

## **SPRING BROOK VILLAS 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.

Fire-Rescue Department Comments: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile. Commercial buildings and sites within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

MAWWS Comments: No comments.

The plat illustrates the proposed 38 lot, 12.7 ± acre subdivision which is located on the North and South termini of Spring Meadow Drive East, extending to the South terminus of Bloomington Drive, and the East terminus of Estates Drive. The applicant states that the subdivision is served by public water and sanitary sewer systems.

The purpose of this application is to modify a previously approved phase of a subdivision to allow more lots. The site was most recently approved by the Planning Commission at its February 17, 2006 meeting (with a subsequent extension) as 27-lot Phase Three of Spring Brook Farms. The application now proposes 38 lots, as part of Phase Three of Spring Brook Villas. The original Spring Brook Farms and Spring Brook Villas composite development was approved by the Planning Commission in 2002.

Lot sizes for Spring Brook Villas are smaller than for Spring Brook Farms, however, all lots proposed for Phase Three will meet the minimum size and width requirements of the Subdivision Regulations.

Development of the site will require the construction of new streets, which will connect to existing minor streets to the North, South and West of the site. A street-stub is being provided to undeveloped property to the East, as required by previous approvals. A traffic-calming device is also proposed next to Lot 111, as required by previous approvals. All roads must be built to County standards and accepted by the County, prior to the recording of the final plat.

As lots proposed for Phase Three of Spring Brook Villas will generally only have 60-feet of frontage, access management is a concern. Each lot should be limited to one curb-cut, with the size, design and location to be approved by Mobile County Engineering.

Common areas are proposed for the site. Notes are on the preliminary plat stating that maintenance shall be the responsibility of the property owners: the notes regarding the common areas, including the detention area, should also appear on the final plat.

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. A note on preliminary plat reflects this requirement, and should also appear on the final plat.

The 25-foot minimum building setback is shown on the plat, but is not labeled. In addition to the note on the plat, the setback line should be labeled.

This site is located in the County, thus 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 note regarding this requirement should also appear on the final plat.

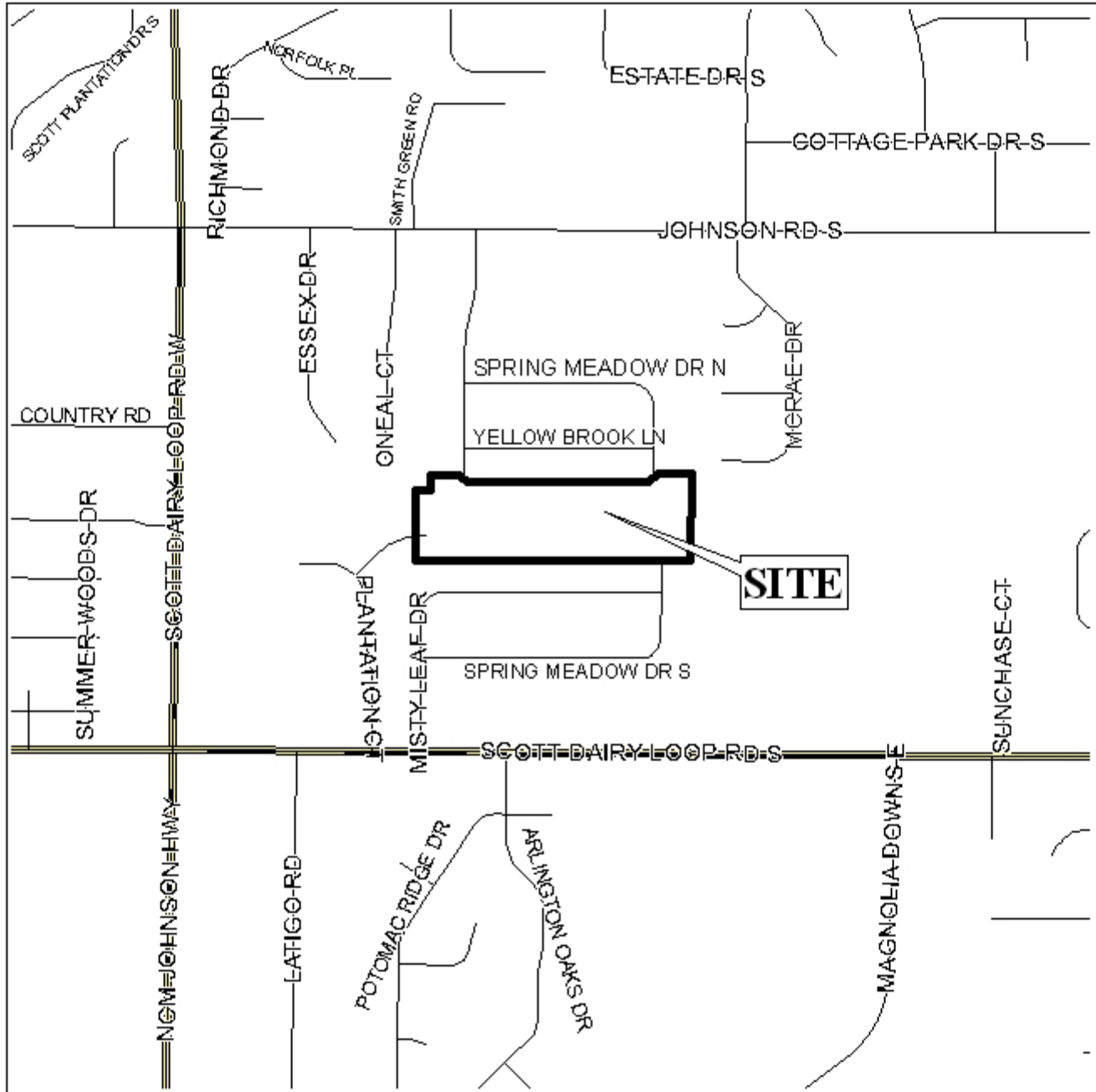
The site will have to comply with the City of Mobile storm water and flood control ordinances. The note on the preliminary plat regarding this requirement should also appear on the final plat.

The lot size information on the preliminary plat should be retained for the final plat.

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

- 1) Construction of all streets to Mobile County standards, including the street-stub to the East, and acceptance of the streets by Mobile County prior to the recording of the final plat;
- 2) Provision of a traffic calming device on Spring Meadow Drive East, as depicted, subject to Mobile County Engineering approval;
- 3) Placement of a note on the final plat stating that each lot is limited to one curb-cut, with the size, design and location to be approved by Mobile County Engineering;
- 4) Labeling of the 25-foot minimum building setback line, and retaining of the note on the plat; and
- 5) Retaining of notes on the plat relating to common area maintenance, endangered/threatened species, buffering of commercial development, storm water compliance, wetlands, and lot size information.

# LOCATOR MAP



APPLICATION NUMBER 15 DATE May 1, 2008

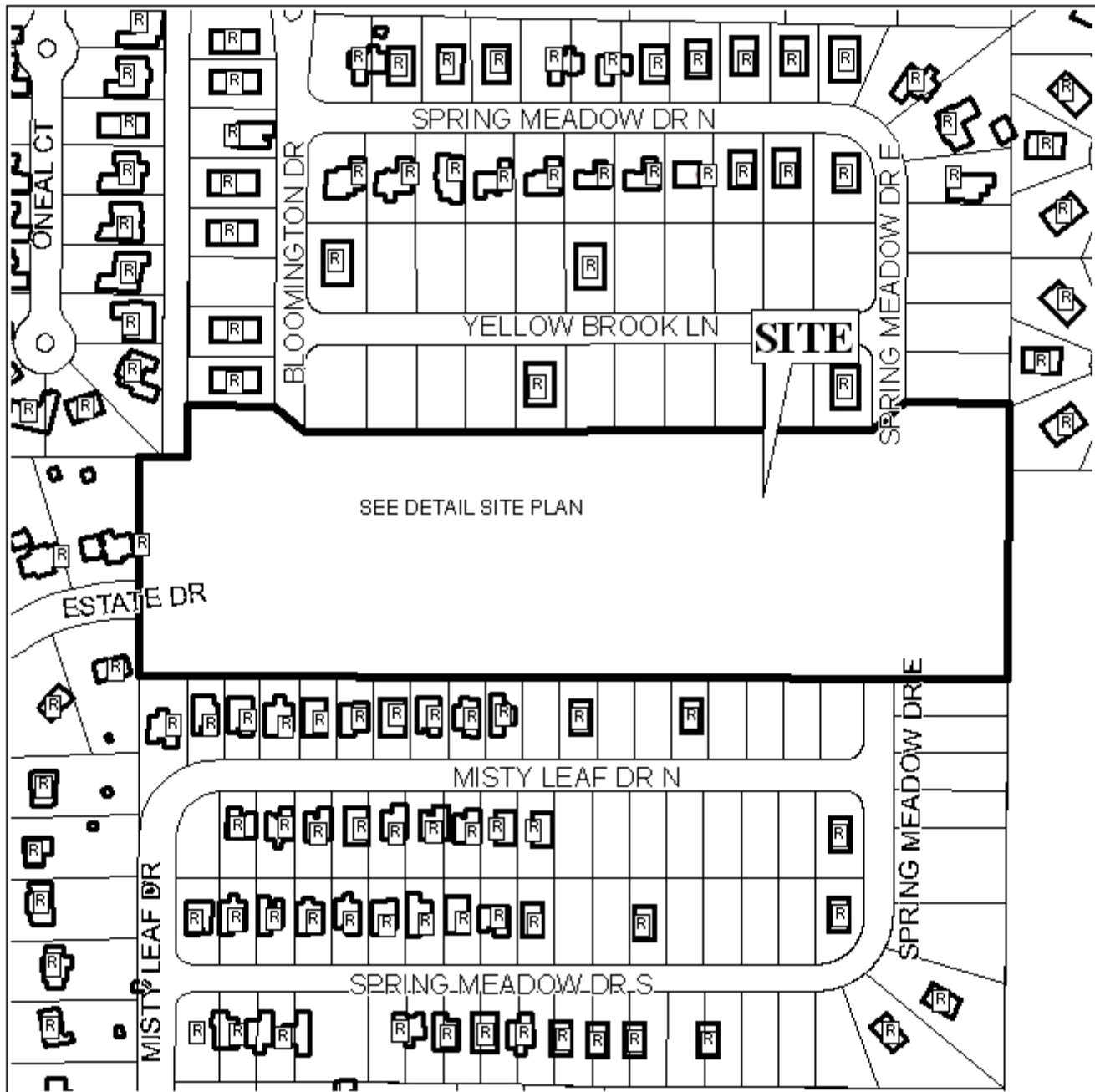
APPLICANT Spring Brook Villas Phase Three Subdivision

REQUEST Subdivision



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# SPRING BROOK VILLAS SUBDIVISION, PHASE THREE



APPLICATION NUMBER 15 DATE May 1, 2008

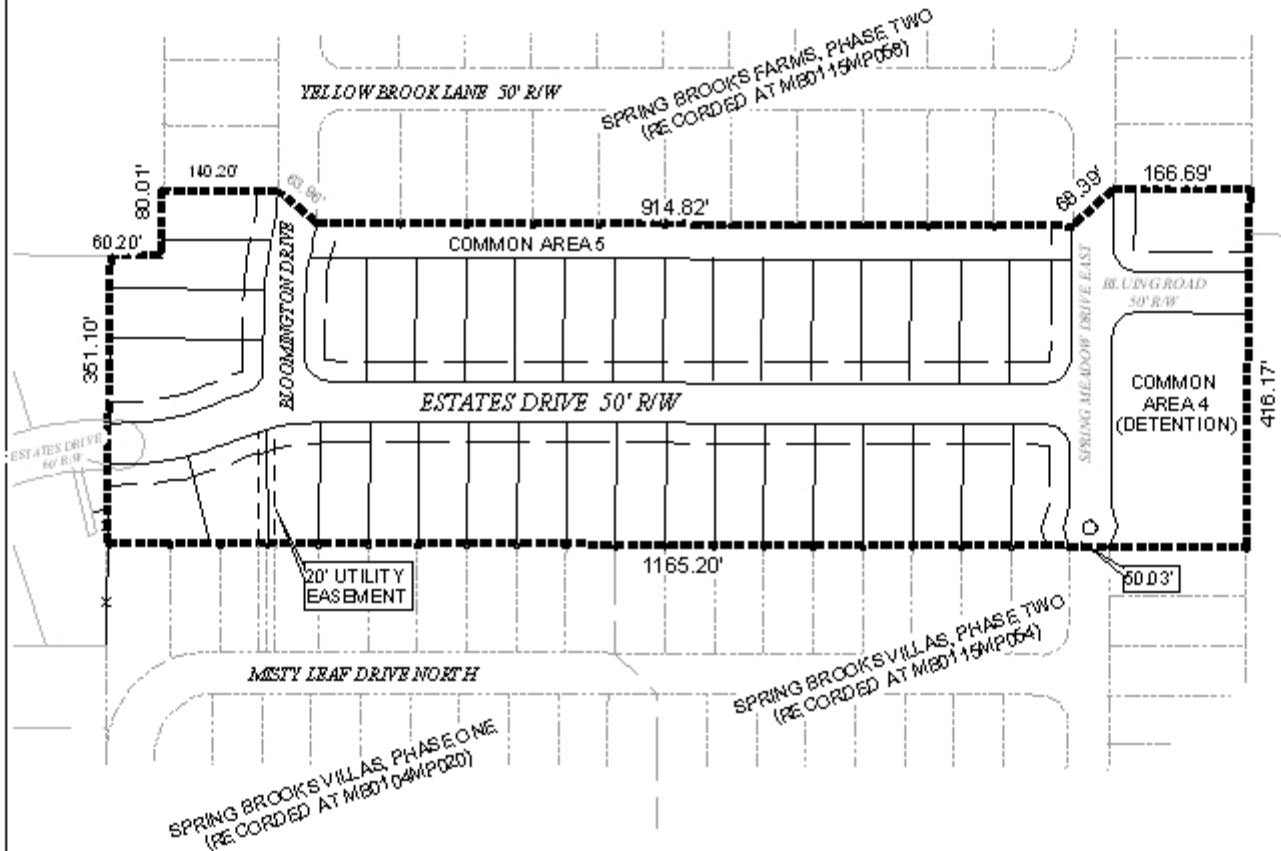
LEGEND

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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# DETAIL SITE PLAN



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REQUEST Subdivision



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