

WOODLAND GLEN SUBDIVISION

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

The plat illustrates the proposed 198 lot, 86.3 ± acre subdivision which is located at the East side of Schillinger Road South, 815' ± North of Meadows Boulevard, extending to the North termini of Meadow Heights Drive, Meadow Drive North, Meadow Dale Drive, Meadow Green Drive, and Meadow Run Drive. The subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create a 198 lot subdivision from one parcel and portions of two parcels.

A subdivision of the same name was approved by the Planning Commission at its April 6, 2006 meeting, however, that application only proposed 91 lots covering approximately 39 acres. The current application includes the area that was part of the previous approval, but substantially expands the area and the number of lots. The proposed Woodland Glen subdivision will connect to The Meadows, units 1-4, and will have a street stub to the Saybrook Subdivision.

The proposed subdivision has frontage onto street stubs for The Meadows subdivision, all minor streets with adequate rights-of-way, and Schillinger Road South, a proposed major street with an existing right-of-way width of 80 feet. As Schillinger Road South is a proposed major street, its right-of-way should be 100-feet in width, thus sufficient right-of-way should be dedicated to Mobile County to provide 50 feet, as measured from the centerline of Schillinger Road South.

The 25-foot minimum building setback is not shown on the plat, thus the plat should be revised to depict the setback line for each lot, from all street frontages. The setback line should also reflect the right-of-way dedication for Schillinger Road South.

Access management is a concern regarding the proposed subdivision as it relates to fronting onto a proposed major street, and as it relates to lots within the proposed subdivision. One access to Schillinger Road South is depicted on the plat: a note should be placed on the plat stating that direct access to Schillinger Road South is denied for any lots fronting Schillinger Road South. Regarding the lots within the subdivision, a note should be placed on the plat stating that the size, design and location of curb-cuts for lots, particularly corner lots and lots located on curves, must be approved by the Mobile County Engineering Department.

The proposed subdivision site is adjacent to an unnamed tributary to Halls Mill Creek, and the northern portion of one of the parcels is actually traversed by the creek. As noted on the preliminary plat and information from the National Wetlands Inventory, it appears that the proposed subdivision may abut and include areas that potentially contain wetlands. Furthermore, portions of the parcels appear to be within the FEMA designated "100-year" floodplain and "floodway" of Halls Mill Creek and its unnamed tributary. The presence of wetlands and floodplains 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.

The wetland areas depicted on the plat, yet not shown as lots, should be labeled as “wetland common areas.” Any other common areas, including detention basins, road islands and medians, should be labeled as commons areas. A note should be placed on the plat stating that the maintenance of all common areas is the responsibility of the property owners.

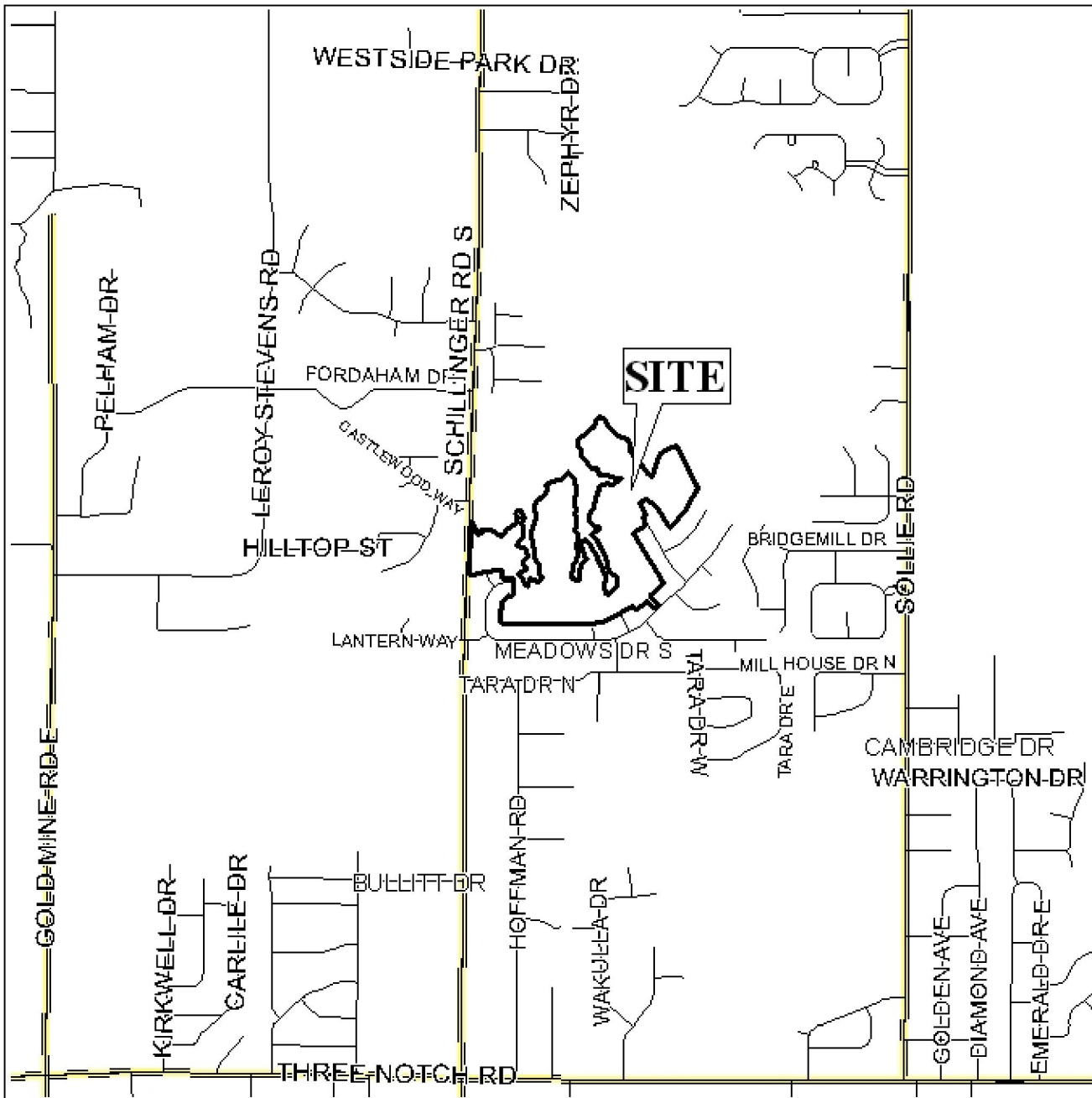
The remainder of two of the parcels is not shown on the plat. The plat should be revised to show the remainder area, and the area should be labeled as “future development.”

While the site is located in the county, compliance with the City of Mobile stormwater and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City’s stormwater and flood control ordinances should be submitted to the Planning Section of Urban Development prior to the signing of the final plat.

This site is located in Mobile 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.

Based upon the preceding, this plat is recommended for Tentative Approval, subject to the following conditions: 1) dedication of right-of-way to Mobile County sufficient to provide 50-feet, as measured from the centerline of Schillinger Road South; 2) depiction of the 25 foot minimum building setback line from all street frontages; 3) placement of a note on the plat stating that direct access for lots fronting Schillinger Road South is denied; 4) placement of a note on the plat stating that the size, design and location of all curb-cuts is subject to approval by the Mobile County Engineering Department; 5) labeling of all wetland areas as wetland common areas, labeling of all other common areas, including detention areas, and placement of a note on the final plat stating that the maintenance of all common areas is the responsibility of the property owners; 6) approval of all applicable federal, state and local agencies required for wetlands / environmentally sensitive areas prior to the issuance of any permits or land disturbance activities; 7) depiction of the entirety of the parcels, and labeling of the parcels outside of development area with “future development;” 8) provision of a letter from a licensed engineer certifying compliance with the City of Mobile’s stormwater and flood control ordinances to the Planning Section of Urban Development prior to the signing of the final plat; 9) labeling of each lot with its size in square feet, or provision of a table on the plat with the same information; and 10) 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.

LOCATOR MAP



APPLICATION NUMBER 7 DATE January 18, 2007

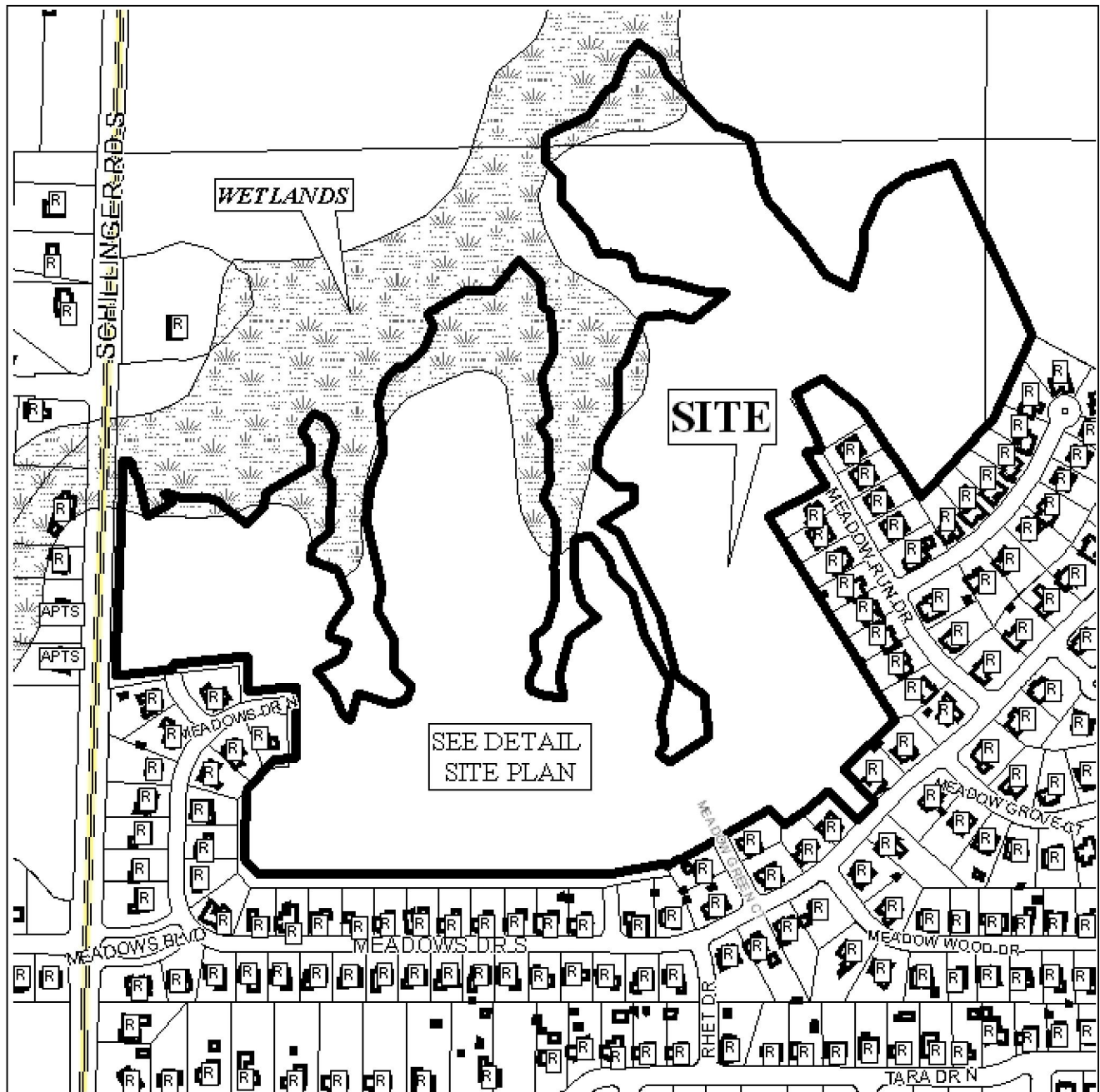
APPLICANT Woodland Glen Subdivision

REQUEST Subdivision



NTS

WOODLAND GLEN SUBDIVISION



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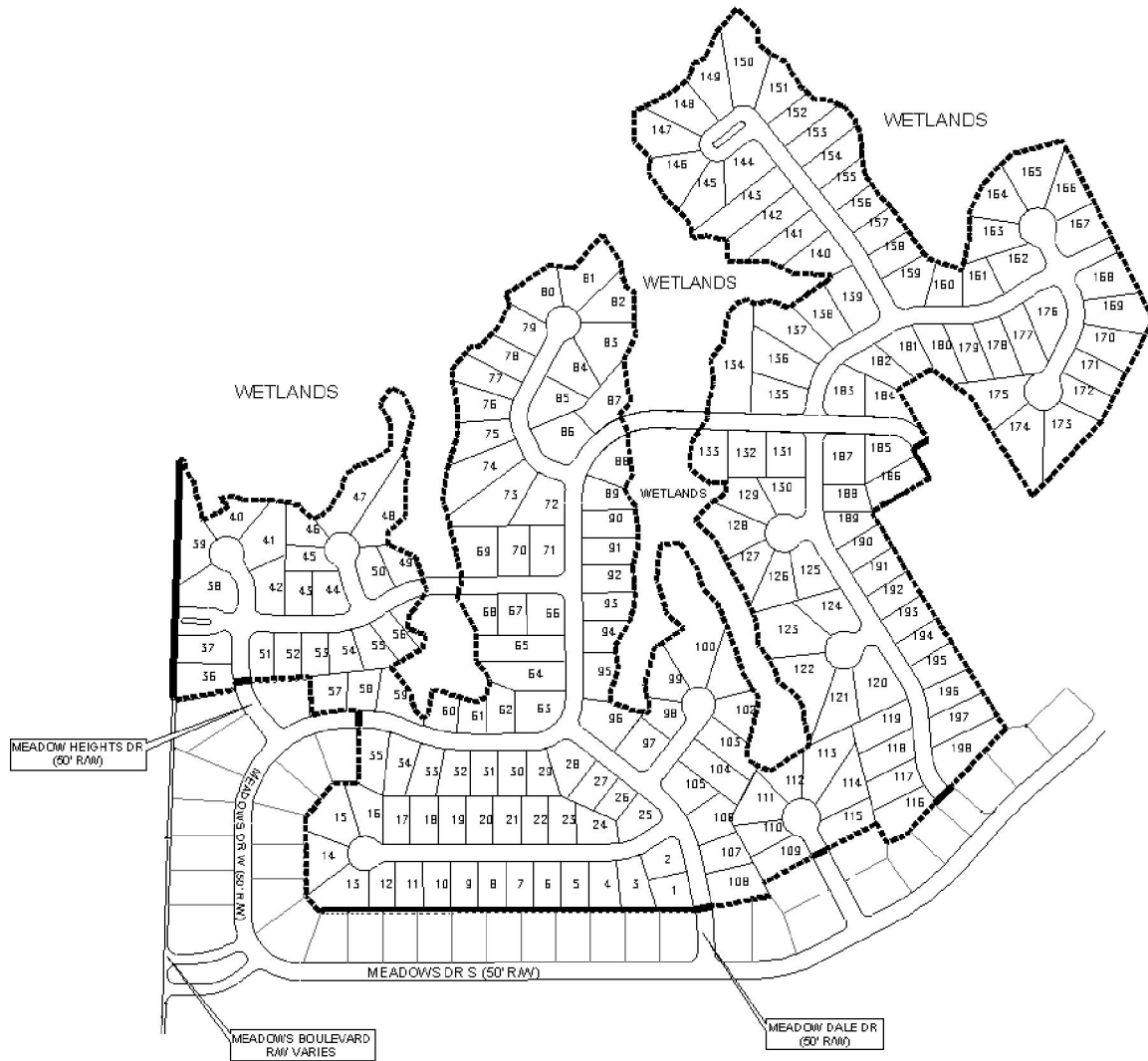
LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



NTS

DETAIL SITE PLAN



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APPLICANT Woodland Glen Subdivision

REQUEST Subdivision

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



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