

## **CALGARY 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.

Fire-Rescue Department Comments: All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). 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: MAWSS has water and sewer services available.

The preliminary plat illustrates the proposed 47-lot, 17.7± acre subdivision which is located on the West side of Leroy Stevens Road, 200'± North of Pine West Avenue. The site is within the Planning Jurisdiction and the City Fire Jurisdiction and the applicant states that the subdivision is served by city water and sewer.

The site has been before the Planning Commission several times, the most recent of which was at its December 18<sup>th</sup>, 2014 meeting, where the Planning Commission granted approval of a 47 lot subdivision. A one year extension of approval request was granted by the Planning Commission at its November 5, 2015 meeting. The Application at hand is also for 47 lots, but with a layout slightly different than previously approved.

The proposed subdivision fronts Leroy Stevens Road, a minor street with a compliant right-of-way diameter. The right-of-way width of all proposed streets within the subdivision is 50', compliant with Section V.B.14. of the Subdivision Regulations.

Per Fire Department previous comments regarding the required number of access points to a site with 30 or more dwelling units, a second access point has been illustrated.

The 25' minimum building setback line and lot size information are depicted on the preliminary plat and, if approved, should be retained on the Final Plat.

The current proposal depicts several lots with frontage onto streets internal to the development and Leroy Stevens Road. Normally, Section V.D.8. would require a 10' wide buffer park strip, however, Staff recommends a waiver of the 10' wide buffer park strip of Section V.D.8. of the Subdivision Regulations along Leroy Stevens Road, if approved.

It should also be noted on the Final Plat that all proposed streets must be built and paved in asphalt to Mobile County Engineering standards and be accepted by Mobile County prior to the signing of the Final Plat, if approved.

As a means of access management, a note should be placed on the Final Plat stating that all lots are denied direct access to Leroy Stevens Road, and that all proposed lots be limited to 1 curb-cut each to streets within the subdivision, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards.

The overall development will consist of 3 common areas, one of which will be for storm water detention. If approved, the Final Plat should include a note stating that all common and detention areas shall be maintained by the property owners.

The plat also depicts the presence of 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, with the exception of the proposed 10' fence easement along Leroy Stevens Road.

It should be pointed out that the site, while in the County, will have to comply with the City of Mobile stormwater and flood control ordinances. A letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Planning and Zoning Department prior to the signing of the Final Plat, if approved.

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. A note should be placed on the Final Plat, if approved.

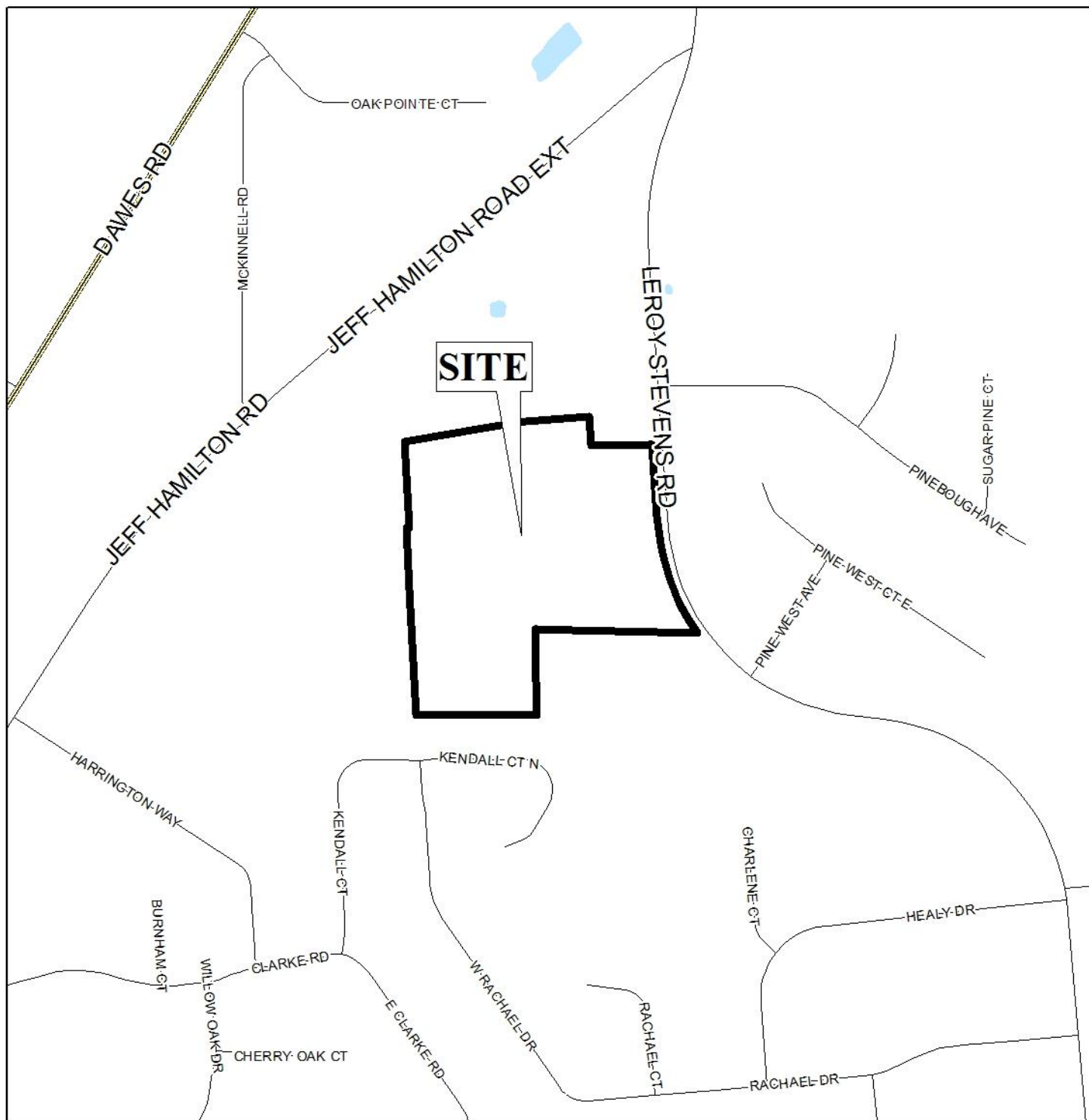
Based upon the preceding, this application is recommended for Tentative Approval subject to the following conditions:

- 1) Retention of 50' right-of-way width of all proposed streets within the subdivision;
- 2) Retention of two access points to the site;
- 3) Retention of 25' minimum building setback line;
- 4) Retention of lot information in both square feet and acres;
- 5) Placement of a note stating that all proposed streets must be built and paved in asphalt to Mobile County Engineering standards and be accepted by Mobile County
- 6) Placement of a note should be placed on the Final Plat stating that all lots are denied direct access to Leroy Stevens Road, and that all lots are limited to 1 curb-cut each to streets within the subdivision, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;
- 7) Placement of a note stating that all common and detention areas shall be maintained by the property owners;
- 8) Placement of a note stating that no permanent structures can be placed or erected within any easement, with the exception of the fence easement;
- 9) Placement of a note stating that 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;
- 10) Compliance with Fire Department comments (*All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012*

*International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC)*

- 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).*

# LOCATOR MAP



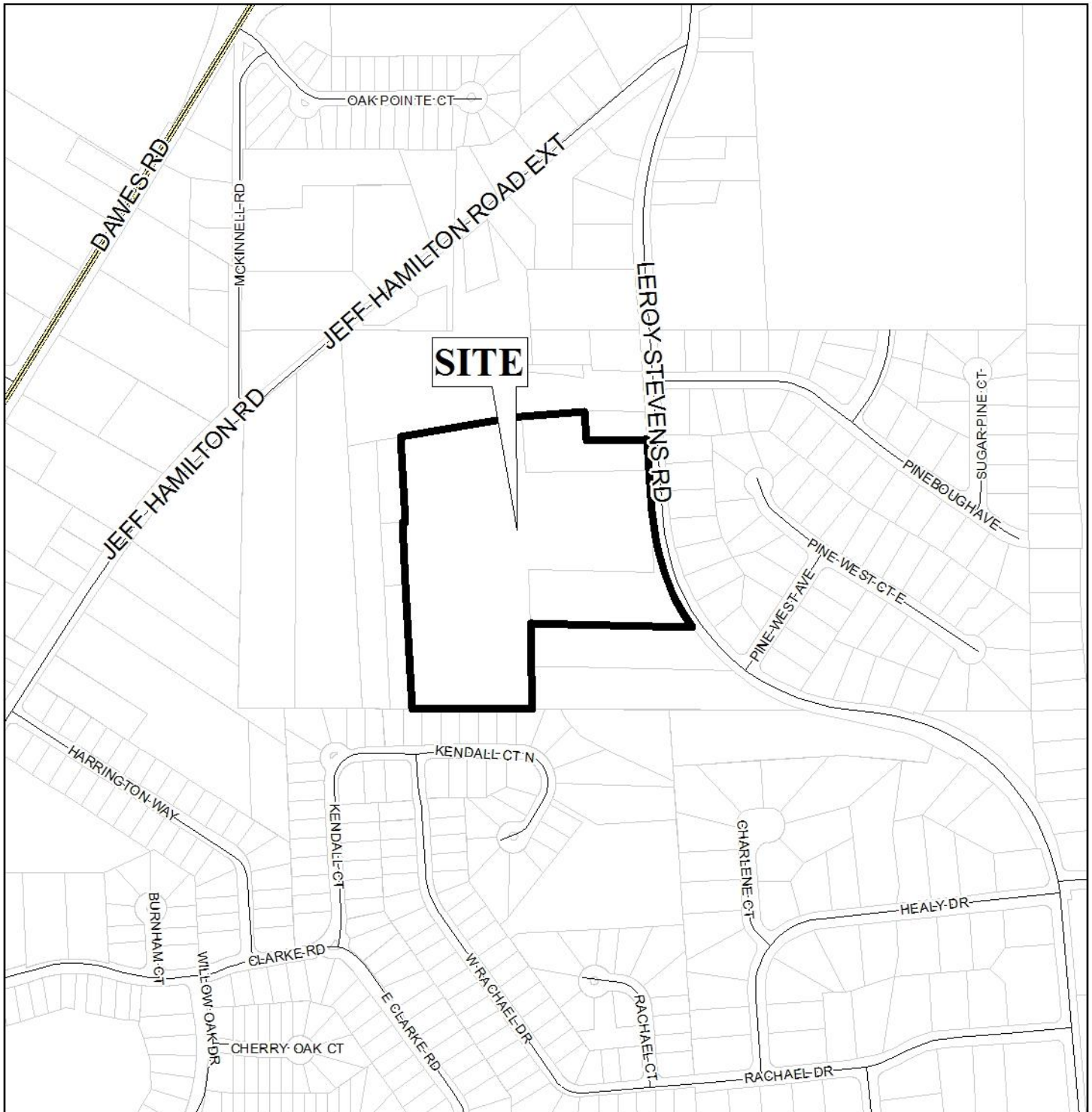
APPLICATION NUMBER 13 DATE October 20, 2016

APPLICANT Calgary Subdivision

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# LOCATOR ZONING MAP



APPLICATION NUMBER 13 DATE October 20, 2016

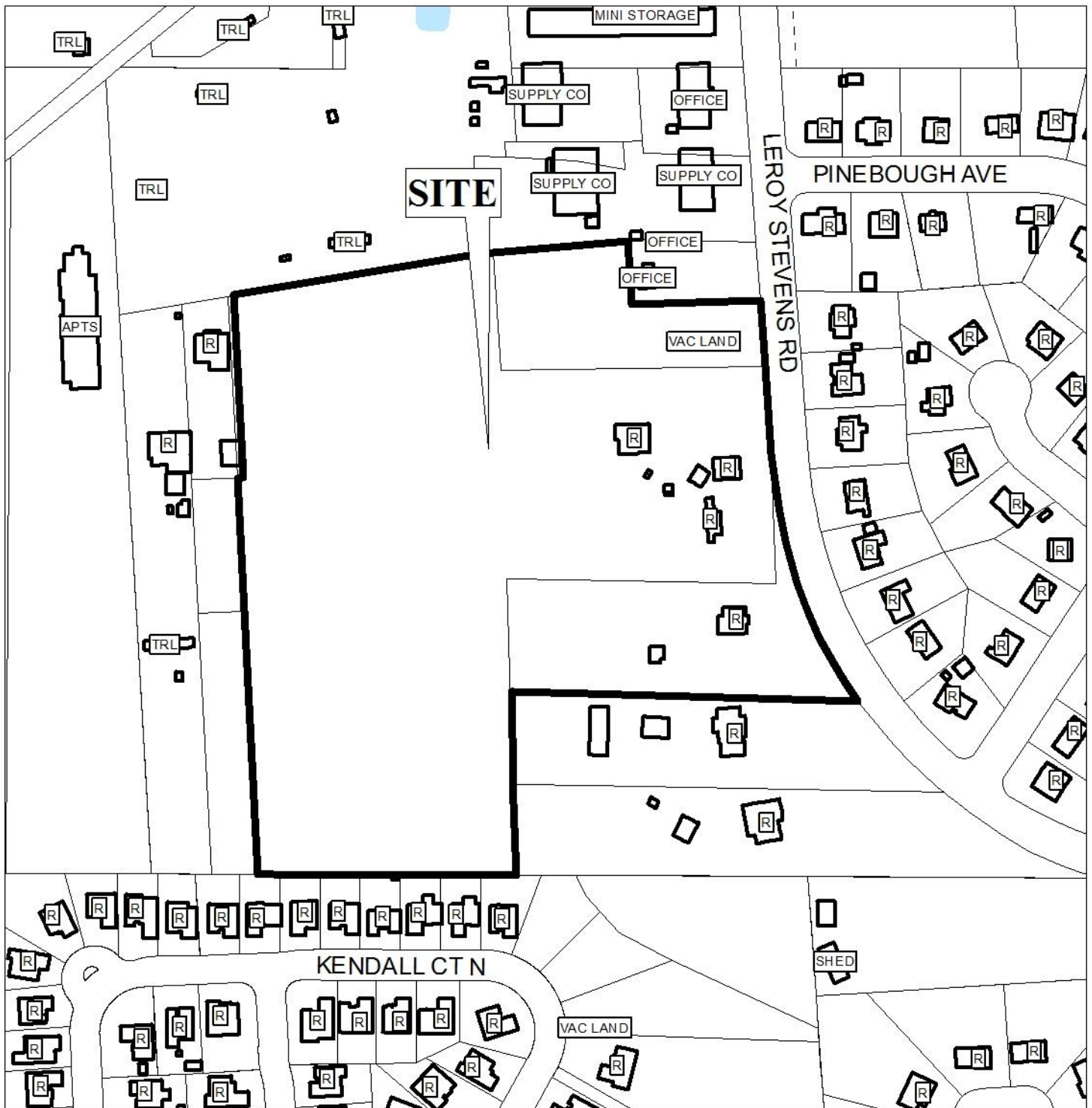
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# CALGARY SUBDIVISION



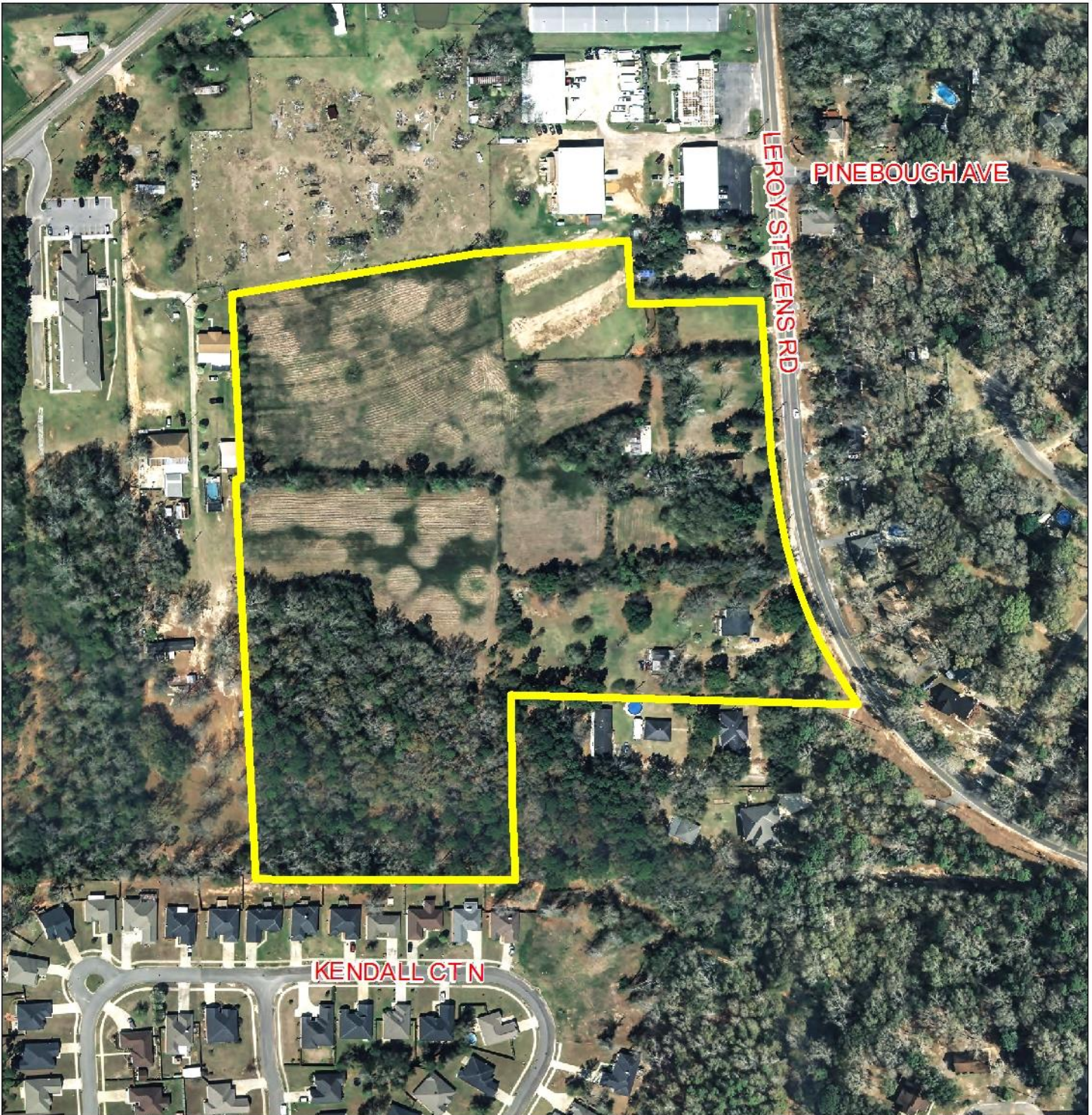
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6





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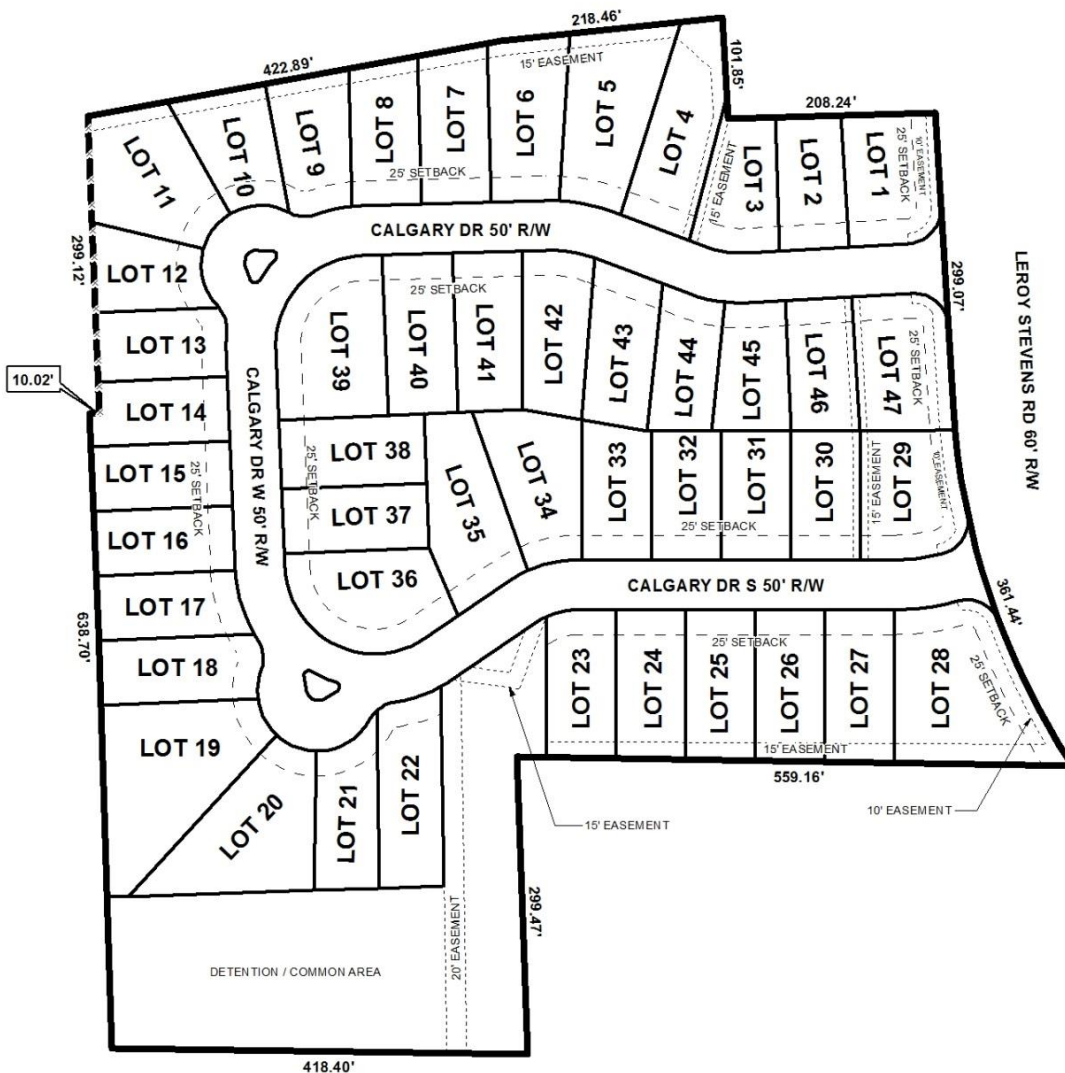


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# DETAIL SITE PLAN



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