

PENNY LAKES SUBDIVISION

Engineering Comments: A portion of the site may be located within the J.B. Converse watershed, the primary drinking water supply for the Mobile Area Water and Sewer System. Consultation with the Mobile County Engineering Department should be undertaken to determine if the site is within the watershed. If it is determined to be within the watershed, the site must be designed to comply with Mobile County Engineering Department's requirements (and Section V.A.5. of the Subdivision Regulations) for sites located within the J.B. Converse watershed. 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: No comments.

The preliminary plat illustrates the proposed 18-lot, 7.7± acre subdivision which is located on the South terminus of Eunice Drive. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by public water and sewer. The purpose of this application is to create eighteen (18) legal lots of record from a portion of two (2) metes and bounds parcels.

The preliminary plat depicts "Parcel 'A' Future development" on the remainder of the southern-most metes-and-bounds parcel.

The proposed lots front Howells Ferry Road, a minor arterial on the Major Street Plan. The right-of-way width for Howells Ferry Road is depicted as 80' on the preliminary plat and therefore no dedication is required. The proposed lots also front a proposed new road, Penny Lane, which is illustrated on the preliminary plat. The right-of-way width for the proposed Penny Lane has not been provided. If approved, the right-of-way width to Penny Lane should be depicted on the Final Plan to provide at least 50' which is sufficient for a minor street with curb and gutter. The proposed street is a closed end, cul-de-sac with a right-of-way diameter of 120'. If approved, the diameter of the cul-de-sac should be retained on the Final Plat.

It should be noted that the proposed public roadway should to be built according to Mobile County standards and be accepted by Mobile County prior to the signing of the Final Plat.

In accordance with Section V.D.2. of the Subdivision Regulations, the proposed lots exceed the 7,200 square foot minimum lot size requirement for lots served by public water and sanitary sewer systems. The lot size information is depicted in both square feet and in acres on the preliminary plat and should be retained on the Final Plat, if approved.

The preliminary plat illustrates a 25' minimum building setback for Lots 1 and 18 along Howells Ferry Road. If approved, the setbacks should be retained on the Final Plat. Lots 2-17 front the proposed Penny Lane and illustrate 30' minimum building setback that, if approved, should be retained on the Final Plat.

There is a 50' MAWSS waterline easement, 15' drainage easement, and a 10' drainage and utilities easement located within the subject site. A note should be placed on the Final plat stating that no structure shall be erected in any easement.

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

Common areas are depicted on the preliminary plat. A note should be placed on the Final Plat stating that maintenance of the common areas shall be the responsibility of the property owners, and not Mobile County.

This site is located in the County; 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:

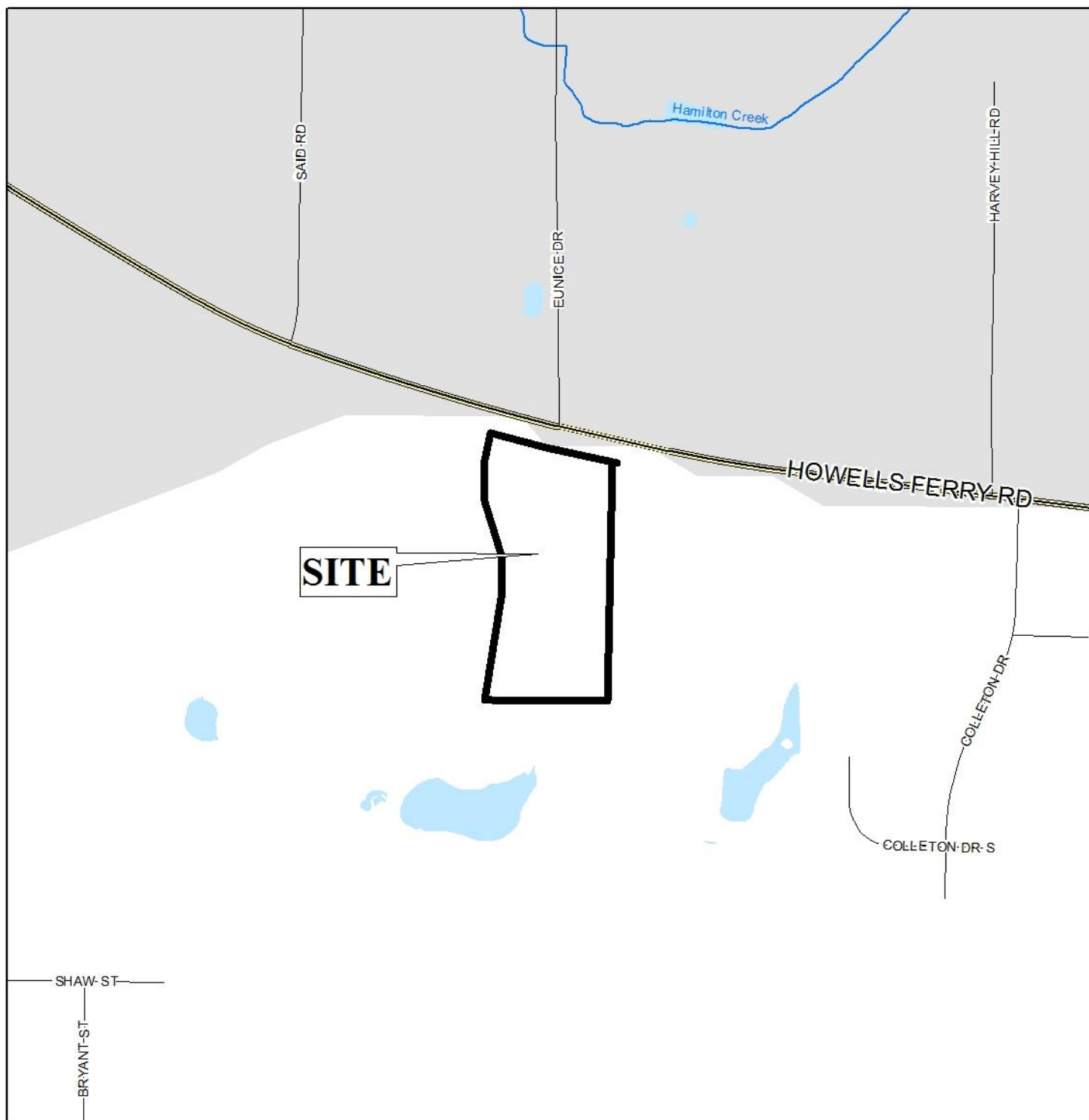
- 1) Retention of 80' right-of-way width to Howells Ferry Road;
- 2) Retention of the 25' minimum setback line along Howells Ferry Road, adjusted for dedication;
- 3) Retention of the lot size information in both square and in acres on the Final Plat;
- 4) Provision of a minimum of a 50' right-of-way width along the proposed Perry Lane;
- 5) Retention of 30' minimum setback line along the proposed Perry Lane;
- 6) Placement of a note stating that no structures shall be erected in any easement;
- 7) Placement of a note on the Final Plat stating each lot is limited to one curb cut to Penny Lane, and denied direct access to Howells Ferry Road, with the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards;
- 8) 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;
- 9) Compliance with Engineering Comments and placement as a note on the Final Plat: *(A portion of the site may be located within the J.B. Converse watershed, the primary drinking water supply for the Mobile Area Water and Sewer System. Consultation with the Mobile County Engineering Department should be undertaken to determine if the site is within the watershed. If it is determined to be within the watershed, the site must be designed to comply with Mobile County Engineering Department's requirements (and Section V.A.5. of the Subdivision Regulations) for sites located within the J.B. Converse watershed. 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.);

10) Compliance with Fire Comment: *(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); and*

11) Placement of a not stating that maintenance of the common areas shall be the responsibility of the property owners, and not Mobile County.

LOCATOR MAP



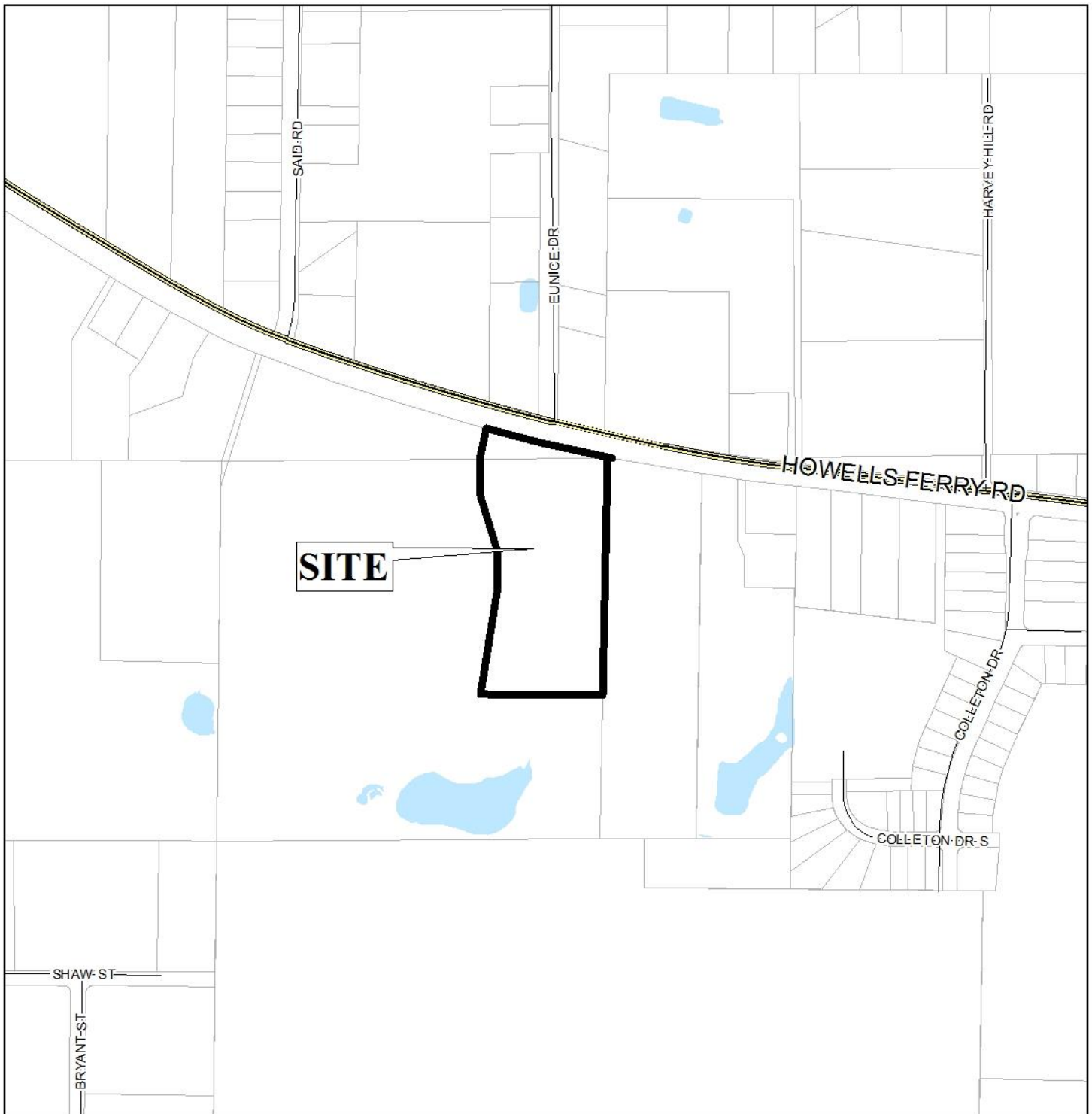
APPLICATION NUMBER 13 DATE September 7, 2017

APPLICANT Penny Lakes Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



APPLICATION NUMBER 13 DATE September 7, 2017

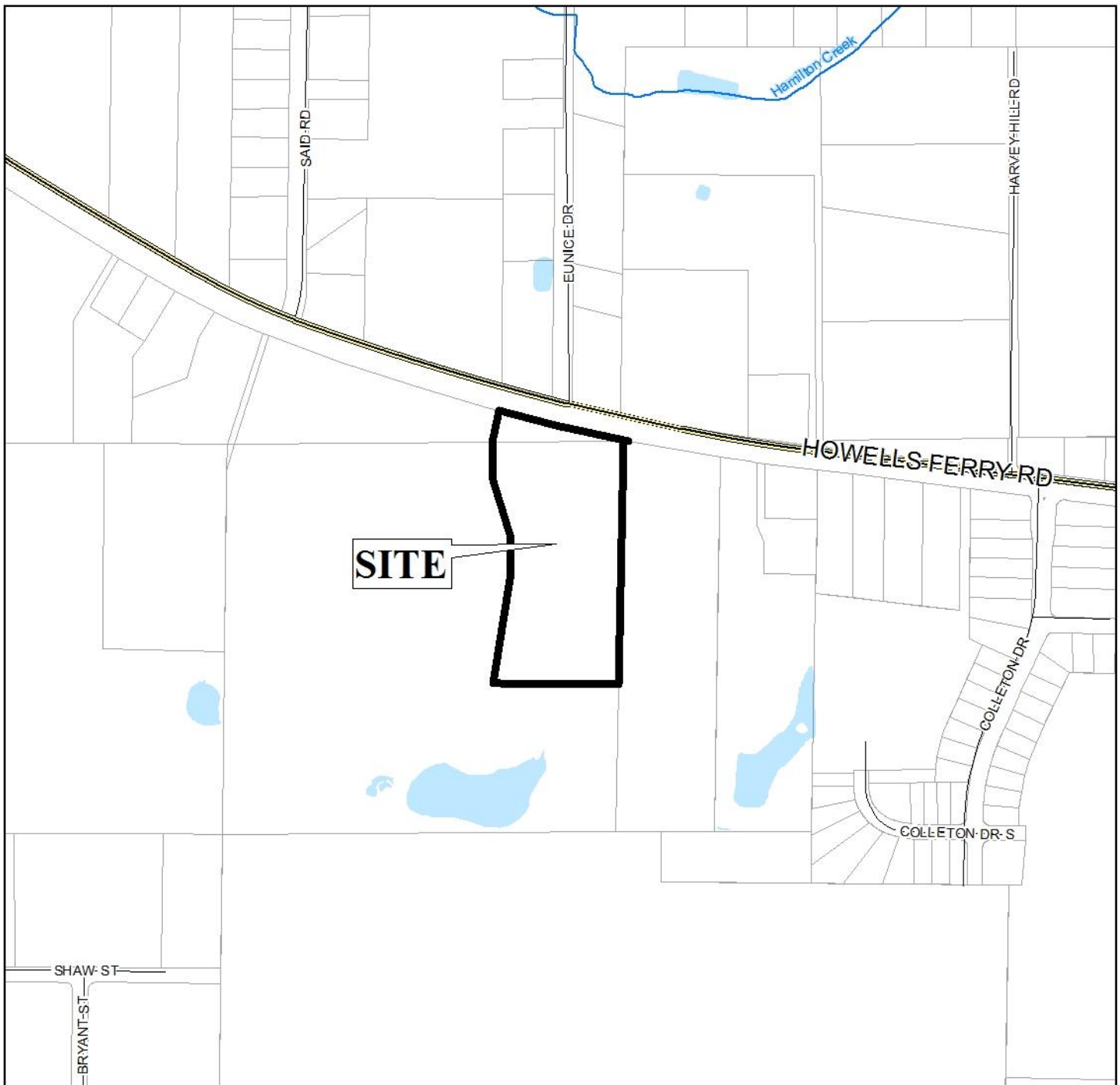
APPLICANT Penny Lakes Subdivision

REQUEST Subdivision



NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 13 DATE September 7, 2017

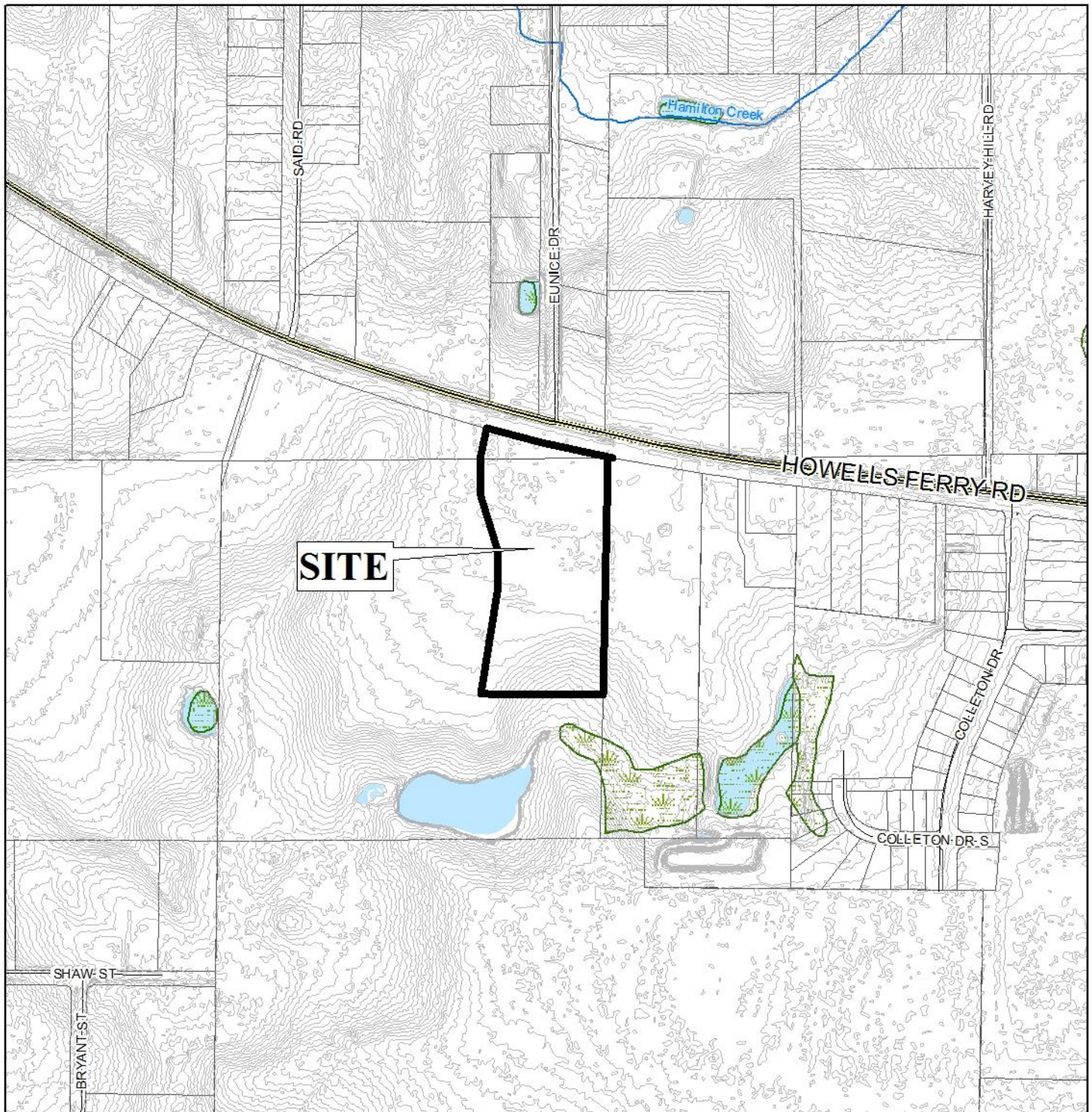
APPLICANT Penny Lakes Subdivision

REQUEST Subdivision

Low Density Residential	Neighborhood Center- Traditional	Downtown Waterfront	Water Dependent
Mixed Density Residential	Traditional Corridor	Light Industry	Parks & Open Space
Downtown	Neighborhood Center- Suburban	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



ENVIRONMENTAL LOCATOR MAP



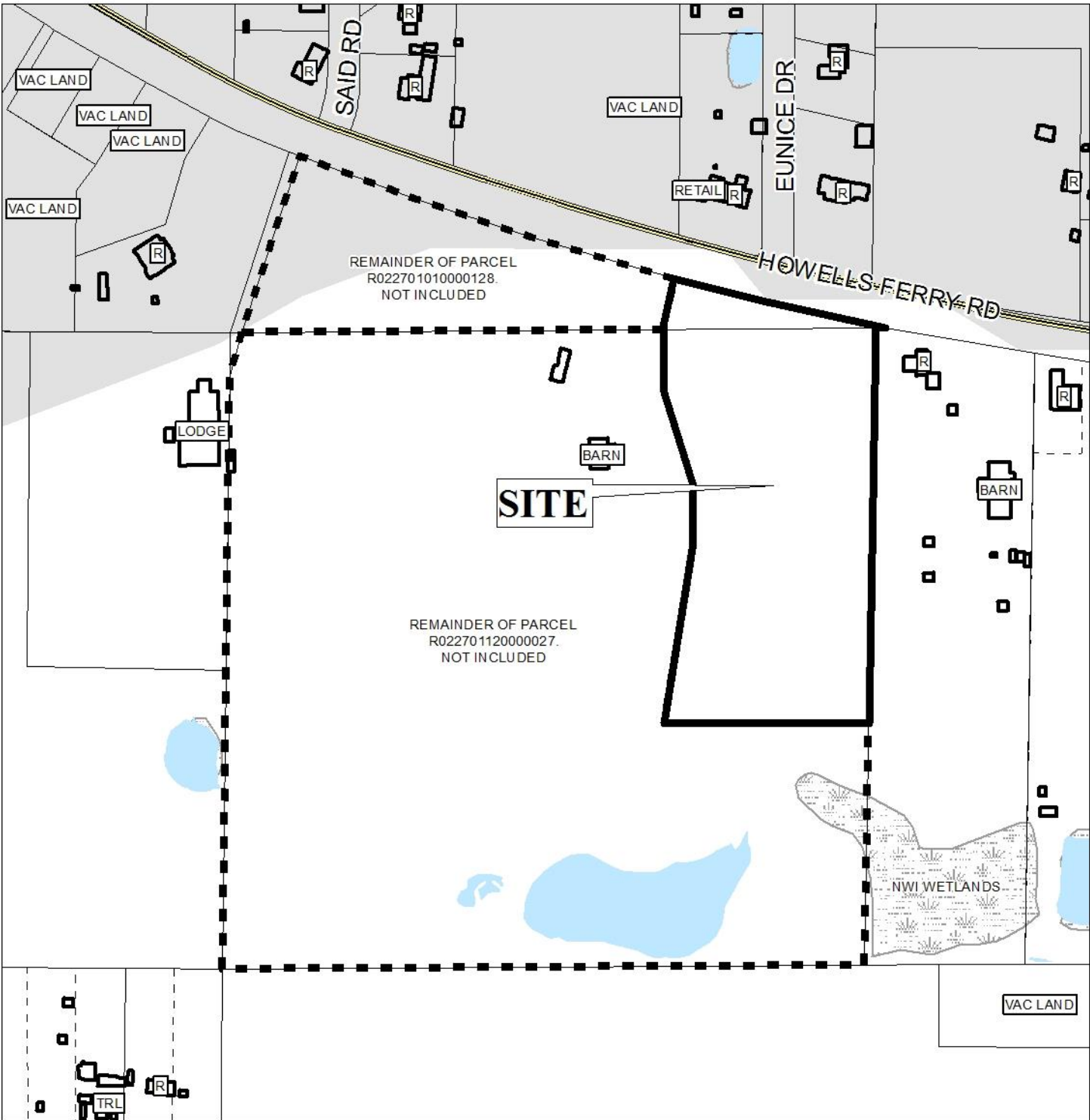
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APPLICANT Penny Lakes Subdivision

























REQUEST Subdivision



PENNY LAKES SUBDIVISION

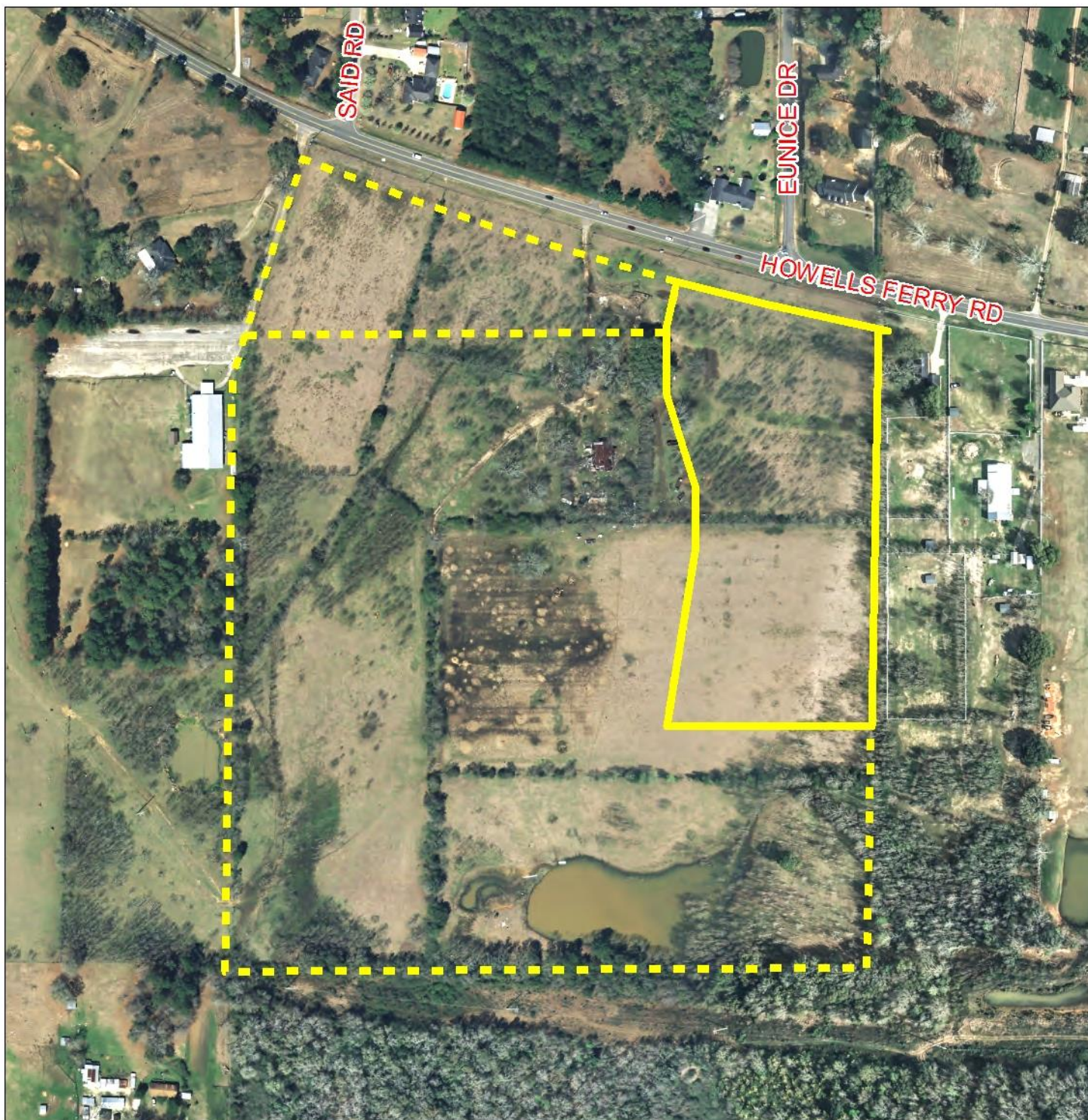


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	R-A		R-3		T-B		B-2		B-5		MUN		SD-WH		T5.1
	R-1		R-B		B-1		B-3		I-1		OPEN		T3		T5.2
	R-2		H-B		LB-2		B-4		I-2		SD		T4		T6



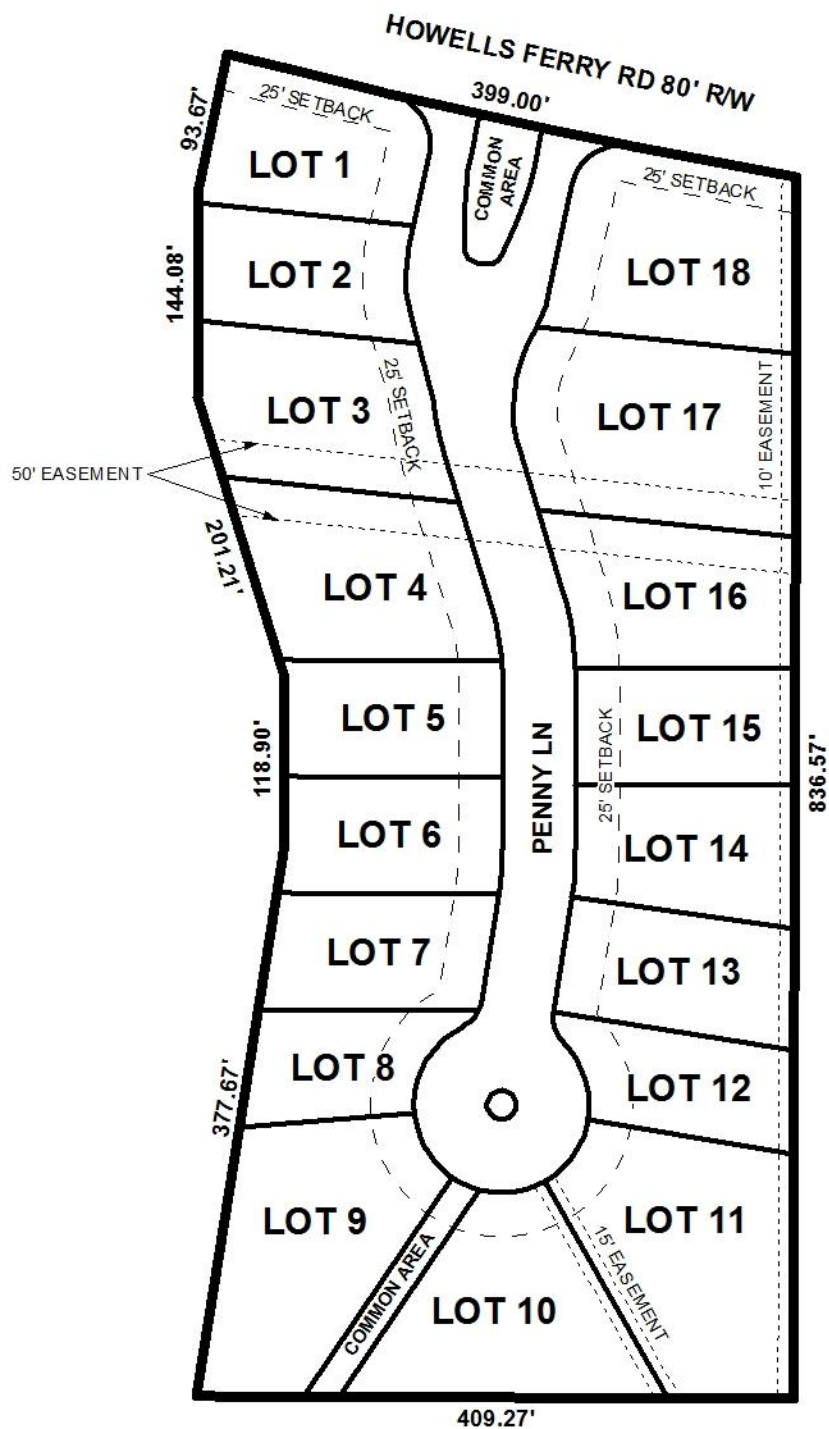
PENNY LAKES SUBDIVISION



APPLICATION NUMBER 13 DATE September 7, 2017



DETAIL SITE PLAN



APPLICATION NUMBER 13 DATE September 7, 2017
 APPLICANT Penny Lakes Subdivision
 REQUEST Subdivision

