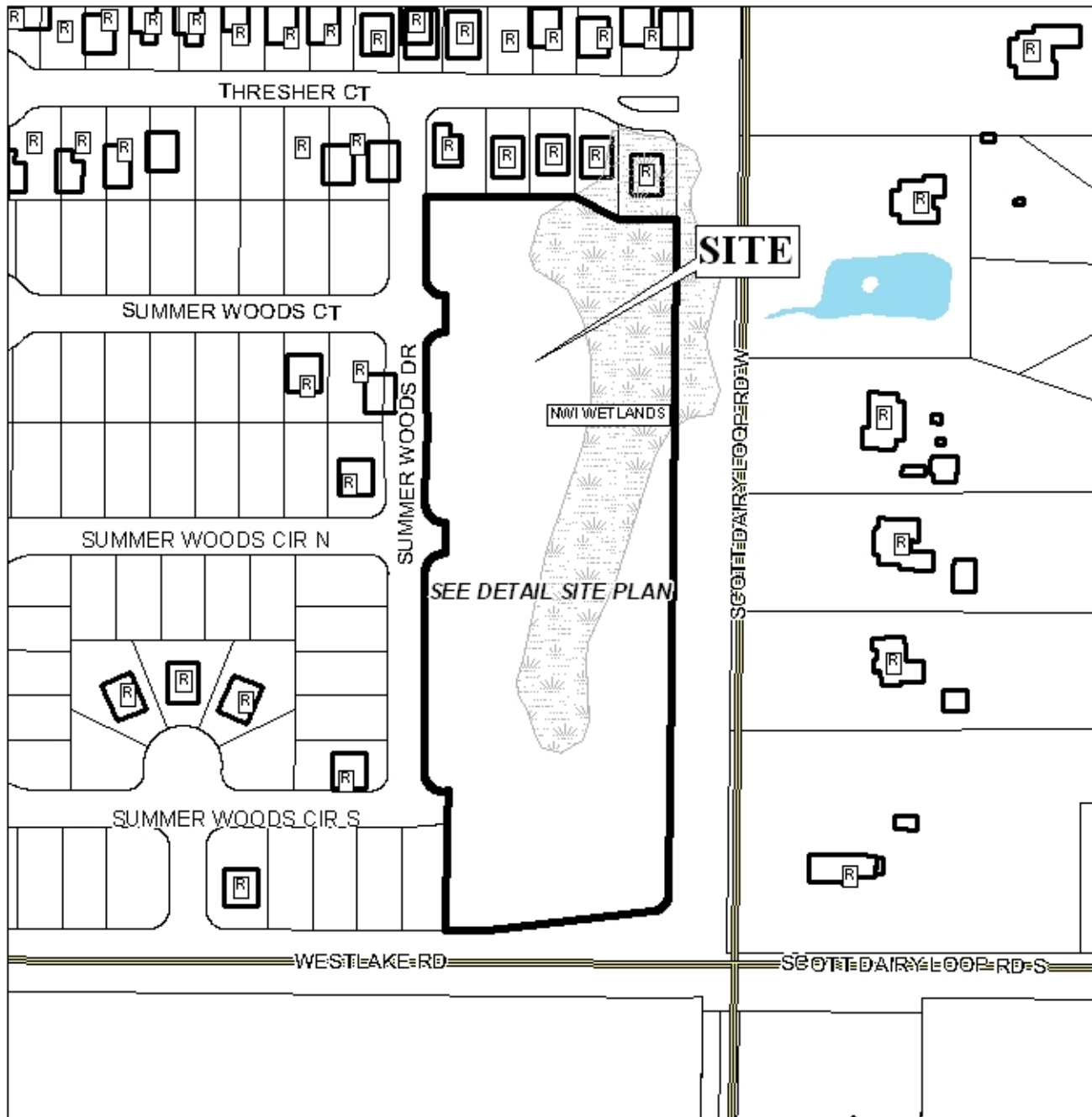
APPLICATION NUMBER 10 DATE April 21, 2011

APPLICANT Summer Woods Phase Three Subdivision, Amended

REQUEST Subdivision



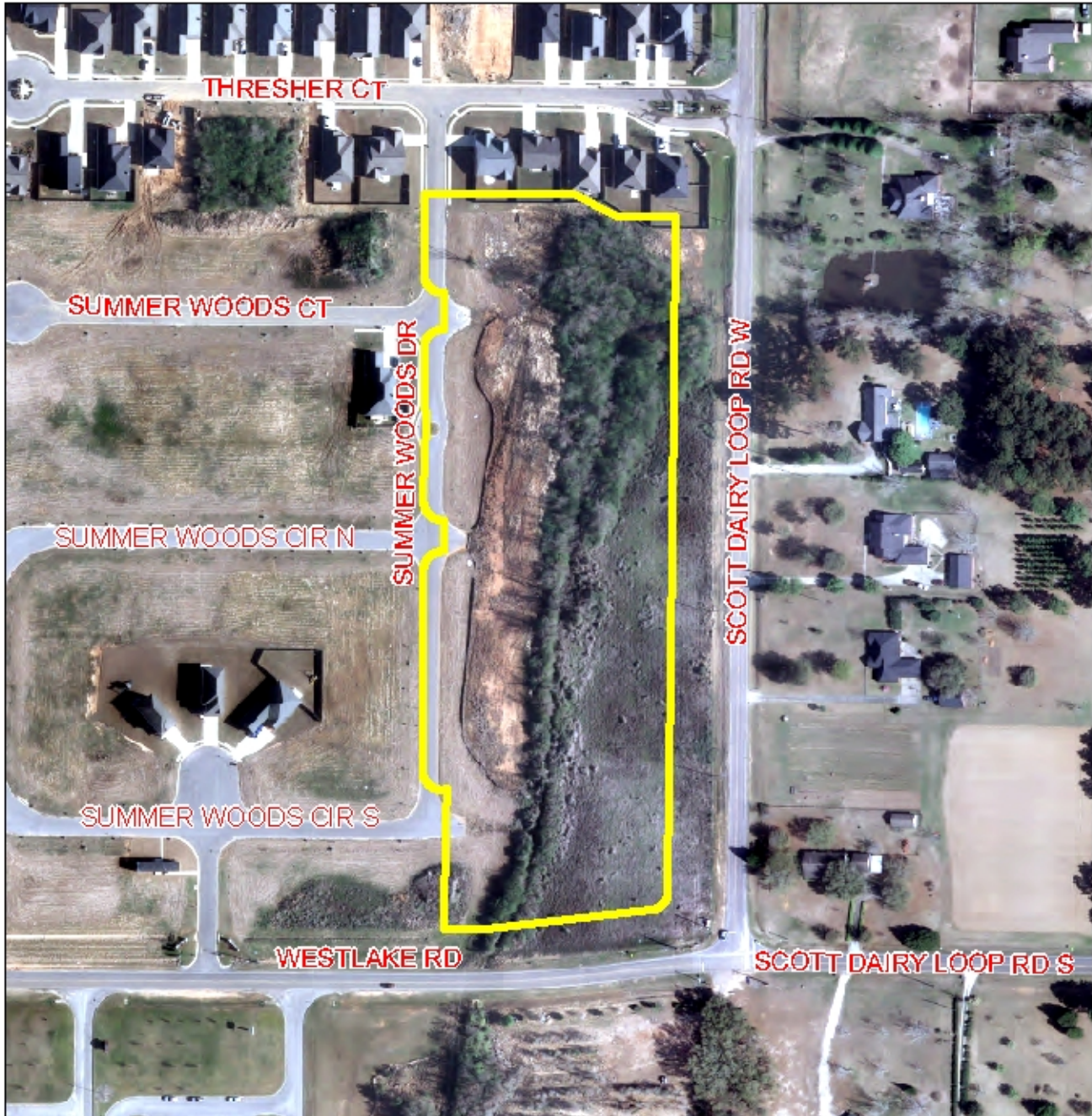
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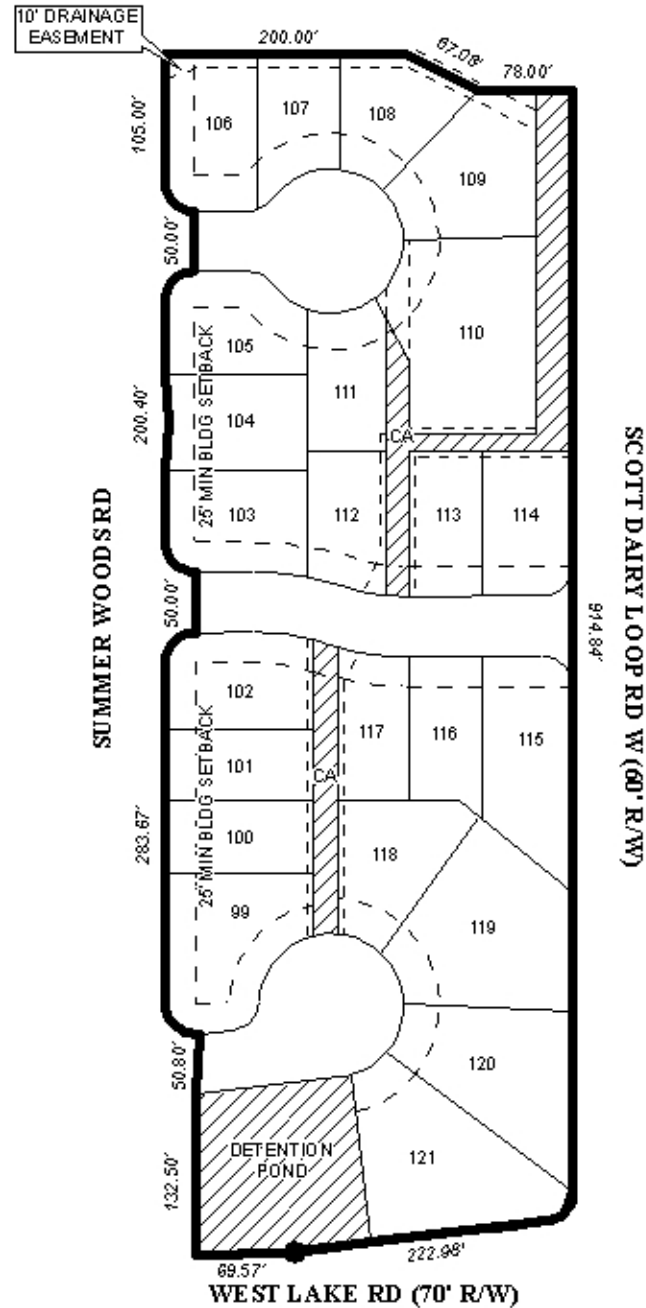
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DETAIL SITE PLAN



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