

CYPRESS COVE SUBDIVISION

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

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.

The plat illustrates the proposed one-lot, 48.9+ acres subdivision which is located on the East side of Schillinger Road South at the East terminus of Candlewood Drive. The subdivision, which is located outside the Mobile City Limits, is served by public water and sanitary sewer.

The purpose of this application is to combine four metes-and-bounds parcels into one legal lot of record. In 2002, the Commission approved this site for two lots. However, only one of the two lots was recorded in February 2003. In 2004, the Commission approved this site for three lots, of which two more lots were recorded. In April 2005, the Commission approved the remaining unrecorded lot for a 10-lot subdivision; however, no lots were ever recorded. In June 2005, a two-lot subdivision was approved by the Commission, and an extension was approved in June 2006, but no lots were recorded. In December 2006, the Commission heard a 27-lot subdivision which included parts of the parent parcels in the Eastern area of this application, but due to problems, the application was heldover several times, and finally withdrawn in April, 2007.

As mentioned above, the site consists of four metes-and-bounds parcels. However, it appears that the two Eastern-most parcels were created without the proper subdivision process to separate them from the remainder of their parent parcels extending further East. The remainder of the parent parcels should also be included in this subdivision.

Schillinger Road, which has a variable right-of-way, is shown as a major street on the Major Street Plan, and as such requires a 100-foot right-of-way; therefore, the dedication of sufficient right of way to provide 50-feet from the centerline should be required, or the plat should be revised to indicate sufficient right-of-way currently exists. As proposed, the subdivision would have frontage along Schillinger Road and Adobe Ridge Road South. As the site will probably be developed for commercial purposes, a note should be placed on the final plat limiting the site to the current curb cut and one additional curb cut to Schillinger Road South, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards. A note should also be placed on the final plat stating that there shall be no access to Adobe Ridge Road South.

As indicated on the vicinity map and plat, the site contains a creek and as such the area may be considered environmentally sensitive; therefore, the approval of any necessary federal, state, and local agencies would be required, and a note stating such should be placed on the final plat.

The site is located in the County, thus a note should be placed 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.7. of the Subdivision Regulations.

The site is in the unincorporated part of Mobile County; nevertheless, development should be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances. 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 should be required. Certification should be submitted to the Planning Section of Urban Development and County Engineering.

The required 25' minimum building setback line is shown on the plat but not identified as such; therefore the minimum building setback line should be shown and indicated along Schillinger Road South and all Western boundaries of the site. The plat was labeled with the area in acres and this should also be included on the final plat or a table depicting the same information should be provided.

Based on the preceding, this application is recommended for Holdover to the meeting of November 1 to allow the applicant to address the following:

- 1) the inclusion of the remainder of the two parent parcels to the East in this subdivision;
- 2) dedication of sufficient right-of-way to provide 50' from the centerline of Schillinger Road South, or the revision of the plat to indicate sufficient current right-of-way;
- 3) placement of a note on the final plat stating that the site is limited to the current private street curb cut to Schillinger Road South, with the size, location, and design of all curb cuts to be approved by the Mobile County Engineering Department and conform to AASHTO standards;
- 4) placement of a note on the final plat stating that access to Adobe Ridge Road South is denied;
- 5) placement of a note on the final plat stating that the approval of all applicable federal, state and local agencies is required prior to the issuance of any permits or land disturbance activities;
- 6) 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.7. of the Subdivision Regulations;
- 7) 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;
- 8) depiction and labeling of the 25' minimum building setback line along Schillinger Road South and all Western boundaries of the site; and
- 9) labeling of the lot with its area in acres or the provision of a table on the plat depicting the same information.

Revised for the November 1st meeting:

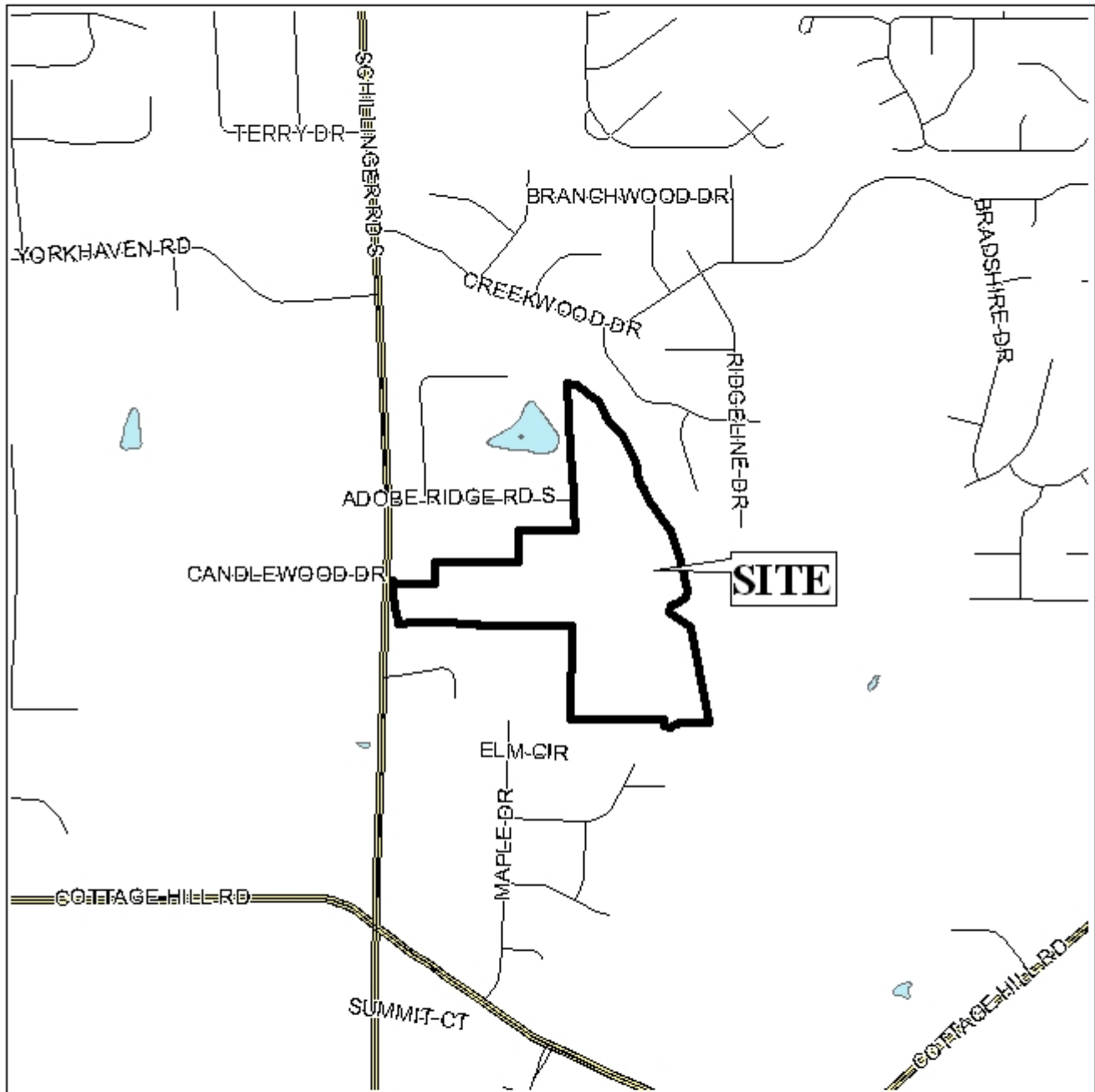
The application was heldover from the October 4th meeting, to allow the applicant to address several issues. A revised plat was submitted addressing most of the deficiencies in the original plat, except the inclusion of the remainder of the two parcels to the East, which was a major concern and reason for the holdover.

Since the portions of those parcels included in this application were separated from the parent parcels via metes and bounds deeds without the proper Subdivision process, inclusion of the remainder of the parent parcels in this application is required. As the revised plat did not illustrate inclusion of the remainder of the parent parcels, and since the legal description of all the included properties was not revised to indicate inclusion of the remainder of the parent parcels, this application does not meet the requirements of the Subdivision Regulations and should not be considered for approval.

The plat is recommended for Denial for the following reason:

- 1. by not including the entire parent parcels (or submitting documentation to establish them as parcels of record prior to July 1984), the plat does not include the entire property being subdivided, and therefore does not comply with the requirements of the Subdivision Regulations.*

LOCATOR MAP



APPLICATION NUMBER 1 DATE November 1, 2007

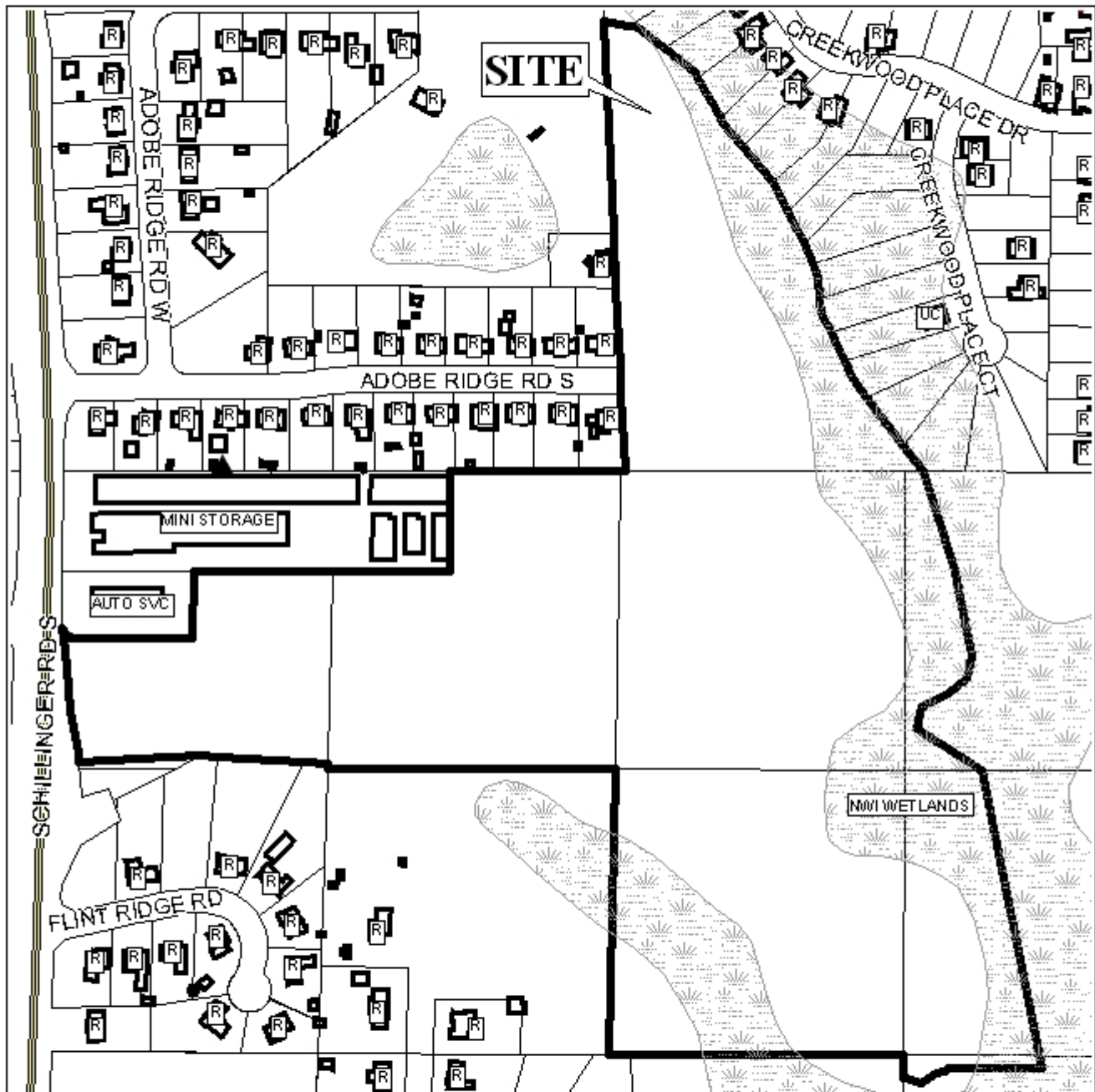
APPLICANT Cypress Cove Subdivision

REQUEST Subdivision



NTS

CYPRESS COVE SUBDIVISION

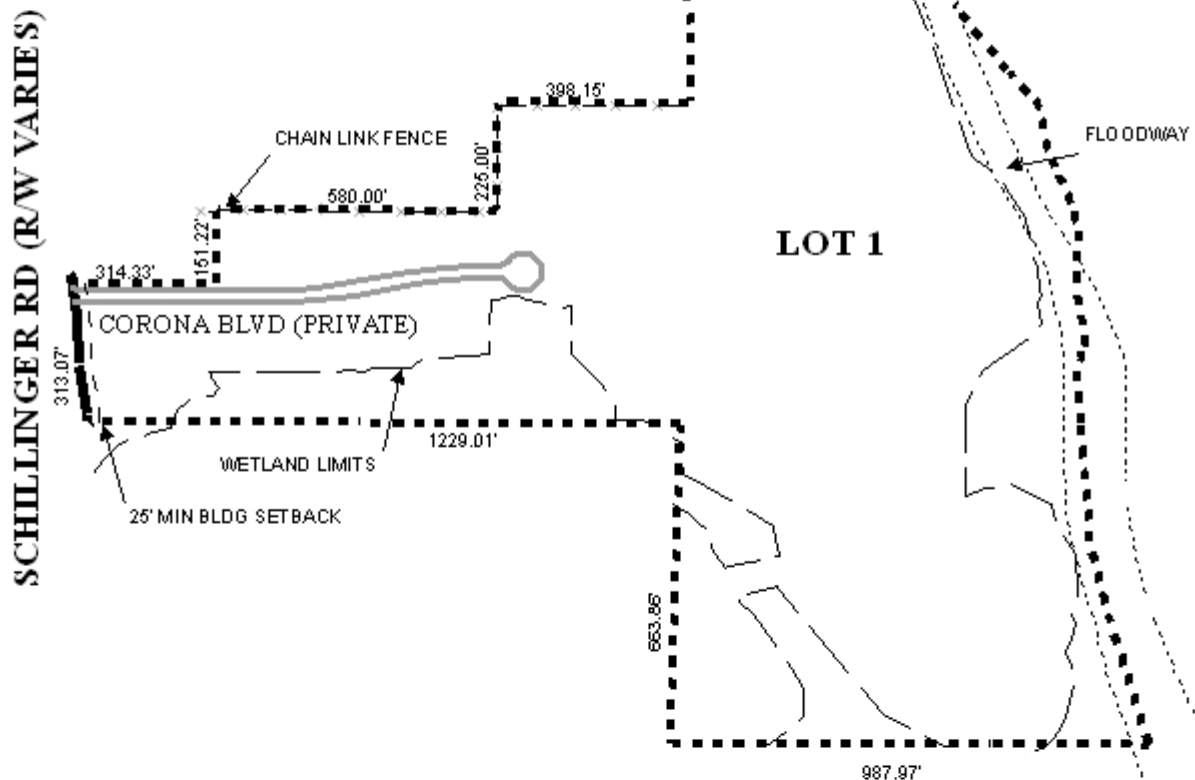


APPLICATION NUMBER 1 DATE November 1, 2007

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	NTS
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DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE November 1, 2007

APPLICANT Cypress Cove Subdivision

REQUEST Subdivision



NTS