

SUMMER WOODS SUBDIVISION, PHASE THREE

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: No comments submitted.

Fire-Rescue Department Comments: No comments submitted.

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 extensions of approval were applied for. As such, the Subdivision Approval expired, hence this application.

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 to 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. A varying 25' to 30' drainage easement is proposed along West Lake Road and Scott Dairy Loop Road West which would negate the necessity of a minimum building setback line along those street frontages. These should also be illustrated on the final plat.

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

A review of the original Summer Woods Subdivision 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.

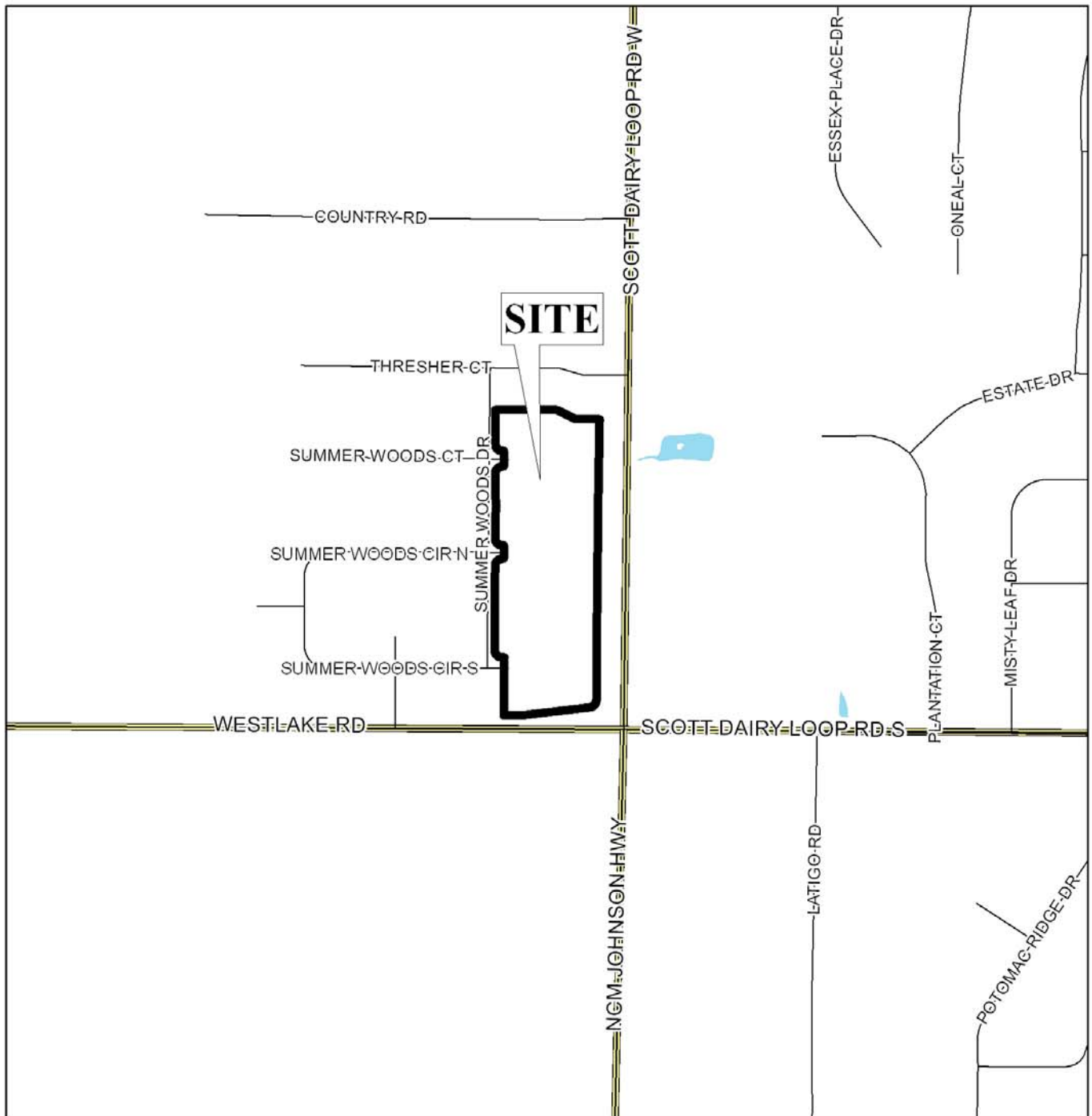
The site is located in the County. As on the preliminary plat, a note should be placed on the Final Plat, if approved, stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.

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 the drainage easement along West Lake Road and Scott Dairy Loop Road West;
- 5) retention of the table on the plat providing the same information;
- 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 13 DATE September 2, 2010

APPLICANT Summer Woods Subdivision, Phase Three

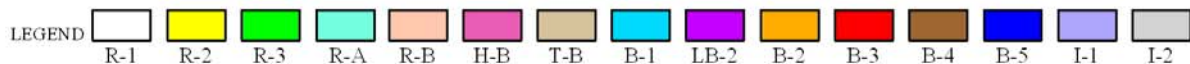
REQUEST Subdivision



SUMMER WOODS SUBDIVISION, PHASE THREE



APPLICATION NUMBER 13 DATE September 2, 2010



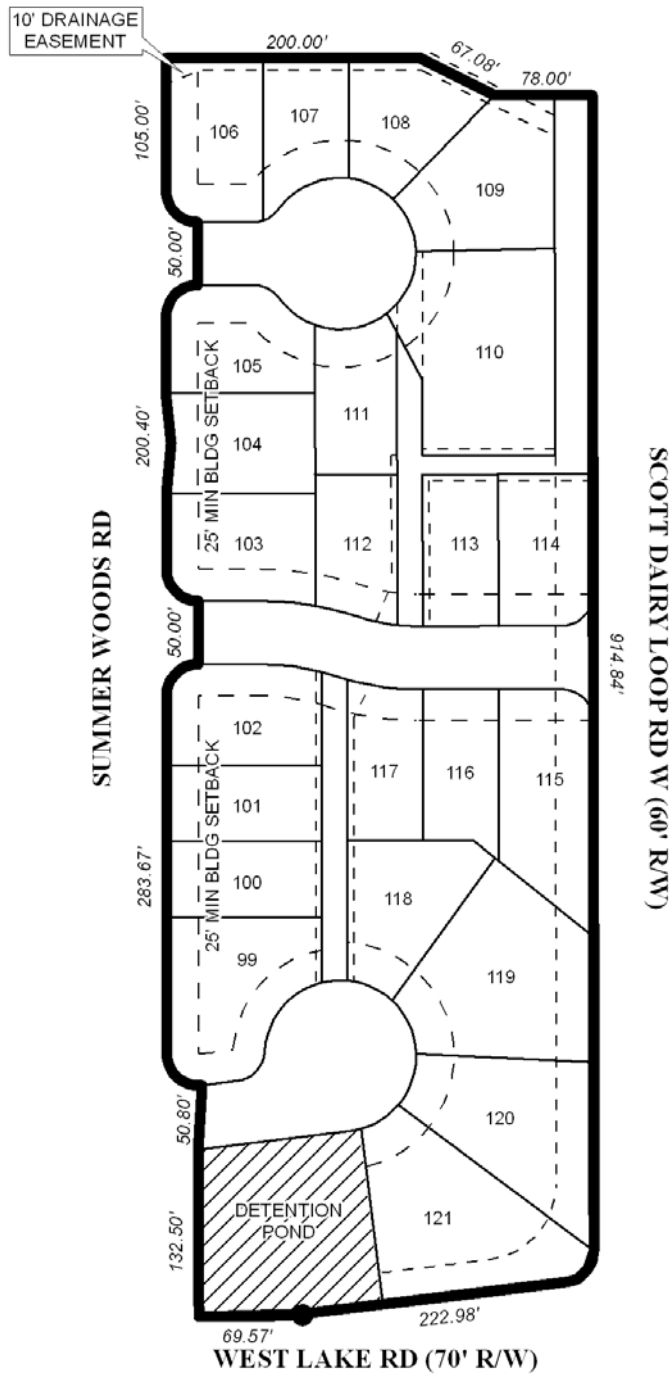
SUMMER WOODS SUBDIVISION, PHASE THREE



APPLICATION NUMBER 13 DATE September 2, 2010



DETAIL SITE PLAN



APPLICATION NUMBER 13 DATE September 2, 2010

APPLICANT Summer Woods Subdivision, Phase Three

REQUEST Subdivision

