

## **LEIGHTON PLACE SUBDIVISION, PHASE TWO**

Engineering Comments: The following comments should be addressed prior to acceptance and signature by the City Engineer: a.) Provide all of the required information on the Plat (i.e. signature blocks, signatures, certification statements, required notes, legend). b.) Add a note to the Plat stating that a Land Disturbance Permit will be required for any site improvements on the property. These improvements may require storm water detention. The Permit submittal shall be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). c.) Add a signature block and signature for the Owner (notarized), Planning Commission, and Traffic Engineer. d.) Provide a signature block for the City Engineer and County Engineer. e.) Provide and label the monument set or found at each subdivision corner. f.) Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity. g.) Add a note to the Plat that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). h.) Add a note to the Plat stating that any work performed within this development must comply with all Engineering Department Policy Letters.

Traffic Engineering Comments: Each lot is limited to one curb-cut (including corner lots), with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire 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 water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 12.5±-acre, 15-lot subdivision which is located at the East terminus of Leighton Place Drive, in Council District 4. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to subdivide two metes-and-bounds parcels into 15 legal lots and a common area. The area is indicated as Future Development on the recorded plat of Leighton Place Subdivision, Phase One, which was approved by the Commission in July, 2006.

The site has access via a proposed extension of Leighton Place Drive through Leighton Place Subdivision, Phase One, with a compliant 50' right-of-way; therefore, no dedication would be required. Whereas Unit One was approved in 2006 with 55' radius cul-de-sacs and the proposed cul-de-sac in this application indicates a 55' radius, in 2007 the City of Mobile amended the Subdivision Regulations to reflect the International Fire Code 2006 requirement for a 60' cul-de-sac radius where there is no central median. Therefore, the plat should be revised to indicate a 60' radius for the proposed cul-de-sac. A compliant street stub to the adjoining vacant R-1, Single-Family Residential property to the North is proposed. Any new road construction must comply with Engineering Department requirements.

It should be pointed out that Section V.B.6. of the Subdivision Regulations does not generally allow a closed-end street more than 600' in length, and the proposed total length of Leighton Place Drive would be approximately 850' after the construction of Phase Two. However, a cul-de-sac is provided, and a street stub to the vacant property to the North is provided off the cul-de-sac, thereby potentially allowing through-traffic. Therefore, a waiver of Section V.B.6. would seem in order.

The applicant is proposing 15 lots. Lots 1 through 14 with a minimum lot size of 8,946 square feet encompass approximately 4.75 total acres and are proposed for residential use. Lot 15 is composed of the remaining 7.75 acres of the site, much of which is wetlands. Each lot will meet the minimum area requirement for properties served by water and sewer systems. As on the preliminary plat, Lots 1 – 14 should be labeled with their size in square feet, and Lot 15 with its size in both square feet and acres, or a table should be furnished on the final Plat providing the same information. All lots will meet the minimum frontage width requirement of 60-feet. Proposed Lot 7 is a corner lot with increased width and size to allow for the 25' minimum building setback along both street frontages. The rear dimension on the plat for that lot indicates a 65' width; however, as this lot is actually wider than the other lots dimensioned at 65' width, the rear dimension for this lot should be corrected on the Final Plat.

The 25-foot minimum setback line is depicted for all lots and should be retained on the Final Plat, if approved.

Each lot should be limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards. A common area (detention pond) is also proposed with a 20' access off the cul-de-sac, and in order to facilitate access for maintenance, the common area should be limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards. A note should be required on the Final Plat stating that the maintenance of the common area (detention area) is the responsibility of the property owners.

Drainage and utility easements are indicated within all lots; therefore a note should be placed on the Final Plat, if approved, stating that no structure may be built within any easements.

A sidewalk waiver application was not submitted with the Subdivision application, thus sidewalks will be required within the development. Existing home sites within the first phase have sidewalks.

It appears that a portion of the site may be within the floodplain for Moore Creek. The applicant has additionally identified wetlands on the site. The presence of floodplains and wetlands indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

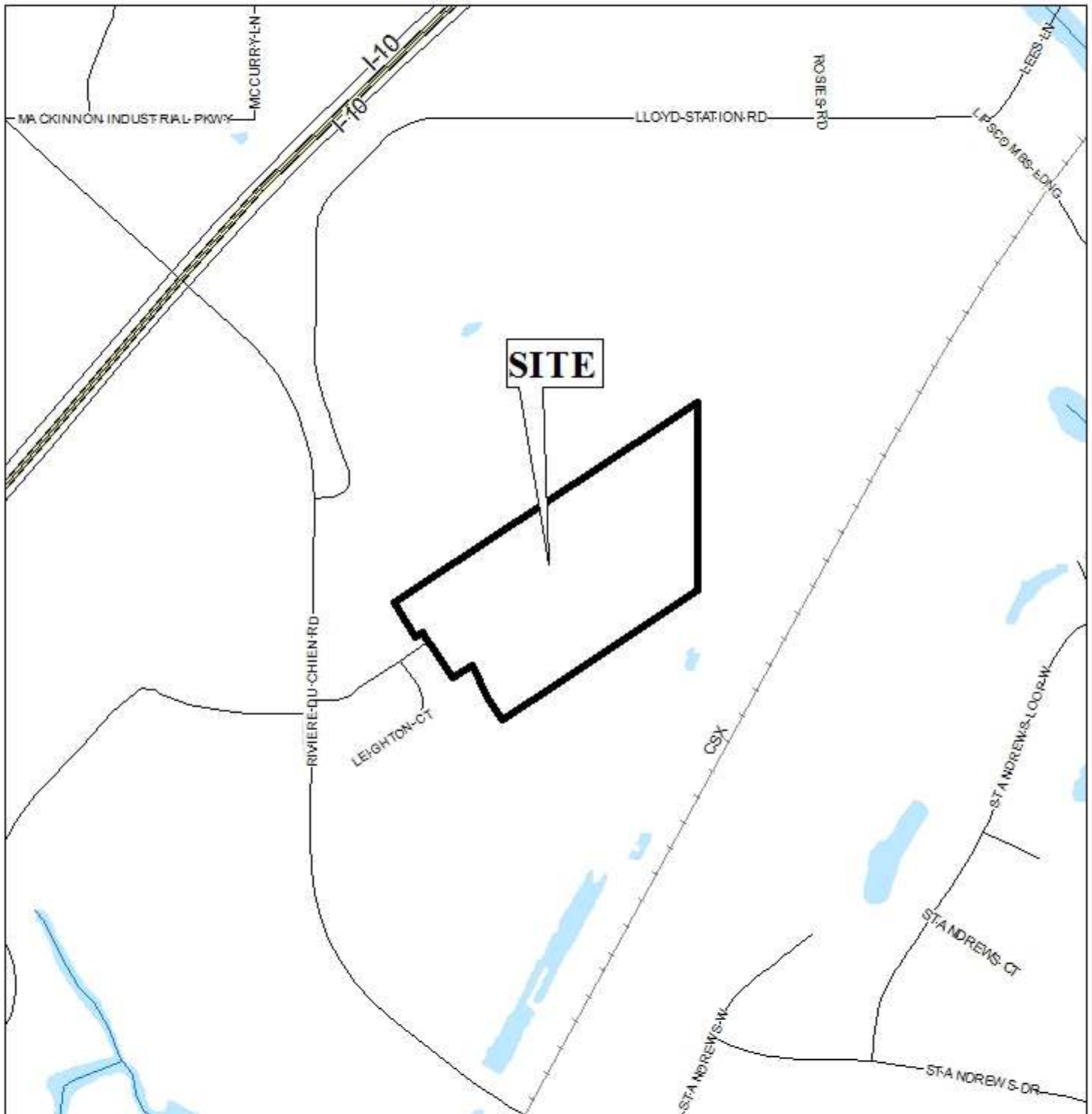
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Based upon the preceding, and with a waiver of Section V.B.6. of the Subdivision Regulations, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) revision of the plat to reflect compliance with Section V.B.14. of the Subdivision Regulations for a 60' radius cul-de-sac without a central median;
- 2) all new road construction must comply with City Engineering Department requirements;
- 3) labeling of the lot sizes in square feet for Lots 1 – 14, and in square feet and acres for Lot 15, on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 4) revision of the plat to accurately depict the rear width on Lot 7;
- 5) retention of the 25' minimum building setback line along all street frontages;
- 6) placement of a note on the Final Plat stating that each lot, including the access to the common area (detention pond), is limited to one curb cut with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 7) retention of the common area (detention pond) label and placement of a note on the Final Plat stating that the maintenance of the common area (detention pond) is the responsibility of the property owners;
- 8) placement of a note on the Final Plat stating that no structures may be built within any easement;
- 9) provision of sidewalks along all new streets within the development at the time of new home construction;
- 10) placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies for floodplain and wetland issues will be required prior to the issuance of any permits or land disturbance activities;
- 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;
- 12) compliance with Engineering comments: *[The following comments should be addressed prior to acceptance and signature by the City Engineer: a.) Provide all of the required information on the Plat (i.e. signature blocks, signatures, certification statements, required notes, legend). b.) Add a note to the Plat stating that a Land Disturbance*

- Permit will be required for any site improvements on the property. These improvements may require storm water detention. The Permit submittal shall be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). c.) Add a signature block and signature for the Owner (notarized), Planning Commission, and Traffic Engineer. d.) Provide a signature block for the City Engineer and County Engineer. e.) Provide and label the monument set or found at each subdivision corner. f.) Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity. g.) Add a note to the Plat that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). h.) Add a note to the Plat stating that any work performed within this development must comply with all Engineering Department Policy Letters.];*
- 13) *compliance with Traffic Engineering comments: [Each lot is limited to one curb-cut (including corner lots), with, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards];*
  - 14) *compliance with Urban Forestry comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).);*
  - 15) *compliance with Fire 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.); and*
  - 16) *completion of the Subdivision process prior to any request for permits for new home land disturbance or construction.*

# LOCATOR MAP



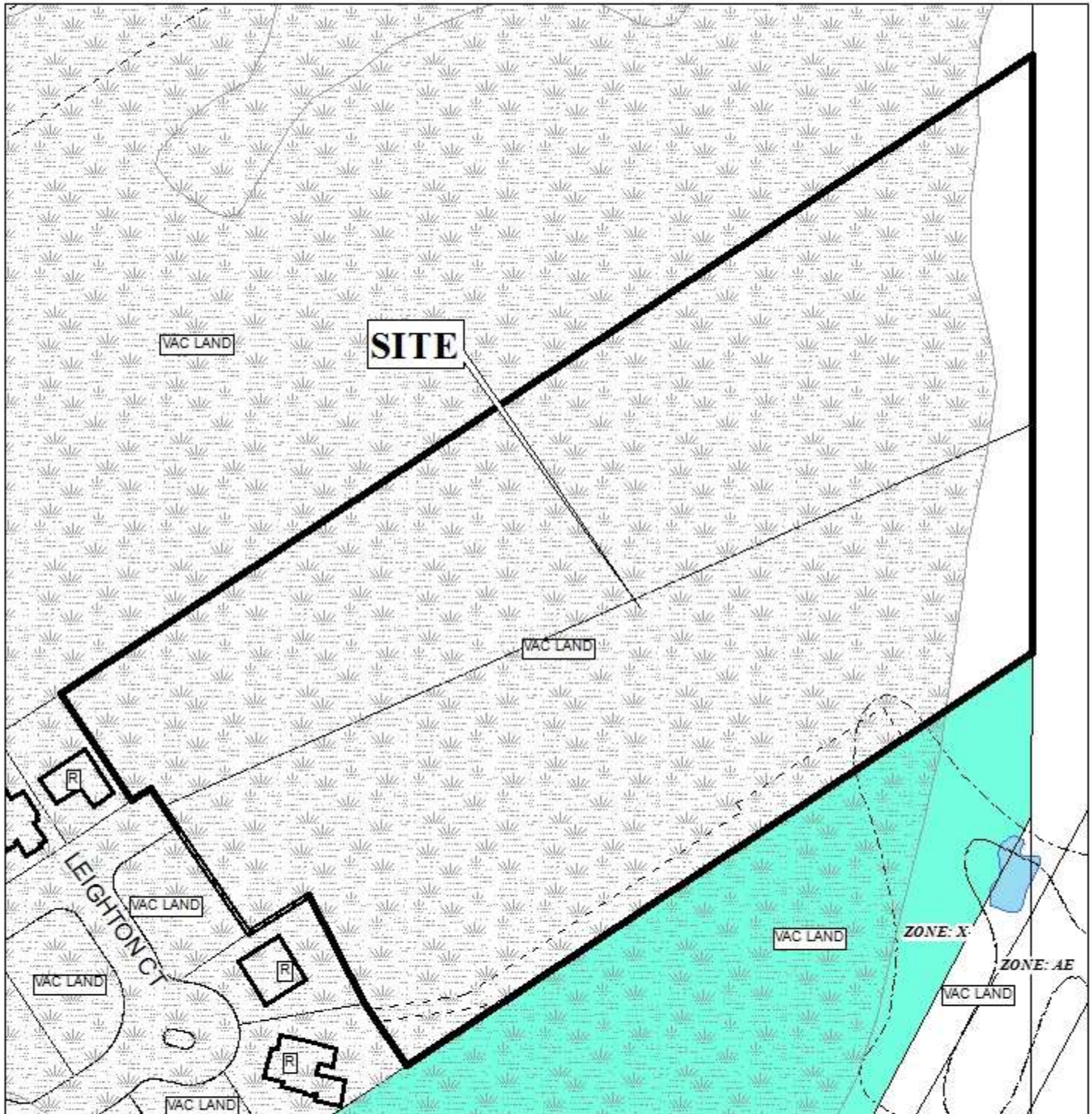
APPLICATION NUMBER 25 DATE October 3, 2013

APPLICANT Leighton Place Subdivision, Phase Two

REQUEST Subdivision



# LEIGHTON PLACE SUBDIVISION, PHASE TWO



APPLICATION NUMBER 25 DATE October 3, 2013

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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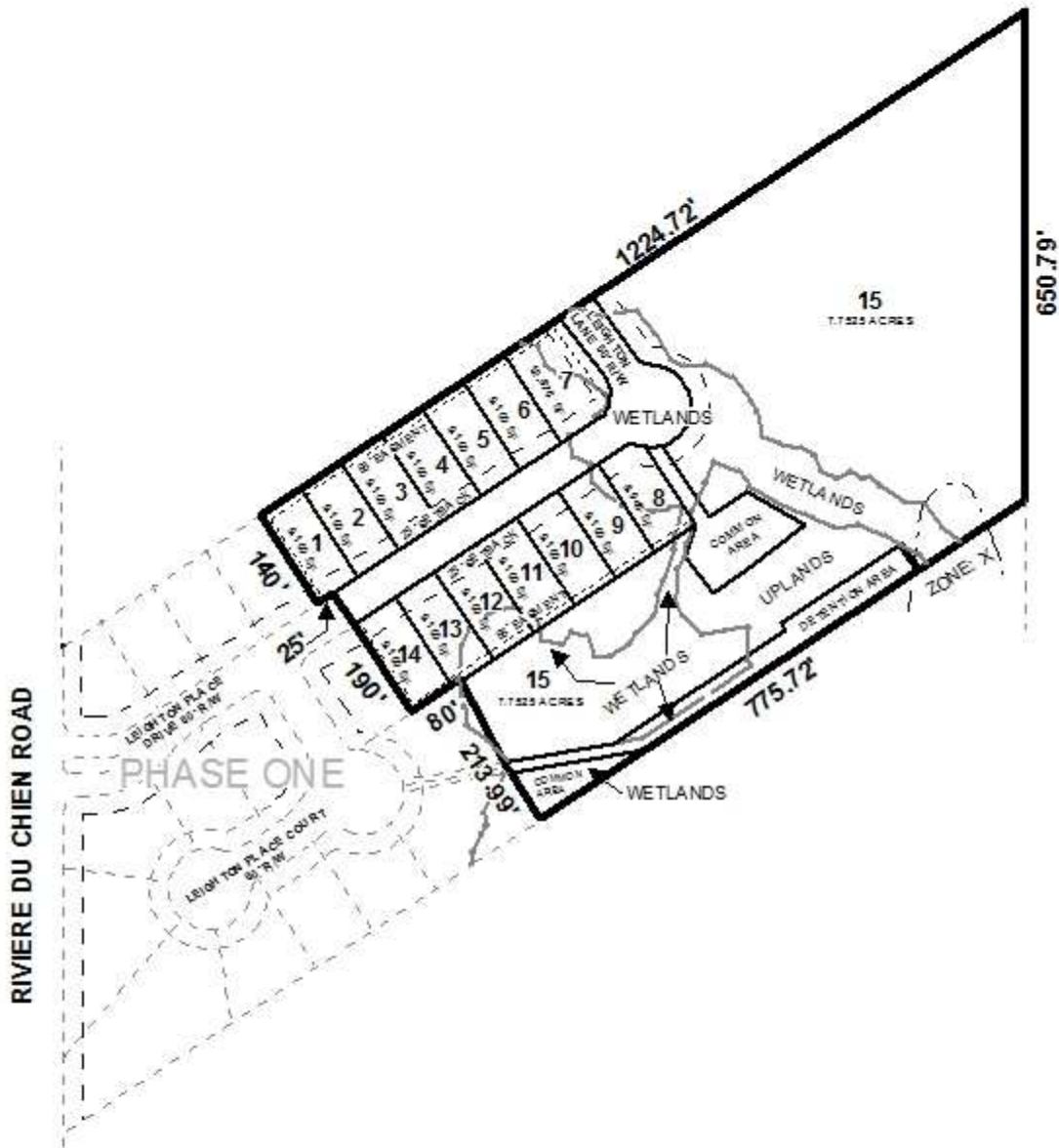


APPLICATION NUMBER 25 DATE October 3, 2013

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



# SITE PLAN



The site plan illustrates the setbacks, easements, wetlands, uplands, common areas, and proposed lots.

APPLICATION NUMBER 25 DATE October 3, 2013

APPLICANT Leighton Place Subdivision, Phase Two

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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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