

THE LEGACY AT SAYBROOK SUBDIVISION, UNIT 1A

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 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 4-lot, 1.3± acre subdivision located on the North and South sides of Pierson Drive, 430' East of Fenwick Loop West and the Northeast corner of Saybrook Boulevard and Morse Loop and the South side of Saybrook Boulevard, 35'± East of Morse Loop, within the Planning Jurisdiction. The applicant does not state if the subdivision is served by public water and sewer; however, the subject parcels are remnants of The Legacy at Saybrook Subdivision, Unit One, which is served by public water and sanitary sewer services.

The purpose of this application is to create four legal lots of record from four existing metes-and-bounds parcels.

Adjacent to the East of the four subject parcels is Saybrook Subdivision, Unit One, approved by the Commission in 2004 (originally submitted as Audubon Woods Subdivision). As that unit would have temporary dead-ends at the West termini of Saybrook Boulevard and Pierson Drive, blocked-out turn-arounds were required by the County in those two locations. With the development of The Legacy at Saybrook Subdivision, Unit One, adjacent to the West of Saybrook Subdivision, Unit One, Saybrook Boulevard and Pierson Drive were extended Westerly into that subdivision and negating the need for the turn-arounds.

The turn-arounds were 80' in right-of-way width and the two streets are 50' in right-of-way width. The Legacy at Saybrook Subdivision, Unit One, retained the 80' right-of-way widths along the fronts of the four proposed lots, but the subdivision was recorded without the four subject parcels being numbered lots and being metes-and-bounds parcels instead. A proposed 15' street vacation along the fronts of the four parcels was never finalized and the applicant now proposes to make the properties legal lots for development.

As the Subdivision would retain the 80' right-of-way widths in front of the proposed lots, no dedication would be required. Lot 1 would be a corner lot with portions having frontage on the compliant 50' right-of-way of Saybrook Boulevard and Morse Loop, also with a compliant 50' right-of-way. Therefore, no dedication would be required. The 25' minimum building setback line along all street frontages is indicated on the plat and should be retained on the Final Plat.

The plat indicates a 15' drainage easement along the rear of Lot 88 and this should be retained on the Final Plat. A margin note indicates a 10' utility easement on all lot lines adjacent to rights-of-way and a 5' utility easement along all side lot lines. As these easements are not illustrated on the plat, the Final Plat should be revised to illustrate all easements. A note should be required on the Final Plat stating that no structures may be constructed or placed in any easement.

As a means of access management, a note should be placed on the Final Plat stating that each lot is limited to one curb cut, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards.

The proposed lots meet the minimum size requirements of the Subdivision Regulations. As on the preliminary plat, the lot size labels in both square feet and acres should be retained on the Final Plat, or a table should be furnished on the Final Plat providing the same information. The lot size in square feet for Lot 88 should be corrected from 1,3510 square feet to 13,510 square feet on the Final Plat.

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 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 and Zoning Department and County Engineering.

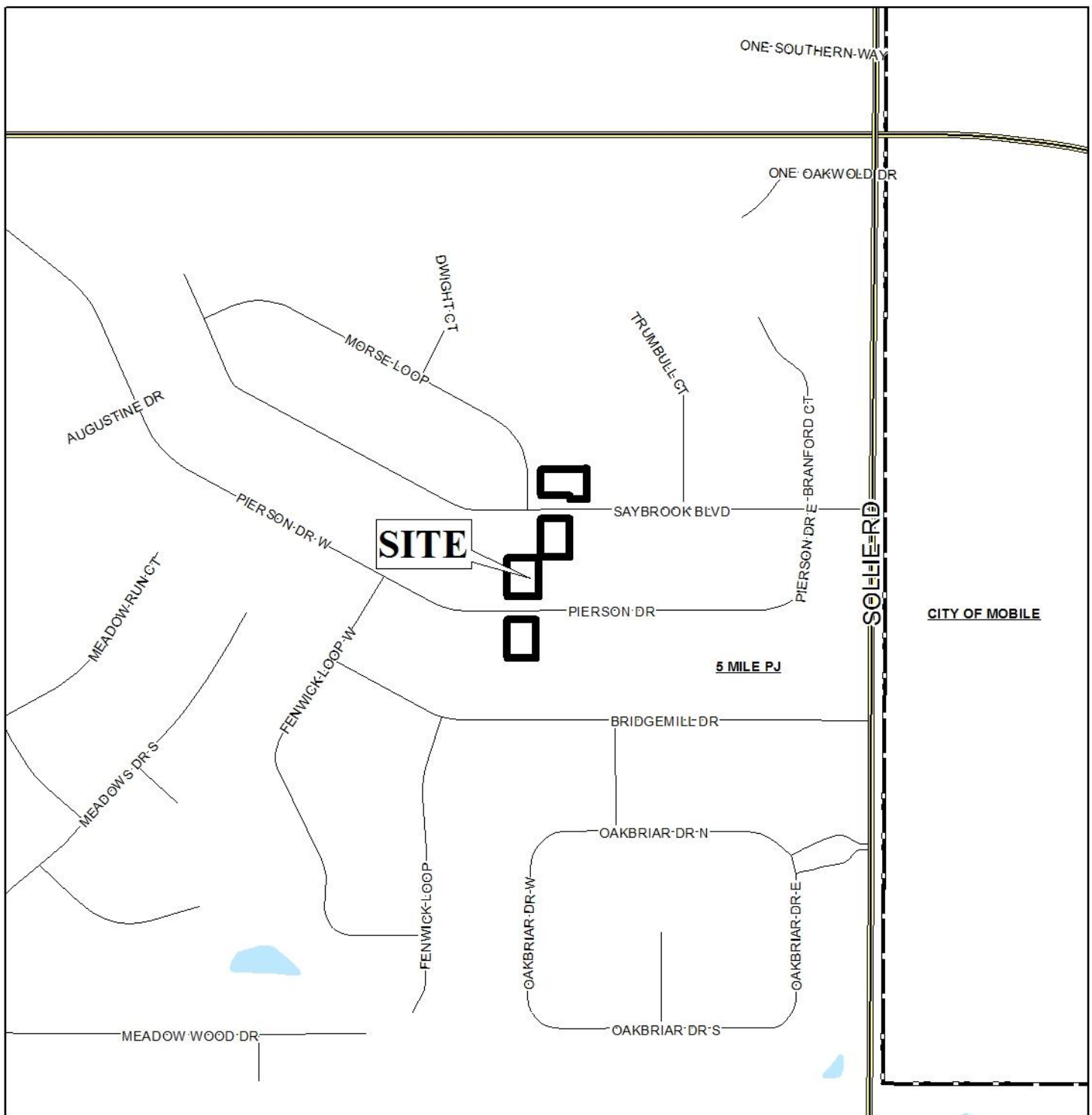
A note should be placed on the Final Plat stating that if any lot is developed commercially and adjoins residentially developed property, a buffer must be provided in compliance with Section V.A.8. of the Subdivision Regulations.

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

- 1) retention of the 25' minimum building setback line along all street frontages;
- 2) retention of the 15' drainage easement along the rear of Lot 88;
- 3) revision of the plat to illustrate the 10' utility easement on all lot lines adjacent to rights-of-way as per the margin note on the preliminary plat;
- 4) revision of the plat to illustrate the 5' utility easement along all side lot lines as per the margin note on the preliminary plat;
- 5) placement of a note on the Final Plat stating that no structures may be constructed or placed in any easement;
- 6) placement 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 Mobile County Engineering and conform to AASHTO standards;
- 7) retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 8) correction of the lot size in square feet for Lot 88 from 1,3510 square feet to 13,510 square feet on the Final Plat;

- 9) placement of a note on the Final Plat stating that the site must 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 and Zoning Department and County Engineering.
- 10) placement of a note on the Final Plat stating that if any lot is developed commercially and adjoins residentially developed property, a buffer must be provided, in compliance with Section V.A.8. of the Subdivision Regulations; and
- 11) compliance with the Fire 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).]*

LOCATOR MAP



APPLICATION NUMBER 11 DATE May 18, 2017

APPLICANT The Legacy at Saybrook Subdivision, Unit 1A

REQUEST Subdivision



NTS

LOCATOR ZONING MAP



APPLICATION NUMBER 11 DATE May 18, 2017

APPLICANT The Legacy at Saybrook Subdivision, Unit 1A

REQUEST _____ Subdivision _____



NTS

THE LEGACY AT SAYBROOK SUBDIVISION, UNIT 1A

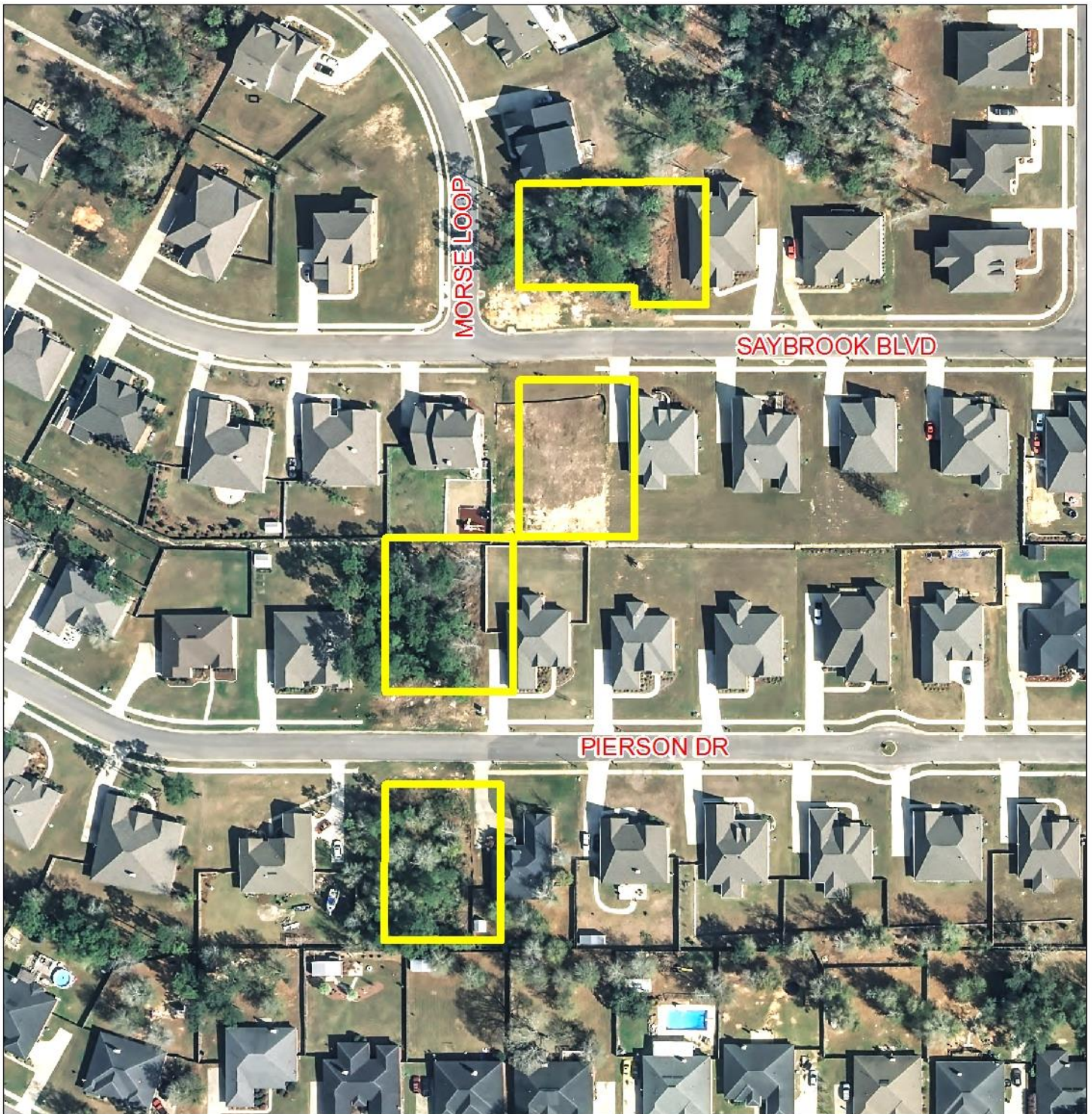


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



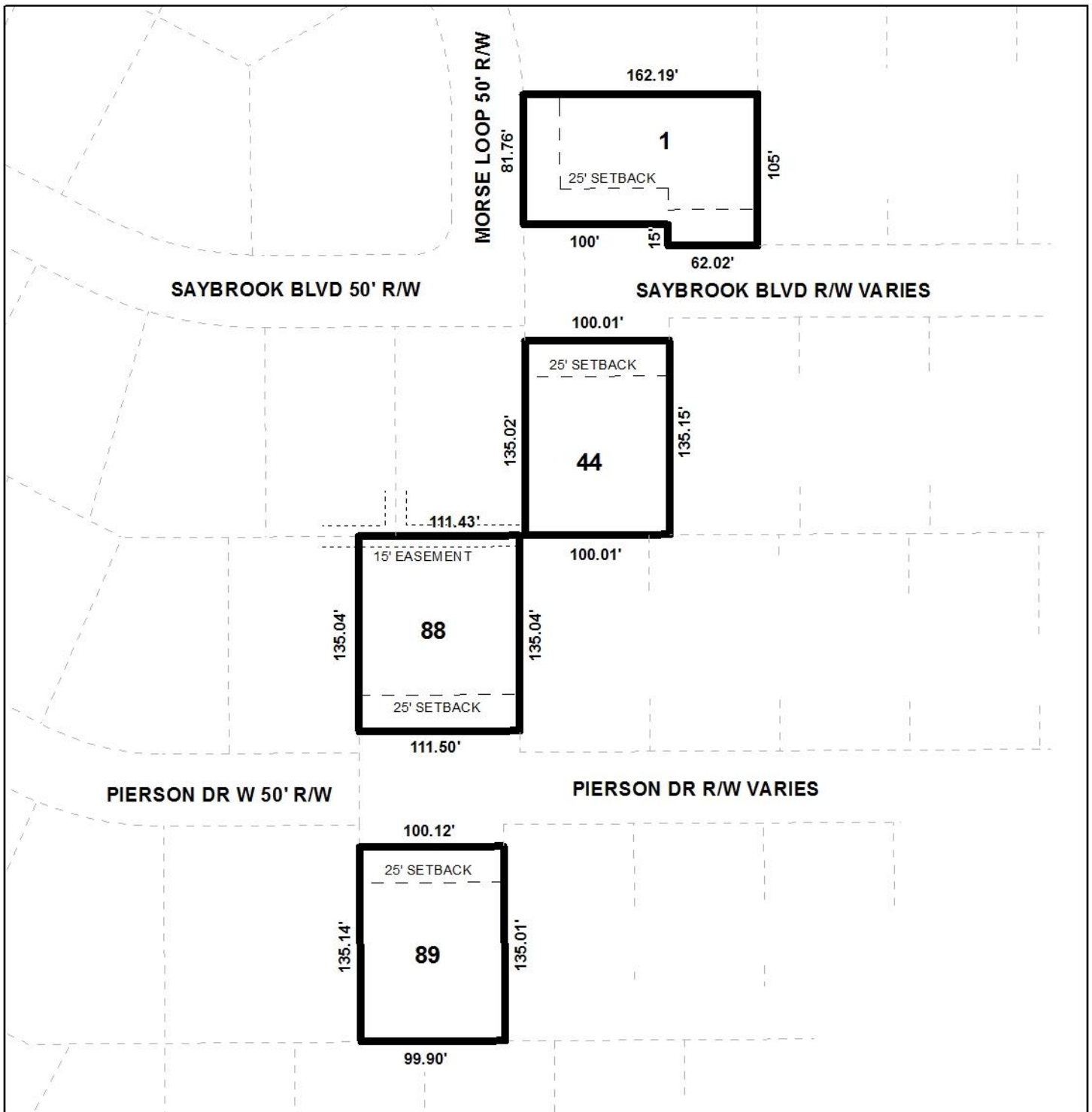
THE LEGACY AT SAYBROOK SUBDIVISION, UNIT 1A



APPLICATION NUMBER 11 DATE May 18, 2017



DETAIL SITE PLAN



APPLICATION NUMBER 11 DATE May 18, 2017

APPLICANT The Legacy at Saybrook Subdivision, Unit 1A

REQUEST Subdivision

