

BOYKIN PLANTATION SUBDIVISION

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: No comments.

The plat illustrates the proposed 151 lot, 119 ± acre subdivision which is located at the Northeast corner of Carol Plantation Road and Old Spanish Trail, extending to the South side of Boykin Park. The applicant states that the subdivision will be served by public water and sanitary sewer systems.

The development has frontage onto Carol Plantation Road, a minor street with adequate right-of-way: no dedication will be required.

The subdivision will have two points of connection with Carol Plantation Road. Road “A” proposes a divided 100-foot ± wide entry at the Northernmost portion of the development, while Road “H” will have an approximately 85-foot ± wide right-of-way where it meets Carol Plantation Road at the Southern end of the subdivision. The entries to the subdivision will be separated by approximately 2000 feet.

Some lots will have frontage on internal streets constructed as part of the subdivision and Carol Plantation Road. To reduce traffic impacts on Carol Plantation Road, it is recommended that all double-fronting lots be denied direct access (via curb-cuts) to Carol Plantation Road. Otherwise, each lot should be limited to one curb-cut to a street being constructed as part of the subdivision, with the size, design and location to be approved by Mobile County Engineering and to comply with AASHTO standards.

The site will be composed of streets connecting multiple cul-de-sacs. The proposed Road “D” cul-de-sac street appears to exceed the Section V.B.6. recommended 600-foot maximum length, in that it will be approximately 840 feet long. All other cul-de-sacs are less than the maximum length.

All of the proposed cul-de-sacs appear to be drawn with a diameter of approximately 98 feet, which is less than the 120 foot diameter required by Section V.B.14. of the Subdivision

Regulations. The plat should be revised to depict the correct required minimum diameter, and lot sizes revised as necessary.

The 25-foot setback line and notation is not depicted on the preliminary plat. The plat should be revised to depict and note the 25-foot minimum building setback line as required by Section V.D.9. of the Subdivision Regulations, and should also be depicted from both street frontages for those lots with double-frontage.

No phases are depicted on the plat. If the subdivision will be developed in phases, those phases should be depicted on the plat.

Development of the site will require the construction of new streets. 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.

Common areas are proposed for the site. All common areas should be labeled, and notes should be placed on the preliminary plat stating that maintenance shall be the responsibility of the property owners.

Wetlands and floodplains exist on the site, in association with Rabbit Creek. The plat depicts the floodway and delineated wetlands, but does not depict the AE or X-shaded zones. The plat should be revised to depict all necessary flood zones, and any finished floor elevations that may be required by Mobile County Engineering. A note should also be placed on the plat stating that development of the site must be undertaken in compliance with all local, state and federal laws as they relate to wetlands and floodplains.

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 should appear on the final plat.

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.

The lot size information on the preliminary plat should be revised as necessary and depicted on the final plat.

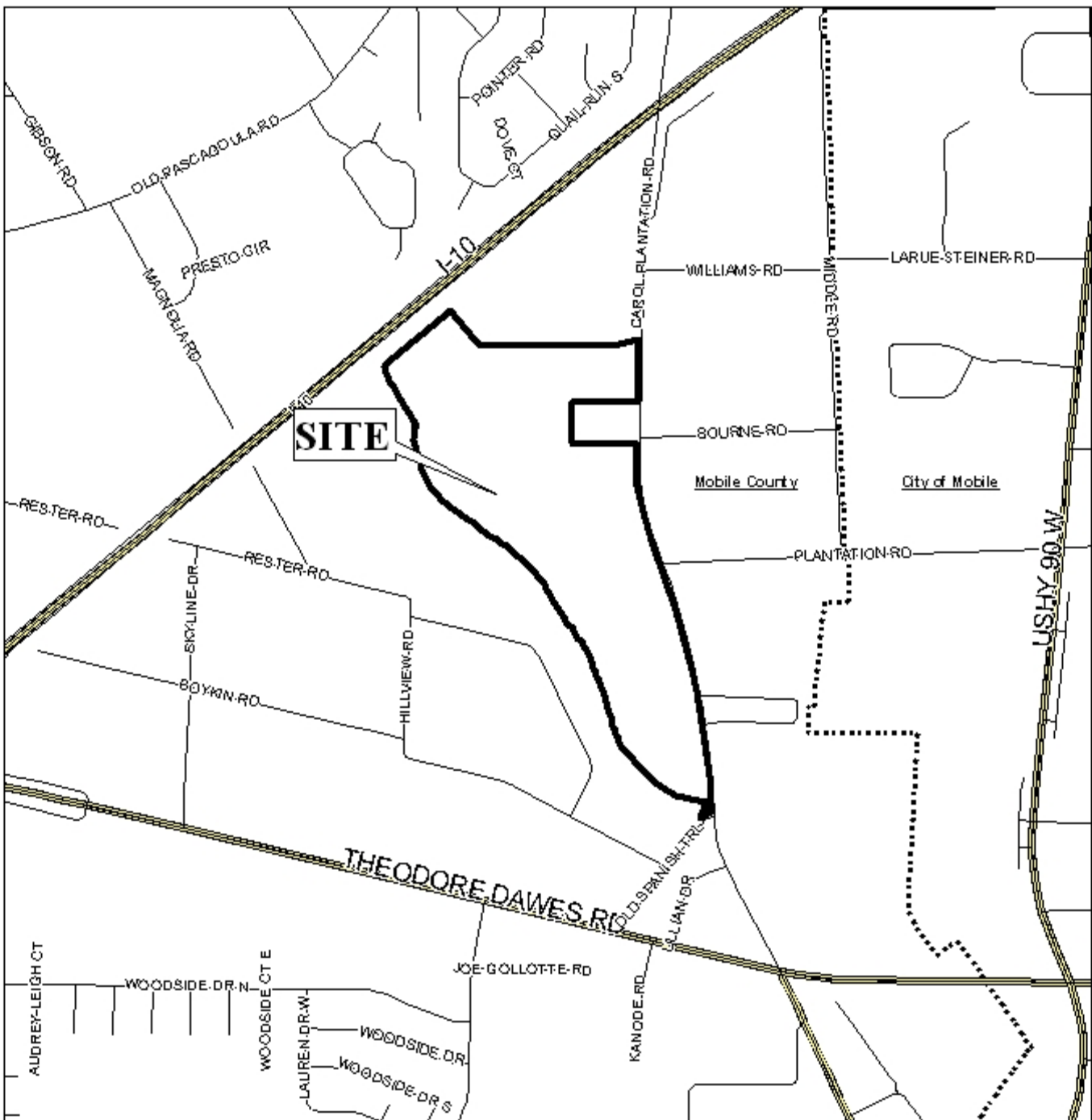
It appears that the proposed subdivision does not include the entirety of parcel R023308332000001. The plat should be revised to include the entire parcel.

Finally, the plat should be printed at a standard engineering scale, rather than the 1 inch = 140 feet scale as submitted.


Based on the preceding, the application is recommended for Holdover to the November 1 meeting, with revisions due by October 15th, so that the following items can be addressed:

- 1) Revision of the plat to include the entirety of parcel R023308332000001.;
- 2) Revision of the plat to reduce the maximum cul-de-sac length of Road "D" to comply with Section V.B.6. of the Subdivision Regulations;
- 3) Revision of the plat to depict the correct diameter of the cul-de-sac right-of-way for all cul-de-sacs, to be 120-feet, in compliance with Section V.B.14. of the Subdivision Regulations;
- 4) Revision of the plat to depict the 25-foot minimum building setback line from all streets, including Carol Plantation Road, as required by Section V.D.9. of the Subdivision Regulations;
- 5) Revision of the plat to depict phases, if the subdivision will be developed in phases;
- 6) Revision of the plat to depict all typically required flood zones (AE and X-shaded), as well as Mobile County Engineering requirements for finished floor elevations;
- 7) Revision of the plat to include a note stating that development of the site must be undertaken in compliance with all local, state and federal laws as they relate to wetlands and floodplains;
- 8) Revision of the plat to include a note 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
- 9) Revision of the plat to include a note stating that development of the site 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;
- 10) Revision of the plat to label all common areas, and to include a note stating that maintenance of common areas shall be the responsibility of the property owners;
- 11) Revision of the plat to include a note 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; and
- 12) Submission of the revised plat printed at a standard engineering scale.


LOCATOR MAP



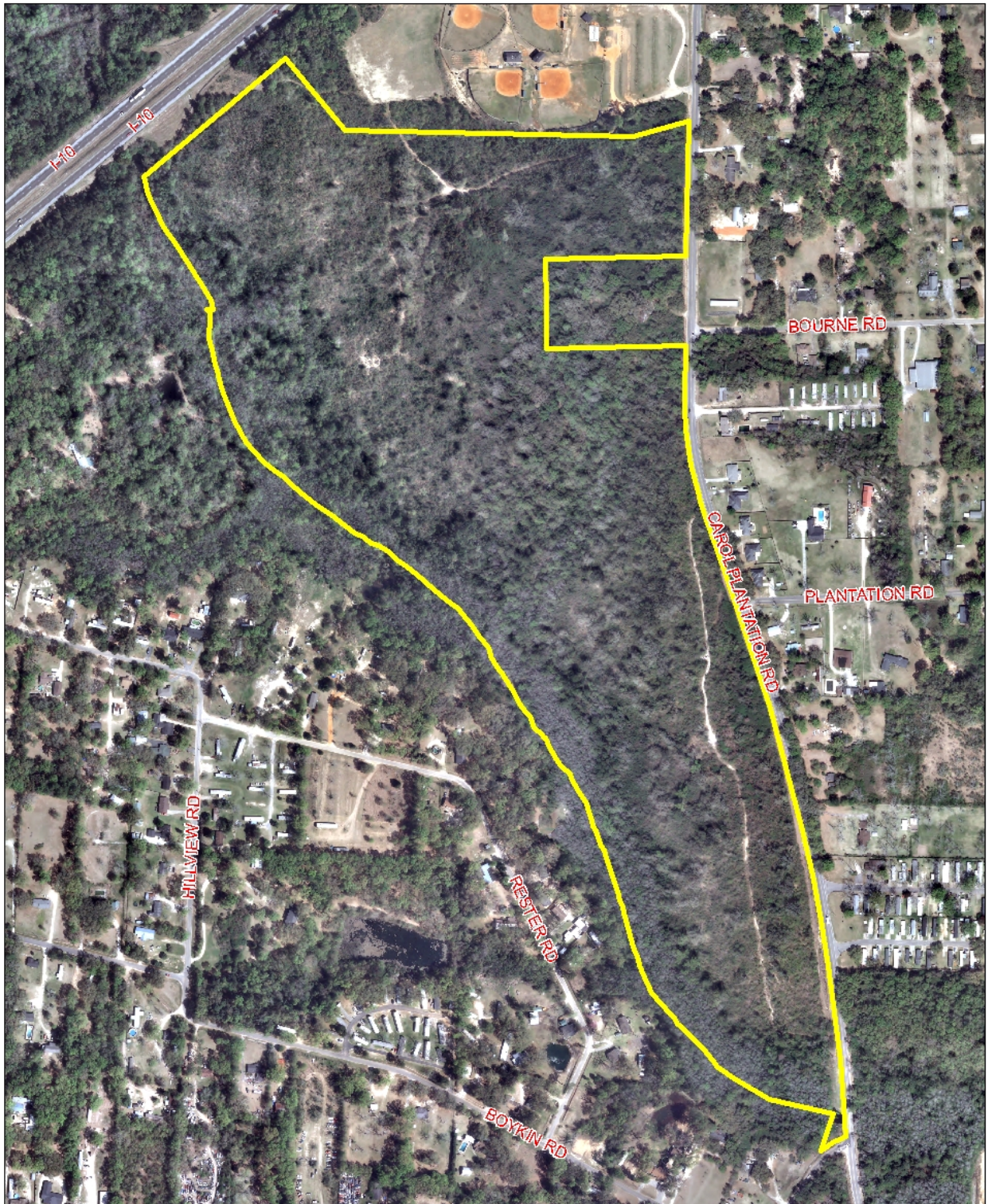
APPLICATION NUMBER 23 DATE October 4, 2012
 APPLICANT Boykin Plantation Subdivision
 REQUEST Subdivision

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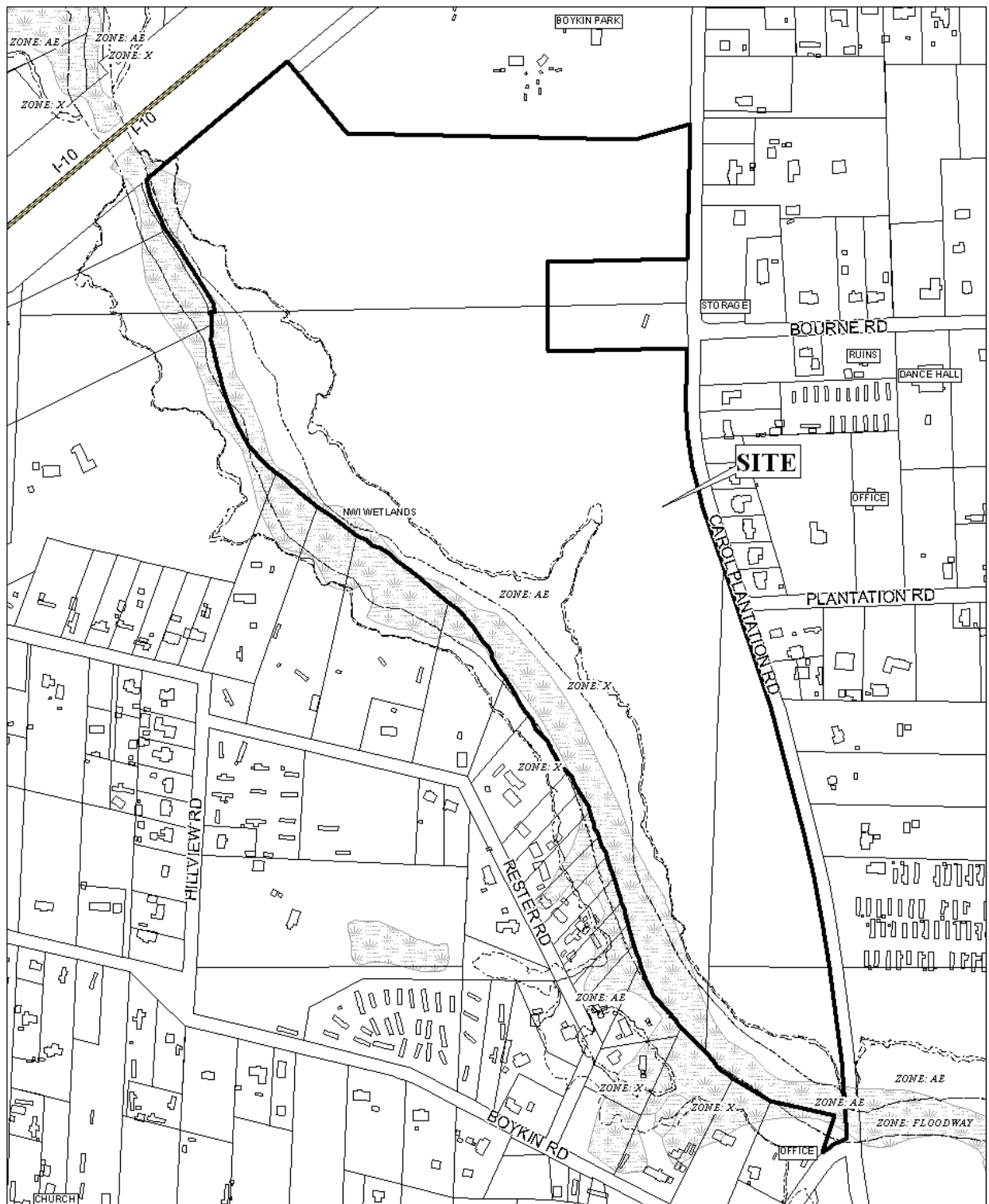
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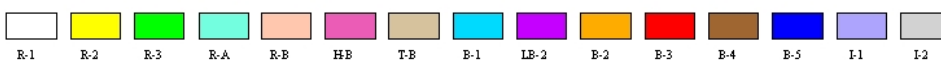


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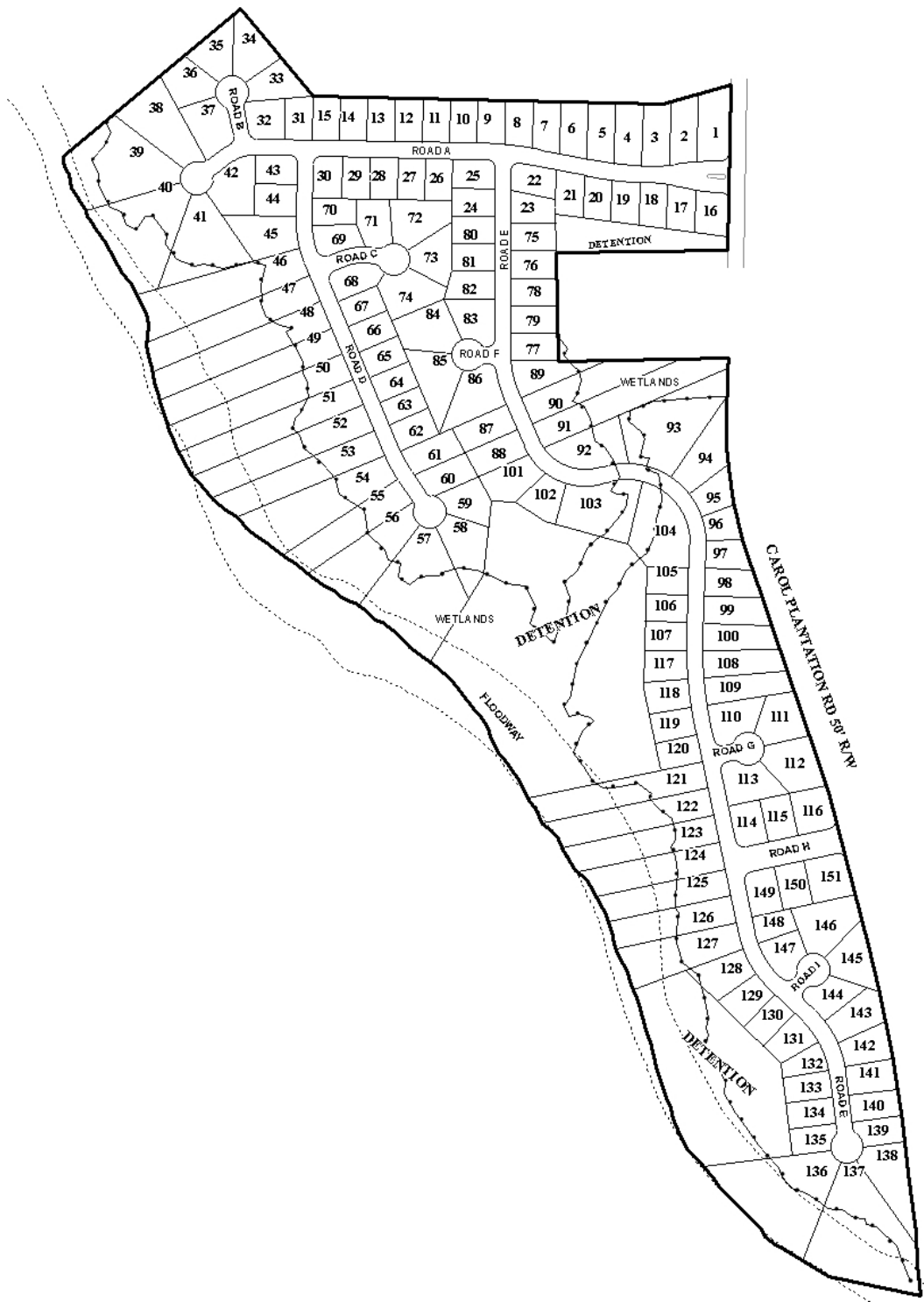
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LEGEND



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 23 DATE October 4, 2012

APPLICANT Boykin Plantation Subdivision

REQUEST Subdivision



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