

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 intersection of West Lake Road and Scott Dairy Loop Road West, extending to the East side of Summer Woods Drive, 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.

The site fronts Scott Dairy Loop Road West, a component of the Major Street Plan, and West Lake Road. Right-of-way was previously dedicated to provide a compliant 50' from centerline along Scott Dairy Loop Road West, and West Lake Road has a compliant 70' right-of-way. Therefore, no dedication would be required. As a means of access management, 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. This note should also be placed on the final plat. As a further 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 County Engineering and conform to AASHTO standards. Cul-de-sac diameters are indicated to be 110'; however the Subdivision Regulations were amended in April, 2008 to require a 120' right-of-way diameter as per the 2003 IFC standards for cul-de-sacs without a central median. Therefore, the plat should be revised to indicate a 120' right-of-way diameter for all cul-de-sacs as per the 2003 IFC standards. The applicant's engineer is aware of this requirement and has verified that all lots in the subdivision would still meet the 7,200 square-foot minimum lot size requirement after this revision.

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.

Lot sizes are not indicated on the plat; therefore the plat should be revised to label each lot with its size in square feet, or a table should be furnished on the plat providing the same information.

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 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. Since 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 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 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.

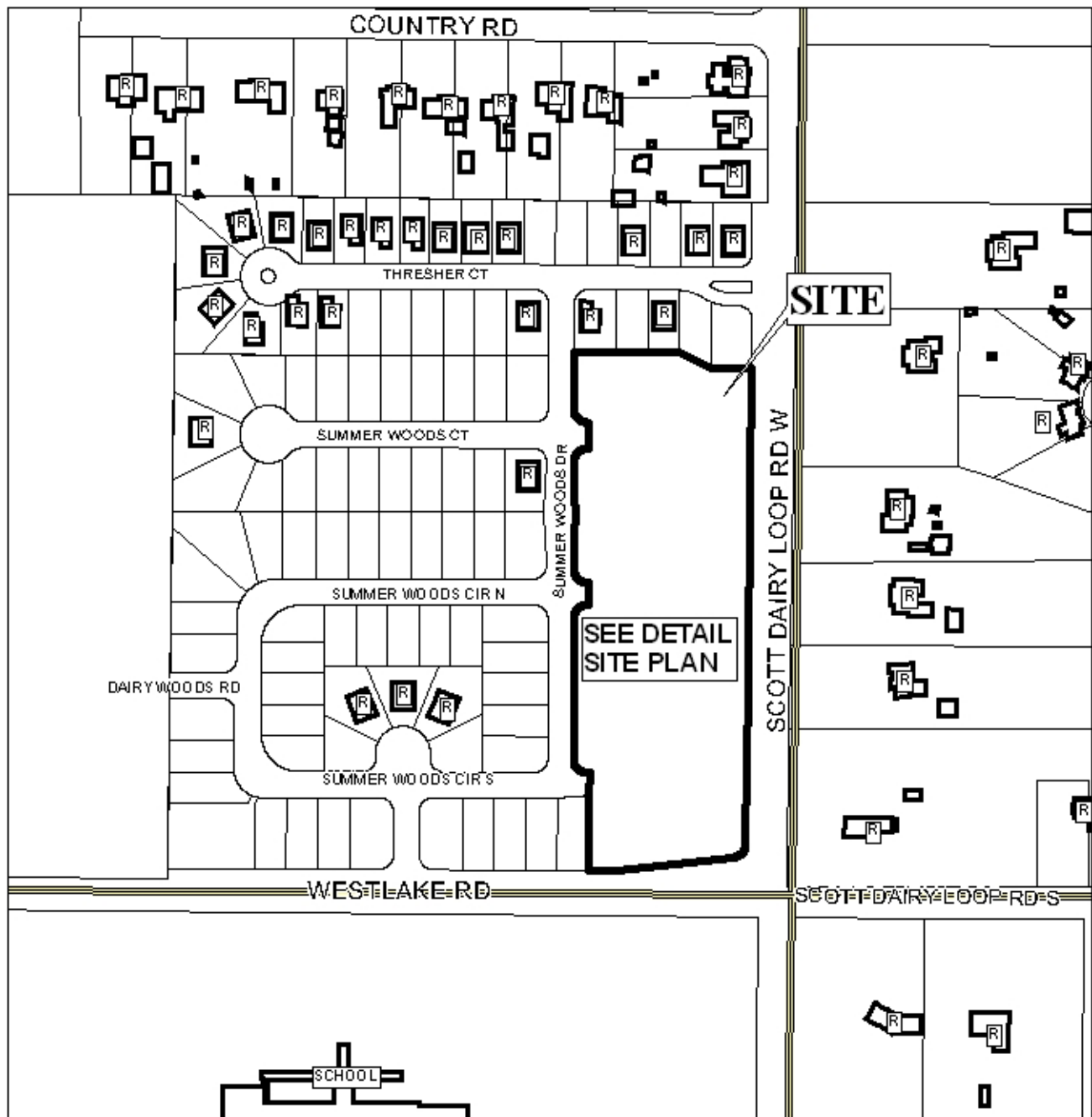
The site is located in the County. As on the preliminary plat, a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

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) placement 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) 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 County Engineering and conform to AASHTO standards;
- 4) revision of the plat to indicate a 120' right-of-way diameter for all cul-de-sacs as per the 2003 IFC standard;
- 5) illustration 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;
- 6) revision of the plat to label each lot with its size in square feet, or the furnishing of a table on the plat providing the same information;

- 7) 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;
- 8) placement of a note on the final plat stating that no construction is allowed within any easement;
- 9) 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;
- 10) 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;
- 11) 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
- 12) 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.7. of the Subdivision Regulations.

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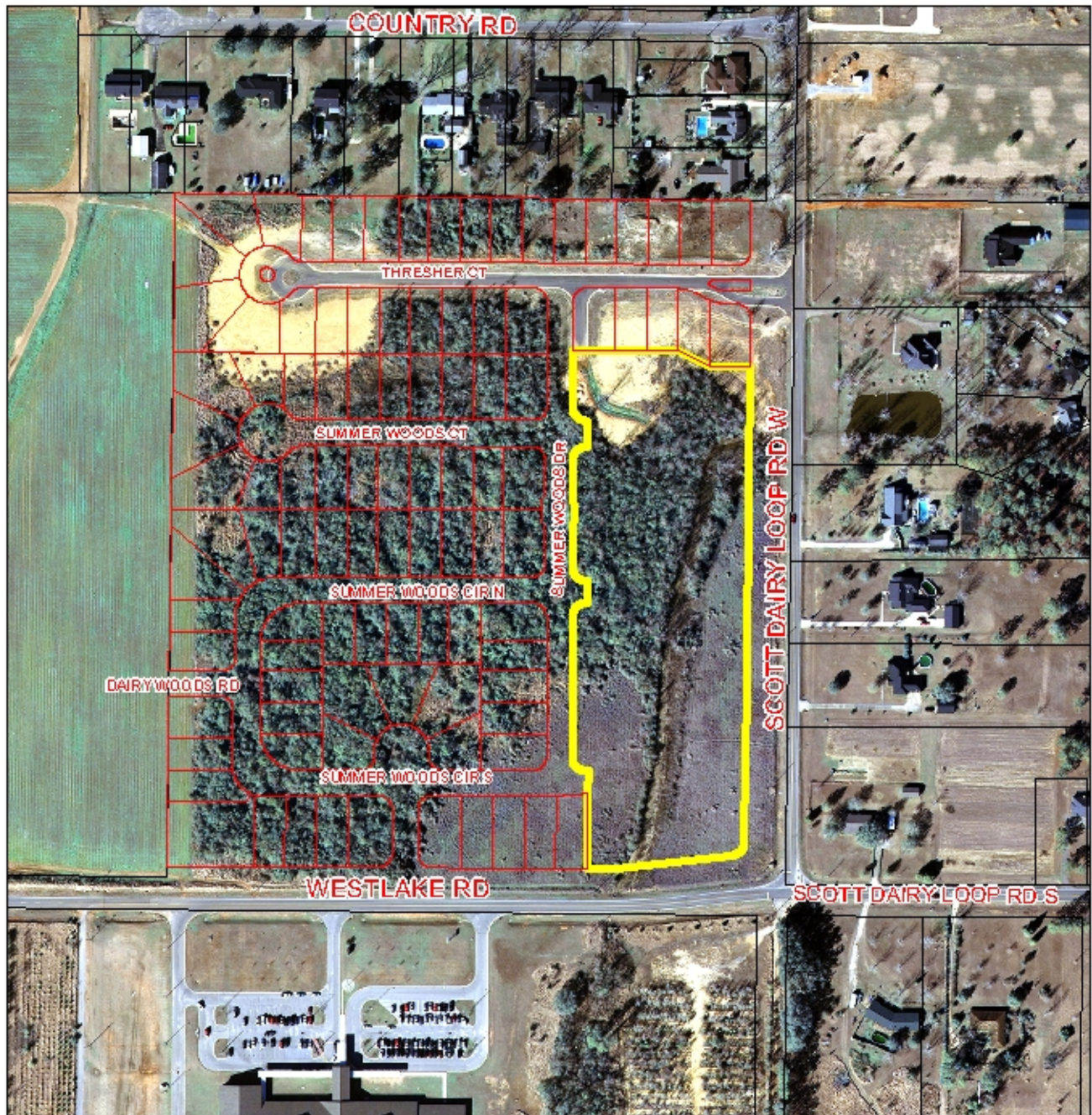
APPLICATION NUMBER 14 DATE February 19, 2009

LEGEND

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| R-1 | R-2 | R-3 | R-A | R-B | H-B | T-B | B-1 | LB-2 | B-2 | B-3 | B-4 | B-5 | I-1 | I-2 |
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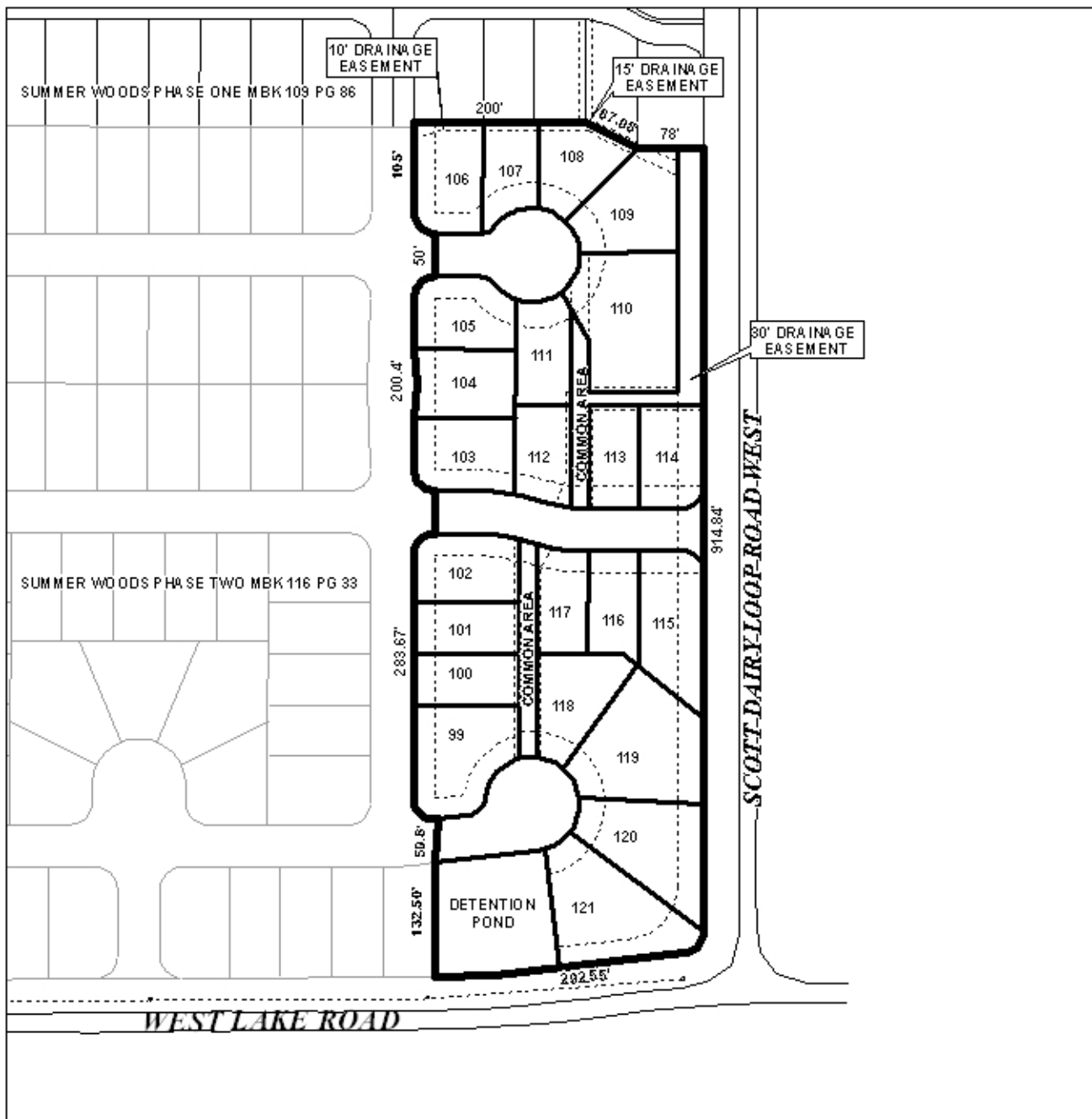
SUMMER WOODS SUBDIVISION, PHASE THREE



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DETAIL SITE PLAN



APPLICATION NUMBER 14 DATE February 19, 2009
 APPLICANT Summer Woods Subdivision, Phase Three
 REQUEST Subdivision

