

## **WYNNFIELD SUBDIVISION,**

### **UNIT 5**

Engineering Comments: The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
- C. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.
- D. Add street names to the vicinity map.
- E. Label the area enclosed by the curves #14 – 17 (located between Lots 2 and 43). Is it Common Area?
- F. Provide an updated Plat for review after revising the centerline of Wynngate Way to meet the requirements the Subdivision Regulations.
- G. Review and revise the written legal description to include a written bearing and distance near Lot 6.
- H. Correct the Subdivision Name from “Wynnfiend” to “Wynnfield”.
- I. Remove references to Mobile County Engineer.
- J. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- K. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures.
- L. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.
- M. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

***Revised for the May 21<sup>st</sup> meeting:***

*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:*

- A. *Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.*
- B. *Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures.*

- C. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature.*
- D. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.*

Traffic Engineering Comments: Per Section V.B.12 of the Subdivision Regulations, the alignment of Wynn gate Way from Curve 4 to Curve 6 should be modified to eliminate the series of reverse curves with no 100 foot tangent in between. Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

***Revised for the May 21<sup>st</sup> meeting:***

*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.*

Urban Forestry Comments: Preservation status granted for all 50" and larger trees. All work under the canopies is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger. Exact curb cut locations and location of the proposed street and internal circulation drive should also be coordinated with Urban Forestry to ensure that no trees 50" and larger are effected.

MAWWS 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.

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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

The preliminary plat illustrates the proposed 25-lot, 15.3± acre subdivision which is located at the West terminus of Wynn ridge Drive extending to the South terminus of Widgeon Drive, and is in Council District 6. The applicant states that the subdivision is served by city water and sewer.

The site most recently appeared before the Planning Commission at its October 15, 2009 meeting where the Commission denied a 1-year extension of a proposed 45-lot subdivision; however, two (2) previous extensions were granted by the Commission in 2007 and 2008. It appears that Wynnfield Subdivision, Unit 5 was originally approved at the Commission's April 7, 2005 meeting for a total of 114 lots but, as a result of ensuing surveys that identified extensive wetlands, the applicant subsequently reduced the number of lots to 45 and reserved the remainder of the site for future development.

Although the applicant only proposes 25 lots for Unit 5 at this time, the Wynnfield Subdivision has been approved in phases since 1995. The total number lots for Phases 1-4 is well over 110; however, there is currently only one point of access to Sollie Road for ingress/egress. As

proposed, the additional lots will increase the number of lots within a subdivision that has only one access point, thus the development will not comply with Section I.C.2. of the Subdivision Regulations, regarding Health and Safety, nor comply with Section DI07.1 of Appendix D, of the 2009 International Fire Code, which requires 2 separate points of access for one and two family developments with more than 30 dwelling units. In addition, Section I.B.2. of the Subdivision Regulations states that land shall not be subdivided until or unless adequate provision is made for access.

The site abuts three street stubs: Wynnridge Drive, Wynngate Way, and Widgeon Drive – all with compliant 50' right-of-way width. The preliminary plat depicts the continuation of Wynngate Way along with the construction of Wynngate Court. The right-of-way width of all proposed streets within the subdivision is 50', as compliant with Section V.B.14. of the Subdivision Regulations. The proposed turnarounds at the terminus of both Wynngate Court and Wynngate Way are depicted with 120' right-of-way widths, also compliant with the Subdivision Regulations. If approved, all streets must be constructed to City of Mobile standards, and be accepted by the City of Mobile for maintenance prior to the signing of the Final Plat. A note should be placed on the Final Plat limiting all proposed lots to one curb-cut each, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.

In the northwest corner of the site, the existing street stub (Widgeon Drive) abuts from the adjacent Woodbridge Estates Unit 4 Phase A Subdivision to the north. There is no continuation of this street shown on the submitted plat; however, Section V.B.1. of the Subdivision Regulations states that existing streets that abut a subdivision shall be continued. It should be noted that the conditions pertaining to the initial application for the Wynnfield Subdivision required that a street stub be provided to the south in order to permit connection with lands associated with the Raleigh Subdivision. The Raleigh Subdivision, as a condition of its initial approval, had the same requirement in order to permit connection to the Wynnfield Subdivision. As such, the plat should be revised to depict connectivity with the adjacent subdivisions to the north and south of the site, in compliance with the previously mentioned approvals, fire code and regulations.

It should be pointed out that the proposed subdivision site abuts two adjacent landlocked parcels to the east and west of the site. The preliminary plat depicts a proposed street stub to the east adjacent to the proposed Lots 22 and 23; however, it appears that the landlocked parcel abuts property to the south and southeast within the Isle of Palms Subdivision (which is accessed by private streets) that is under ownership by the same family or corporate entity, thus access to the parcels should not be required for the application at hand. The plat should be revised to depict only a cul-de-sac at the eastern terminus of the proposed street.

Regarding the landlocked parcel to the west, as proposed, the applicant has not submitted a master plan or overall layout for the entire 70± acre undeveloped tract of land. Subdivision applications that fail to include the full extent of parcels are generally heldover to give the applicant the opportunity to revise the application. This action supports the stated policy of the Subdivision Regulations to encourage orderly development, as outlined in Section I.B.1. Therefore, the plat should be revised to depict the full extent of the undeveloped tract of land, with a minimum proposed street layout which illustrates a street stub to the landlocked parcel to the west.

In accordance with the Subdivision Regulations, all proposed lots are compliant with the minimum size requirement. The lot size information and 30' minimum building setback line, in lieu of the required 25', is illustrated on the preliminary plat and should be retained on the Final Plat, if approved.

The preliminary plat illustrates common areas within the site. If approved, the Final Plat should include a note stating that all common and detention areas shall be maintained by the property owners.

The plat also depicts the presence of several easements throughout the site and, if approved, a note should be placed on the Final Plat stating that no permanent structures can be placed or erected within any easement.

It should be pointed out that the subdivision name on the plat reads "Wynnfiend" and should be revised on the revised plat to read "Wynnfield."

It is recommended that this application be heldover to the meeting of May 21<sup>st</sup> with revisions due by May 1<sup>st</sup> to allow the applicant to address the following:

- 1) Submission of an overall site layout for the proposed Unit 5 and area reserved for future development, in compliance with Section I.B.1. of the Subdivision Regulations;
- 2) Compliance with Section V.B.1. of the Subdivision Regulations to depict the continuation of the existing street stub (Widgeon Drive) to the north;
- 3) Provision of a street stub to the south and west of the site to ensure connectivity with the Raleigh Subdivision and the landlocked parcel to the west;
- 4) Revision of the plat to depict only a cul-de-sac at the eastern terminus of Wynngate Way, adjacent to the proposed Lots 22 and 23;
- 5) Revision of the Subdivision name on the plat from "Wynnfiend" to "Wynnfield";
- 6) Revision of the site layout to comply 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.);*
- 7) Revision to reflect Traffic Engineering comments: *(Per Section V.B.12 of the Subdivision Regulations, the alignment of Wynngate Way from Curve 4 to Curve 6 should be modified to eliminate the series of reverse curves with no 100 foot tangent in between. Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);* and
- 8) Revision to reflect Engineering comments: *(The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for*

*any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. C. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. D. Add street names to the vicinity map. E. Label the area enclosed by the curves #14 – 17 (located between Lots 2 and 43). Is it Common Area? F. Provide an updated Plat for review after revising the centerline of Wynngate Way to meet the requirements the Subdivision Regulations. G. Review and revise the written legal description to include a written bearing and distance near Lot 6. H. Correct the Subdivision Name from “Wynnfiend” to “Wynnfield”. I. Remove references to Mobile County Engineer. J. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. K. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures. L. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. M. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.).*

***Revised for the May 21<sup>st</sup> meeting:***

*The application was heldover from the April 16<sup>th</sup> meeting to allow the applicant to make revisions to the site layout, to depict connectivity to the adjacent subdivisions and to submit an overall site layout for the proposed Unit 5 and future development area. Since that time, only a revised preliminary plat has been submitted.*

*As currently proposed, the revised plat depicts a cul-de-sac at the eastern terminus of the proposed Wynngate Way adjacent to the proposed lots 20-25; however, the plat still does not depict connectivity to the southern terminus of Widgeon Drive of the adjacent subdivision to the north. The provision of a street stub is also not illustrated to the south and west of the site to ensure connectivity with the Raleigh Subdivision and the landlocked parcel to the west. Furthermore, the applicant has still not submitted an overall site layout for the area reserved for future development, in compliance with Sections I.B.1. and I.C.2. of the Subdivision Regulations regarding orderly development and health and safety. As proposed, all lots would be served by one access point and would not appear to comply with the International Fire Code requirements, as adopted by the City of Mobile.*

*Based upon the preceding, the application is recommended for denial for the following reasons:*

- 1) The applicant did not submit an overall site layout for the area reserved for future development, in compliance with Section I.B.1. of the Subdivision Regulations;*
- 2) The proposed additional phases will increase the number of lots within a subdivision that has only one point of access, thus the development will not comply with Section I.C.2. of the Subdivision Regulations, regarding health and safety;*

- 3) *The submittal does not depict compliance with Section V.B.1. of the Subdivision Regulations to depict the continuation of the existing street stub (Widgeon Drive) to the north;*
- 4) *The submittal does not depict the provision of a street stub to the south and west of the site to ensure connectivity with the Raleigh Subdivision and the landlocked parcel to the west; and*
- 5) *The subdivision, as proposed, will not comply with the International Fire Code requirements, as adopted by the City of Mobile.*

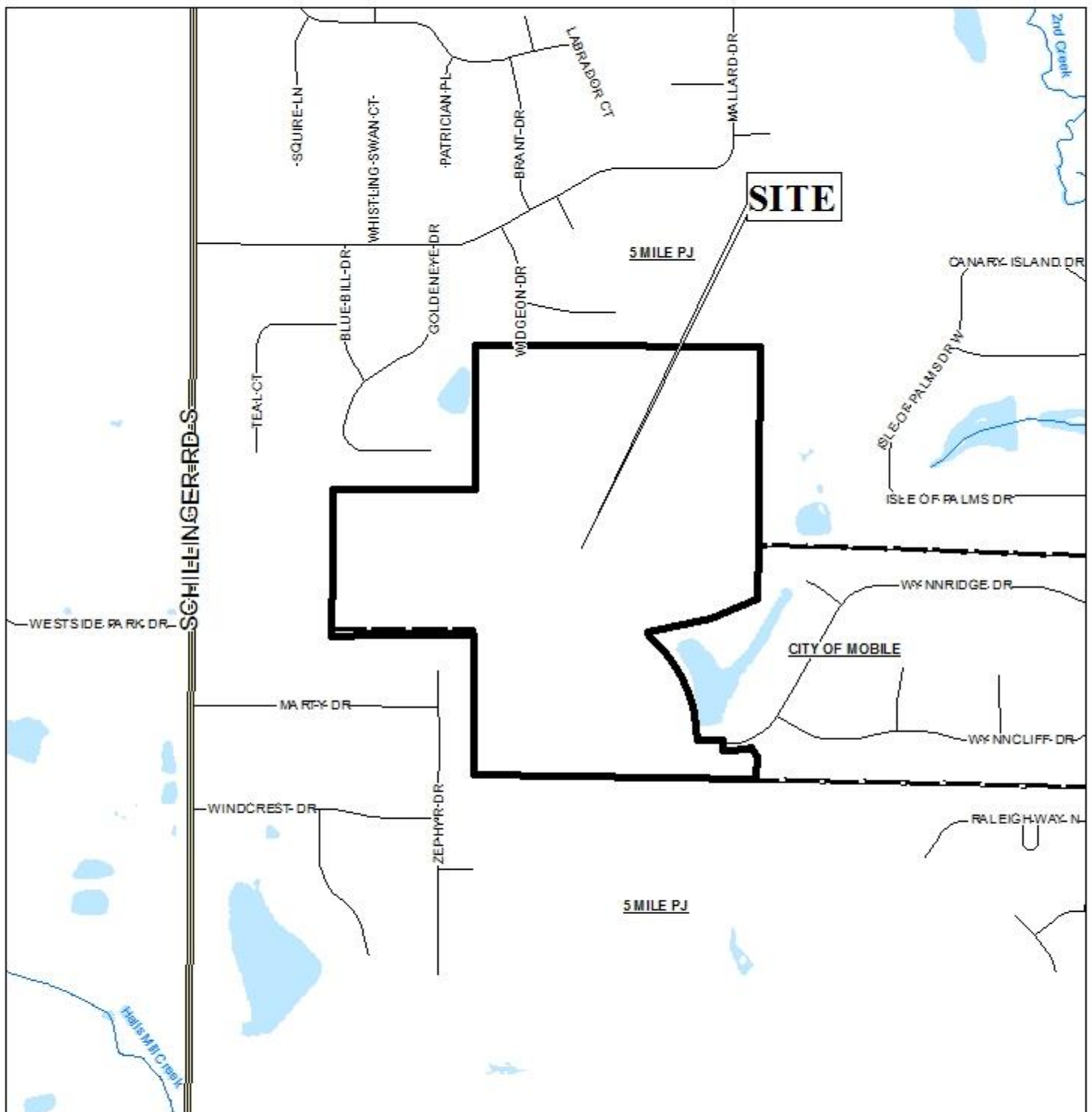
***Revised for the July 9th meeting:***

*The application was heldover from the May 21<sup>st</sup> meeting at the applicant's request. Since that time, no additional information has been received.*

*Based upon the preceding, the application is recommended for denial for the following reasons:*

- 1) *The applicant did not submit an overall site layout for the area reserved for future development, in compliance with Section I.B.1. of the Subdivision Regulations;*
- 2) *The proposed additional phases will increase the number of lots within a subdivision that has only one point of access, thus the development will not comply with Section I.C.2. of the Subdivision Regulations, regarding health and safety;*
- 3) *The submittal does not depict compliance with Section V.B.1. of the Subdivision Regulations to depict the continuation of the existing street stub (Widgeon Drive) to the north;*
- 4) *The submittal does not depict the provision of a street stub to the south and west of the site to ensure connectivity with the Raleigh Subdivision and the landlocked parcel to the west; and*
- 5) *The subdivision, as proposed, will not comply with the International Fire Code requirements, as adopted by the City of Mobile.*

# LOCATOR MAP



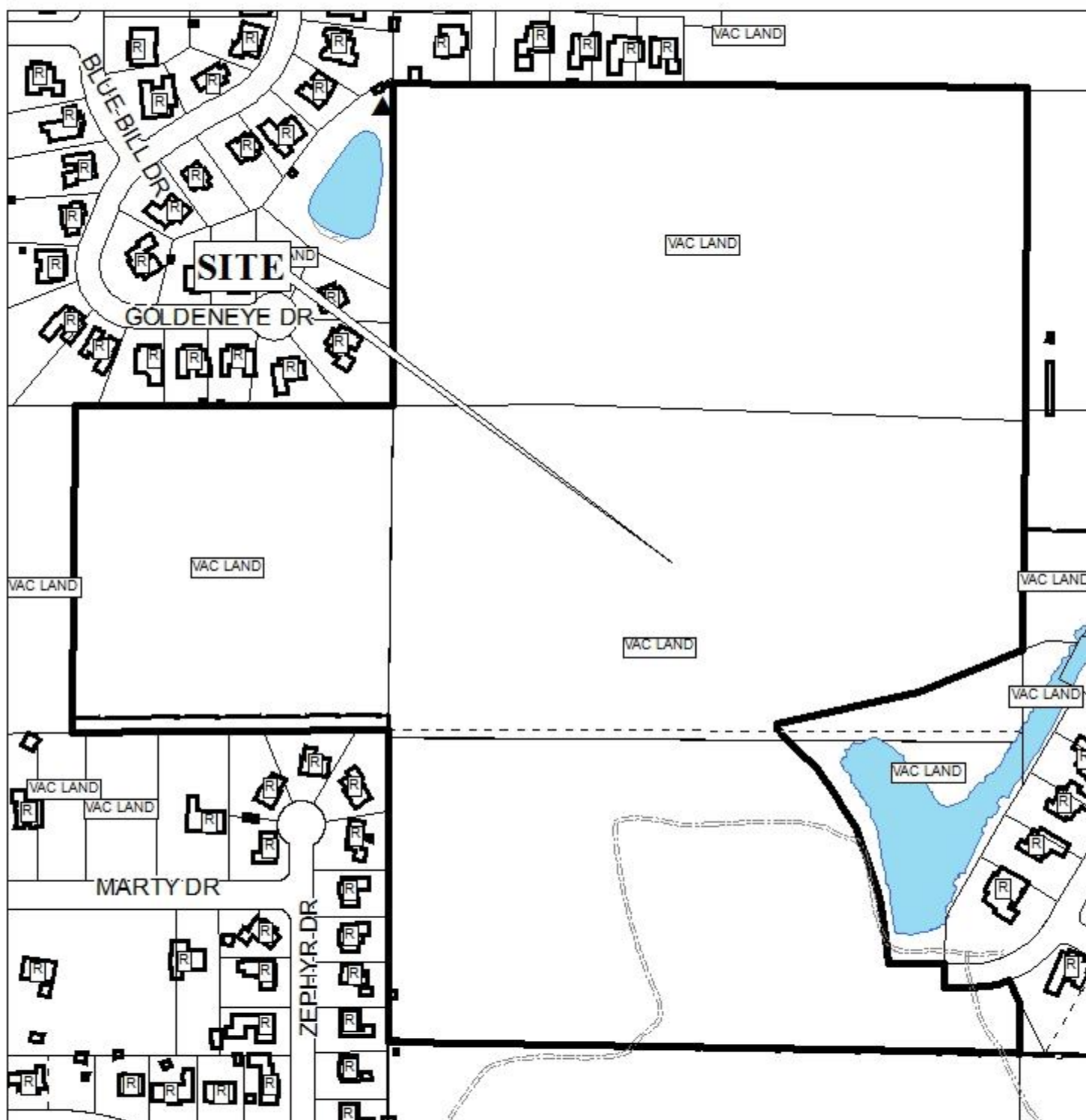
APPLICATION NUMBER 1 DATE July 9, 2015

APPLICANT Wynnfield Subdivision, Unit 5

REQUEST Subdivision



# WYNNFIELD SUBDIVISION, UNIT 5



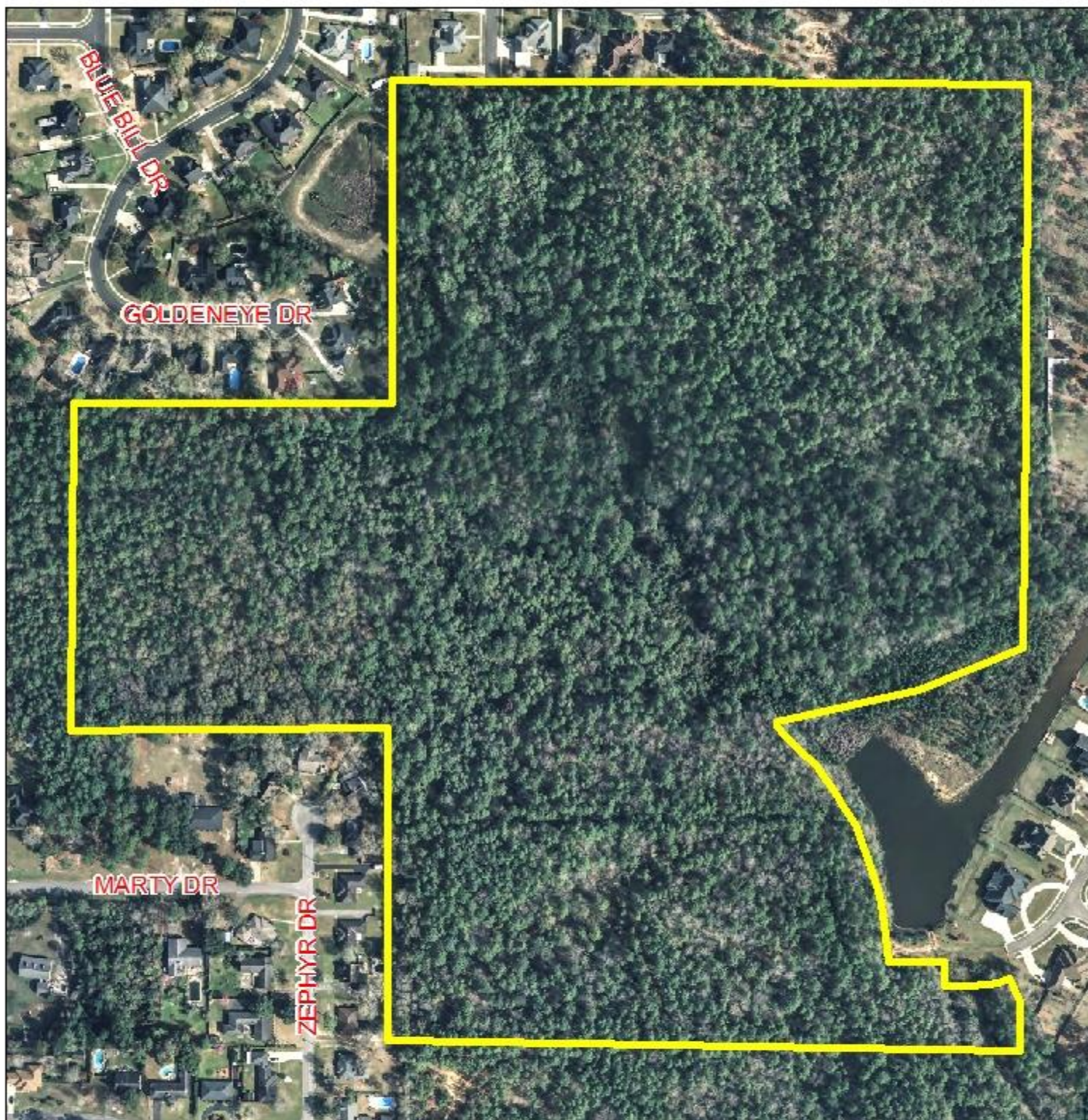
APPLICATION NUMBER 1 DATE July 9, 2015

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





## WYNNFIELD SUBDIVISION, UNIT 5

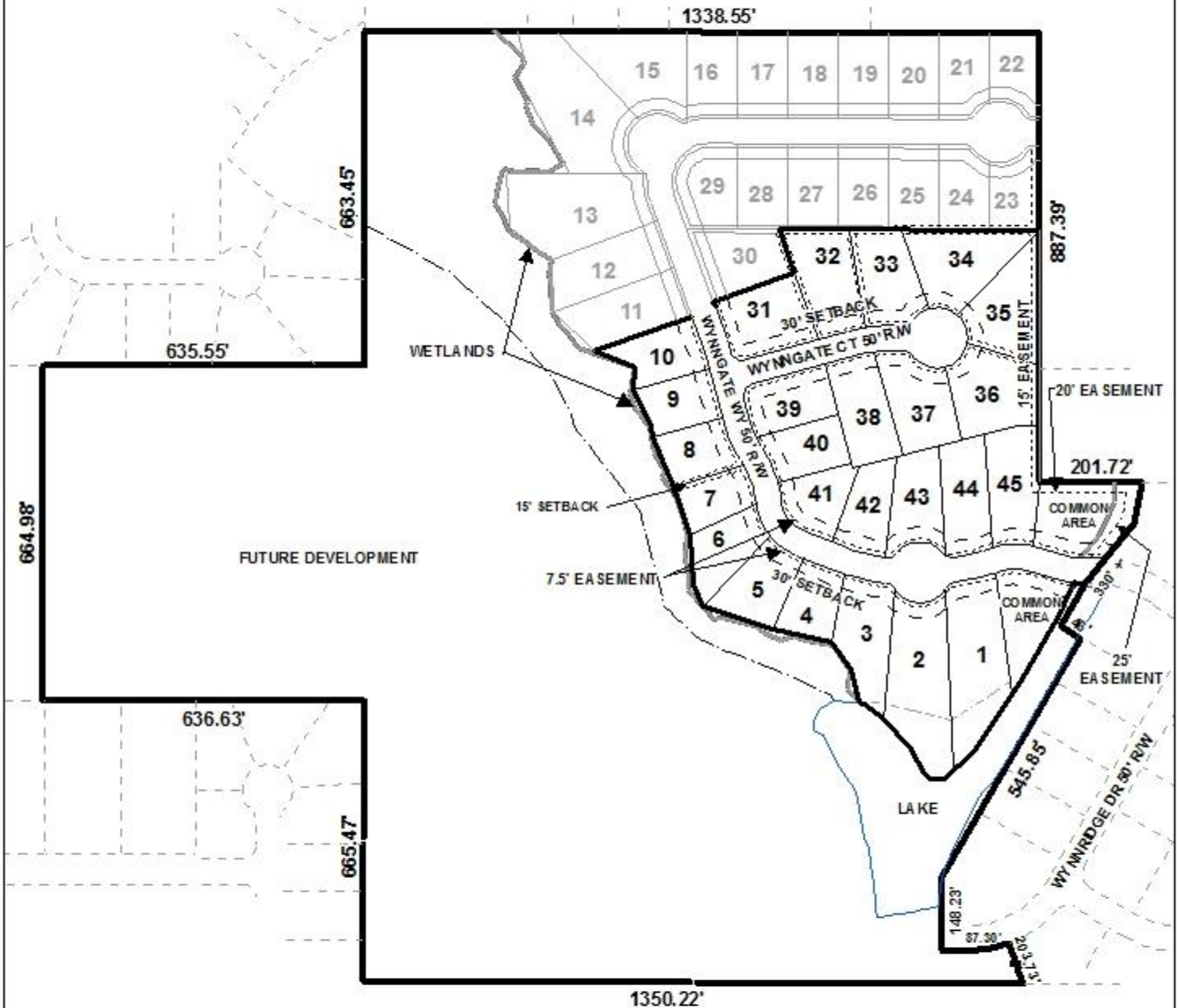


APPLICATION NUMBER 1 DATE July 9, 2015





# DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE July 9, 2015

APPLICANT Wynnfield Subdivision, Unit 5

REQUEST Subdivision

