

## **LEGACY SUBDIVISION, PHASE FOUR**

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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

Fire-Rescue Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

MAWSS Comments: MAWSS has NO water or sewer services available.

The plat illustrates the proposed 29 lot, 22.4 ± acre subdivision which is located at the West terminus of Mason Drive, extending to the East terminus of Darling Road. The applicant states that the subdivision is served by public water and sanitary sewer systems.

The purpose of this application is to create 29 lots from two parcels that were shown as “future development” on the previous Phase Three application.

The first phase for the development was originally approved by the Planning Commission in 2005, and reapproved in 2007. A second and third phases were approved in 2009, but only the second phase was recorded. A third phase was approved in 2011, but unlike the 2009 version that proposed what could be called “farmettes,” the 2011 version proposed more typical suburban lots. The fourth phase currently under consideration also proposes more typical suburban lots.

The most comprehensive plan for the site was considered by the Planning Commission in 2009, when smaller, more typically suburban lots were not proposed. Now, with more typical lot sizes, staff is concerned that a total of 112 lots will only have one access point to a major street: this creates possible public safety and circulation issues for existing and proposed residents of the subdivision. Because of this, staff recommends that the proposed phase four be delayed, denied or withdrawn until such time as composite plat can be submitted to show that additional access will be provided for the overall subdivision: then, more logically, phase four would create the second access into overall development. As the proposed subdivision is not in conformance with any composite plan for the overall subdivision, staff cannot review the subdivision in a context relating to Sections I.B.1., I.B.2., I.C.3. and I.C.6. of the Subdivision Regulations.

It appears that lot sizes for the proposed phase four meet all minimum requirements for properties with public water and sewer, however, the lot sizes in square feet or acres are not indicated on the plat. Each lot should, however, be limited to one curb-cut each, with the size, design and location of the curb-cut to be approved by Mobile County Engineering, and to comply with AASHTO standards.

Development of the site will require the construction of new streets, which will connect to an existing minor street. A street-stub is being provided to a developed lot to the North. All roads must be built and paved in asphalt or concrete to County standards and accepted by the County, prior to the recording of the final plat.

The preliminary plat includes a note stating that each lot shall have a 40-foot minimum building setback along all streets, however, the setback line indicated on the plat only shows a 25-foot setback. The plat should be revised to consistently depict, label and note the desired minimum building setback, which in no case shall be less than 25-feet. It should also be noted that a 40-foot setback for proposed lots 2 and 28 may cause siting difficulties for new buildings, due to the decrease in available buildable area.

A detention facility is proposed for the site, however, there are no notes regarding its maintenance as a common area. Notes should be placed on the plat stating that maintenance shall be the responsibility of the property owners.

A portion of the development site appears to contain floodplains and wetlands associated with an unnamed tributary of Pierce Creek.

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.

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.8. of the Subdivision Regulations. A note regarding this requirement should appear on the final plat.

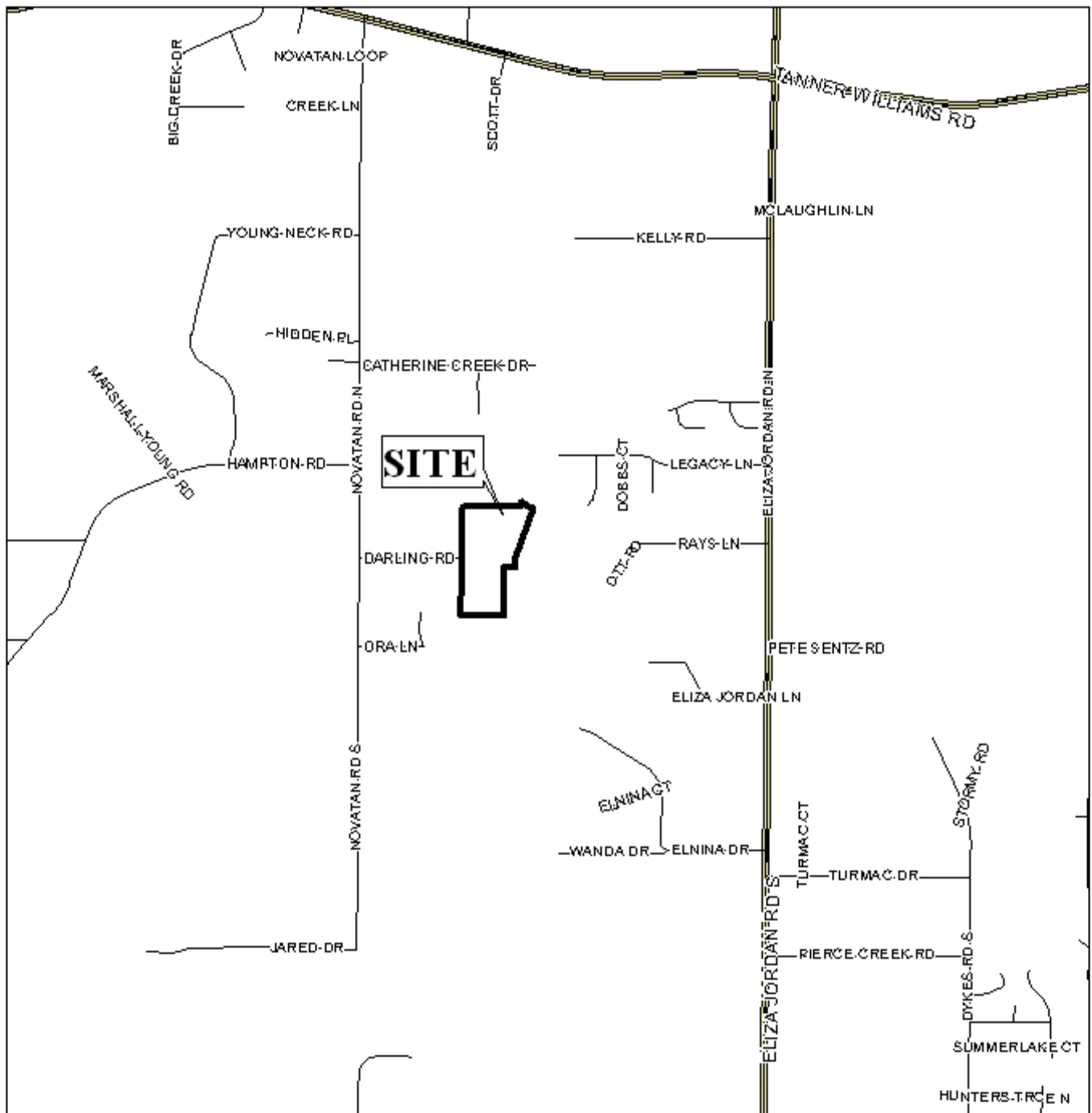
The site will have to comply with the City of Mobile storm water and flood control ordinances. A note regarding this requirement should appear on the final plat.

As previously mentioned, the lot size information is not depicted on the preliminary plat. All lots should be labeled with their size in square feet and acres, or a table should be placed on the plat with the same information.

Based on the preceding, the application is recommended for Denial for the following reasons:

- 1) The proposed subdivision is not in conformance with any composite plan for the overall subdivision, thus staff cannot review the subdivision in a context relating to Section I.B.1. of the Subdivision Regulations;
- 2) The proposed subdivision will result in a large number of lots with a single point of access, which does not address safety and circulation issues relating to Sections I.B.2., I.C.3. and I.C.6. of the Subdivision Regulations;
- 3) Lot size information is not depicted on the preliminary plat; and
- 4) Proposed setback requirements exceeding the minimum requirements of the Subdivision Regulations may cause unbuildable corner lots.

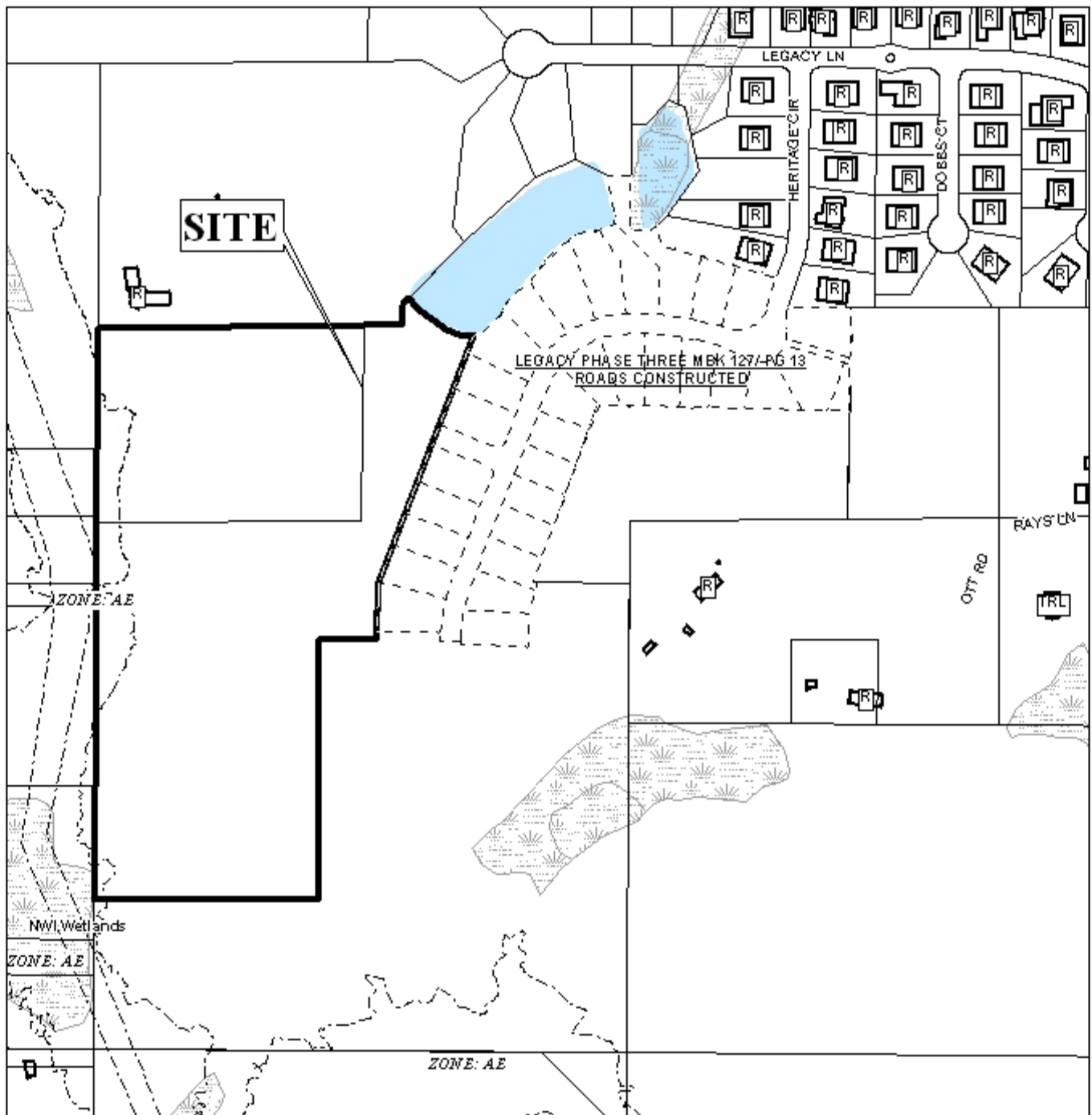
# LOCATOR MAP



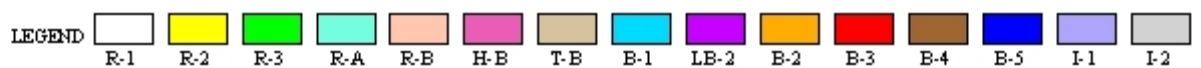
APPLICATION NUMBER 19 DATE August 2, 2012  
APPLICANT Legacy Subdivision, Phase Four  
REQUEST Subdivision



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APPLICATION NUMBER 19 DATE August 2, 2012



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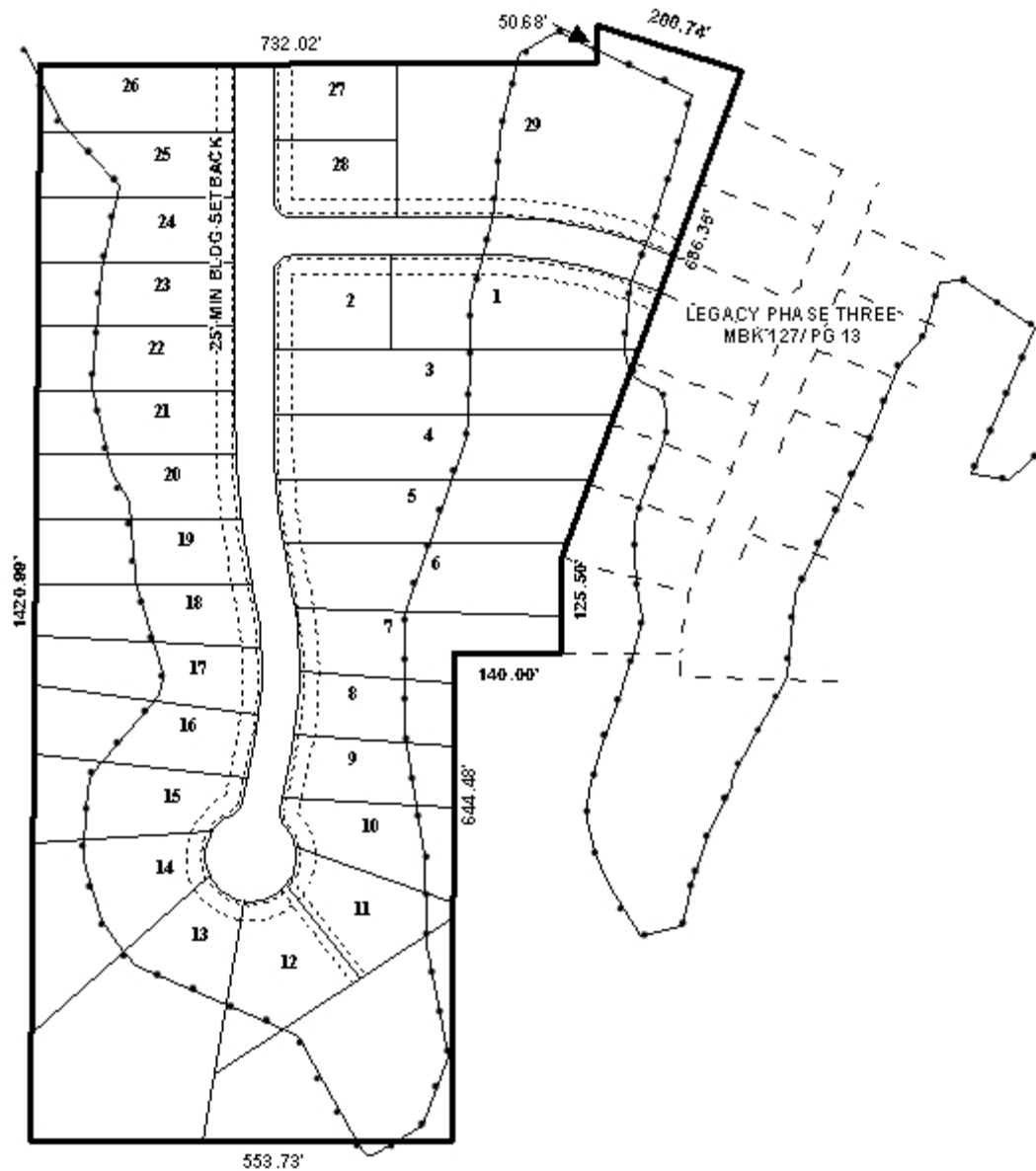
## LEGACY SUBDIVISION, PHASE FOUR



APPLICATION NUMBER 19 DATE August 2, 2012



# DETAIL SITE PLAN



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REQUEST Subdivision

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NTS