JOHNSON DEVELOPMENT 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: MAWSS has only 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 4 lot, 158.3± acres subdivision which is located on the North side of Interstate 10, 700'± West of Theodore Dawes Road, extending to the South termini of Trippell Road and Spanish Trail Court, and the East terminus of Firetower Road South. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by public water and sanitary sewer systems.

The purpose of this application is to create 4 legal lots of record from 2 legal lots of record.

This site was approved by Planning Commission at its September 20, 2007 meeting as a 2-lot subdivision. The plat was recorded in Probate Court as "Johnson Development Phase One Subdivision" on October 24, 2007; however, staff never received the required seven (7) copies of the Final Plat as stated in the Letter of Decision. It should be noted, the previous plat was entitled "Johnson Development Phase I" thus, this application would be considered "Johnson Development Phase I, Resubdivision of Lots 1 and 2". The proposed 4-lot subdivision should be renamed and seven (7) copies of the Final Plat entitled Johnson Development Phase I must be submitted to the Planning Section of the Urban Development Department prior to the signing of the Final Plat for the proposed 4-lot subdivision.

Lots 1, 2 and 4 as proposed have access to Trippel Road, a minor street without curb and gutter with a 60' right-of-way. Lots 3 and 4 have access to Spanish Trail Court, a minor street without curb and gutter with a 60' right-of-way. It appears no dedication will be required and this information should be retained on the Final Plat, if approved.

The applicant proposes to construct a new street to connect with the existing Trippel Road. In addition, the plat depicts a 60' utility, ingress and egress easement which connects the proposed

extension of Trippel Road and the existing Spanish Trail Court. As a future road is proposed within this easement, if approved, the Final Plat should be revised to illustrate a 60' right-of-way in lieu of the proposed easement. The minimum building setback line should also be revised to reflect dedication for all proposed lots which have frontage along the proposed public street. All new roads must be constructed to Mobile County Engineering standards and dedicated to Mobile County prior to signing the Final Plat.

The plat depicts a temporary turnaround at the end of the proposed new street as required by Section V.B.6 of the Subdivision Regulations. However, there is no indication of the width of the turnaround right-of-way diameter. The temporary turnaround must meet applicable fire codes and Mobile County Engineering requirements.

Access management is a concern thus Lot 1 should be limited to three curb-cuts to Trippel Road, Lot 2 should be limited to two curb-cuts to Trippel Road, and Lot 4 should be limited three curb-cuts to Trippel Road, with the size, location, and design of all curb-cuts to be approved by the Mobile County Engineering Department and conform to AASHTO standards. Lots 3 and 4 should be limited to one curb-cut to Spanish Trail Court with the size, location, and design to be approved by the Mobile County Engineering Department and conform to AASHTO standards. Also, since Firetower Road South is a substandard right-of-way, a note should be placed on the Final Plat stating that Lot 4 is denied access to Firetower Road South. Lot 4 should also be denied access to Interstate 10, and a note should be placed on the Final Plat stating such.

The plat illustrates that the right-of-way width for Interstate Highway 10 varies, however the minimum required right-of-way width is 350'. The plat should be revised to depict the existing minimum right-of-way width.

The 25-foot minimum building setback line is depicted on the entire plat except along Trippel Road on Lot 4. The 25' minimum building setback line should also be adjusted on Lot 4 along I-10 to be moved behind the 70' easement or in line with the existing easement. The plat should be revised to depict the minimum building setback line at the easement line along Trippel Road as well as adjusting the minimum setback line to be behind or in line with the easement along I-10.

The lot sizes in square feet and acres are indicated on the plat and should also be indicated on the Final Plat, or there should be the provision of a table on the plat depicting the same information.

Detention and common areas are depicted on the preliminary plat; therefore, a note should be placed on the Final Plat stating maintenance of these areas will be the responsibility of the property owners.

There are several drainage, utility, and access easements located on the site. A note should be placed on the Final Plat stating no structures shall be constructed or placed within any easements.

One of the easements leads to the detention area and is entitled "private road easement". If the applicant wishes to have this easement considered to be a private road easement the road must be improved and will be held to private road standards as required by Section VIII.E.2. of the

Subdivision Regulations; otherwise the labeling of the easement should be renamed to indicate a private access and utility easement.

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 also appear on the Final Plat, if approved.

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.

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, if approved, 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.

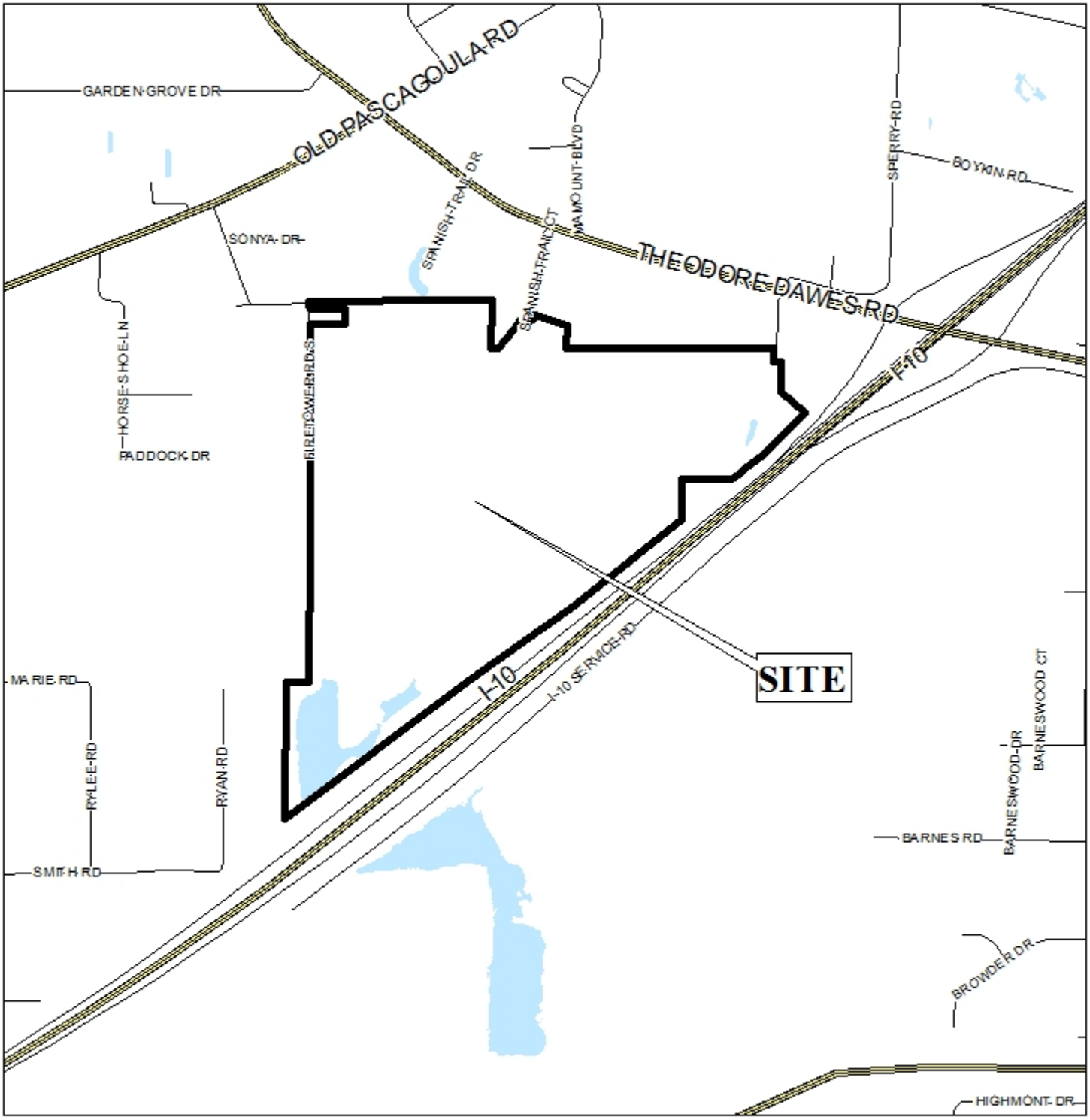
The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

1) seven copies of the Final Plat for the Johnson Development Phase One Subdivision must be submitted to the Planning Section of the Urban Development Department prior to the signing of the current 4-lot subdivision;
2) revision of the Final Plat to depict of the construction of a 60’ right-of-way in lieu of the utility, egress and ingress easement connecting Trippel Road and Spanish Court Trail;
3) renaming of the current 4-lot subdivision;
4) labeling of the right-of-way width of Interstate Highway 10;
5) depiction of the 25’ minimum building setback line along the Treppel Road;
6) depiction of the 25’ minimum building setback line along Spanish Trail Court;
7) depiction of the 25’ minimum building setback line at the East terminus of Firetower Road South;
8) revision of the 25’ minimum building setback line at the easement line along Trippel Road on Lot 4;
9) revision of the 25’ minimum building setback line at the easement line connecting Trippel Road to Spanish Trail Court;
10) revision of the 25’ minimum building setback line to be adjusted on Lot 4 along I-10 to be moved behind the 70’ easement or in line with the existing easement;
11) retention of the right-of-way width of Trippel Road and Spanish Trail Court;
12) placement of a note on the Final Plat stating that Lot 1 should be limited to three curb-cuts to Trippel Road, Lot 2 should be limited to two curb-cuts to Trippel Road, and Lot 4

should be limited three curb-cuts to Trippel Road, with the size, location, and design of all curb-cuts to be approved by the Mobile County Engineering Department and conform to AASHTO standards. Lots 3 and 4 should be limited to one curb-cut to Spanish Trail Court with the size, location, and design to be approved by the Mobile County Engineering Department and conform to AASHTO;

13) placement of a note on the Final Plat stating that Lot 2 is denied access to Firetower Road South;
14) placement of a note on the Final Plat stating that Lot 4 is denied access to Interstate 10;
15) retention of the lot sizes in square feet and acres, or provision of a table on the plat depicting the same information;
16) 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.8. of the Subdivision Regulations;
17) placement of a note on the Final Plat stating that maintenance of the detention and common areas is the responsibility of the subdivision's property owners.
18) placement of a note on the plat stating that all roads must be constructed to Mobile County Engineering standards and dedicated to Mobile County prior to the signing of the Final Plat;
19) the placement of a note on the Final Plat stating temporary turnarounds shall be provided where streets end until future development of the streets and that they will meet applicable fire codes and Mobile County Engineering requirements;
20) placement of a note on the Final Plat stating no structures shall be constructed or placed in any drainage, utility or access easements;
21) relabeling of the private road easement to a private access and utility easement or compliance with Section VIII.E.2 of the Subdivision Regulations regarding private roads;
22) 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; and
23) placement of a note on the Final Plat stating that development will be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits. Certification to be submitted to the Planning Section of Urban Development and County Engineering.

LOCATOR MAP



APPLICATION NUMBER 6 DATE September 4, 2014

APPLICANT Johnson Development Subdivision, Phase I

REQUEST Subdivision

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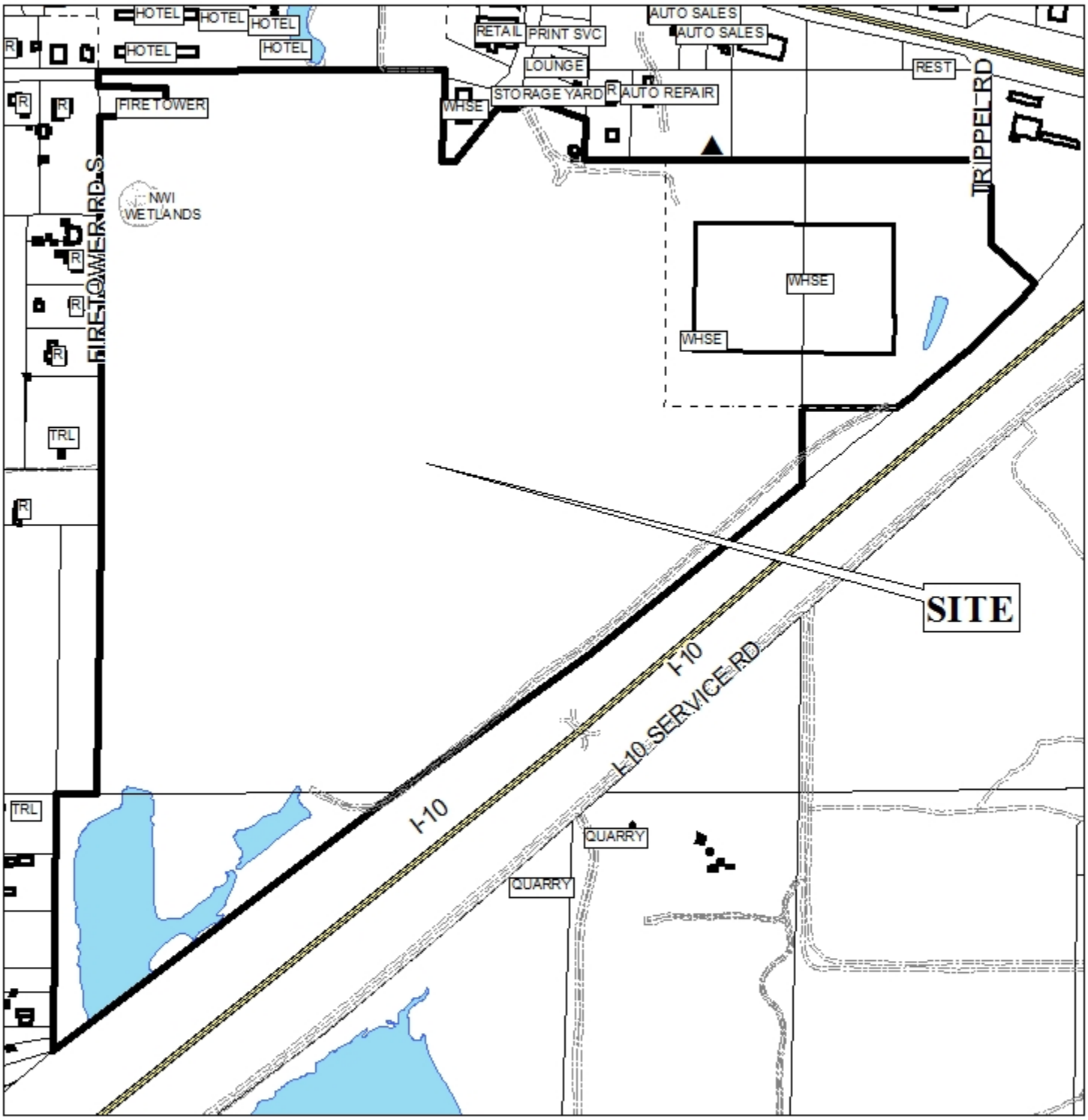
NTS

JOHNSON DEVELOPMENT SUBDIVISION, PHASE I



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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6

N

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JOHNSON DEVELOPMENT SUBDIVISION, PHASE I

APPLICATION NUMBER 6 DATE September 4, 2014

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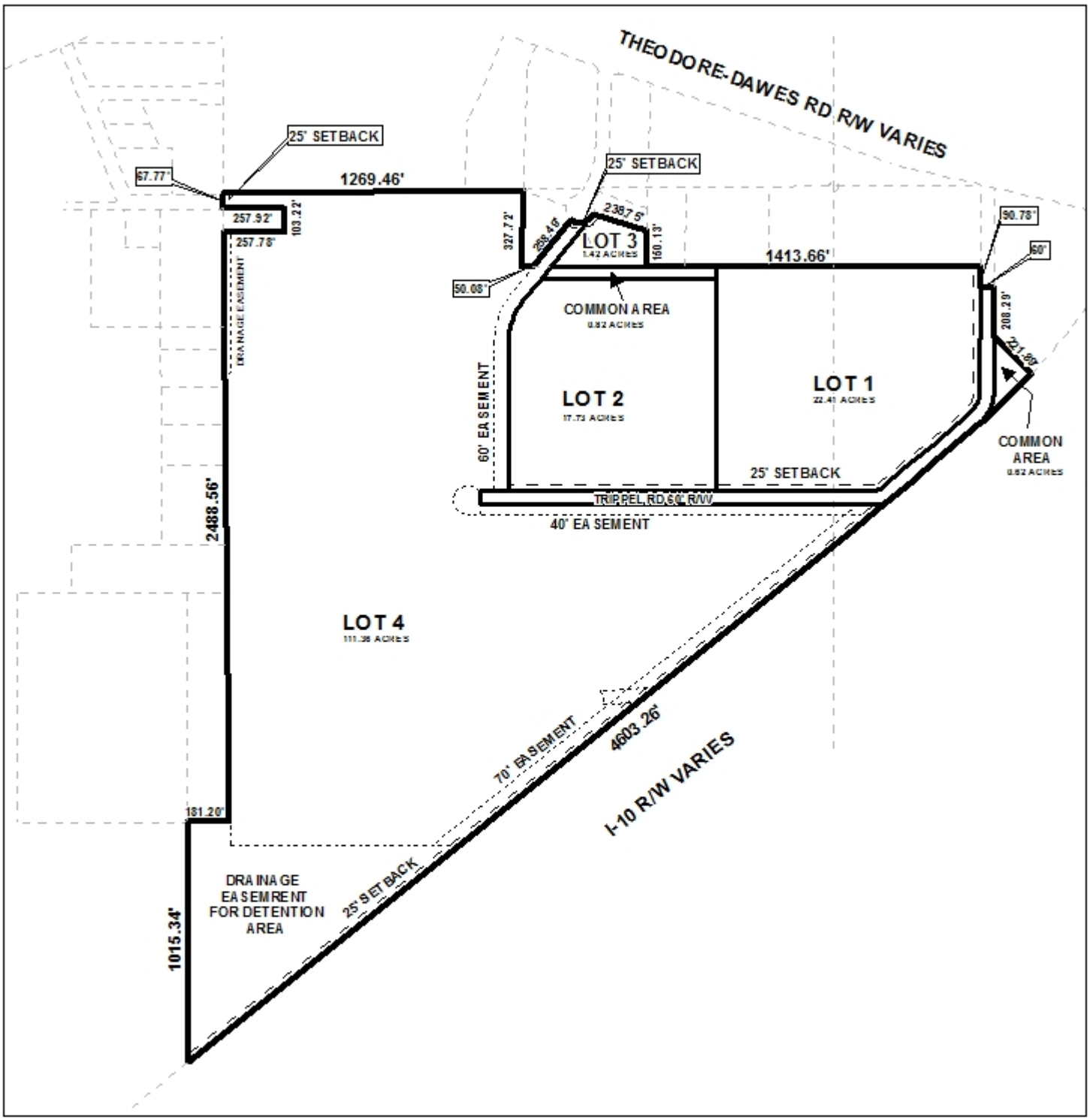
DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE September 4, 2014

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REQUEST Subdivision

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NTS