

WALKERS ADDITION TO SPRINGHILL SUBDIVISION

Engineering Comments: This property contains over 5-1/2 acres of FEMA floodway and floodplain of Three Mile Creek. In addition, the property drains significant storm flows from the west and south and a major culvert from south of Spring Hill Avenue (from Gulfwood Subdivision) discharges through proposed lot 2. Closing of the current open drainage system would severely limit its carrying capacity and probably exacerbate any current upstream flooding. If the Planning Commission allows this property to be subdivided, Engineering will require a minimum 50 ft. wide drainage easement to encompass each path of the current drainage system.

Engineering will not allow the property to be filled. The minimum finished floor elevation required by FEMA would be 51 to 52 feet above MSL and the existing elevations range from less than 38 up to 51 feet above MSL. If the property were to be filled an average of 6 feet it would displace over 11 million gallons of flood water.

It is the opinion of the Engineering Department this property is not suitable for development. Development of this property would increase danger to health, life and/or property and would aggravate the flood hazard on this property and all adjacent property. Therefore, it should not be platted for residential occupancy as defined in Section V.A.3.

Traffic Engineering Comments: Driveway number, sizes, 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 commercial projects shall comply with the 2003 International Fire Code and Appendices B through G, as adopted by the City of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C, and D of the 2003 International Fire Code, as adopted by the City of Mobile on July 6, 2004.

The plat illustrates the proposed 5.9 acre \pm , 3 lot subdivision which is located on the north side of Spring Hill Avenue, 1,100 feet \pm west of Spring Hill Plaza Court, and is in Council District 7. The subdivision is served by both public water and sanitary sewer.

The purpose of this application is to resubdivide 1 existing parcel and 3 existing lots into 3 legal lots. The preliminary plat supplied by the applicant conflicts with parcel data supplied by the Mobile County Tax Assessor's Office; it appears that the applicant is including property on the western end of the site that may be owned or claimed by adjacent landowners.

The site fronts onto Spring Hill Avenue, a major street, a service road for Spring Hill Avenue, and an unopened right-of-way for Wacker Lane, a minor street. The right-of-way for Spring Hill Avenue meets minimum requirements.

As proposed, Lots 1 and 3 will have 25-foot wide strips that extend from Spring Hill Avenue approximately 150 feet north to the main portion of the lots. The proposed Lot 2 will have approximately 487 feet of frontage onto Spring Hill Avenue and the service road for Spring Hill Avenue. Flag lots are not typical in the area and do not meet the recommended depth to width ratios; thus Lots 1 and 3 do not comply with Sections V.D.1. and V.D.3. of the Subdivision Regulations. It should be noted, however, that the site has a very unique circumstance in that nearly the entire site is located within the 100-year floodplain for Three Mile Creek, thus a waiver of Sections V.D.1. and V.D.3. may be appropriate.

Spring Hill Avenue is a major street, and as such access management is a concern. Each lot within the proposed subdivision should be limited to one curb-cut each, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.

As previously mentioned, nearly the entire site is within the 100-year floodplain for Three Mile Creek. The northeast portion of the site, additionally, appears to be partially within the floodway for Three Mile Creek. Data also indicates that the site may contain wetlands associated with the creek and the drainage ditches traversing the site. 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.

It should be noted that multiple sanitary sewer lines and storm water drainage lines cross the site. Construction over these utilities either is not permitted or would not be advisable.

The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the subdivision, but would be required on the Final Plat, if approved.

Based upon the preceeding, the plat is recommended for Denial for the following reasons: 1) the site is located in an area that the Engineering Department has determined is not suitable for development, and that subdivision of the site might increase the danger to health, life or property, or aggravate the flood hazard, in compliance with Section V.A.3. of the Subdivision Regulations.

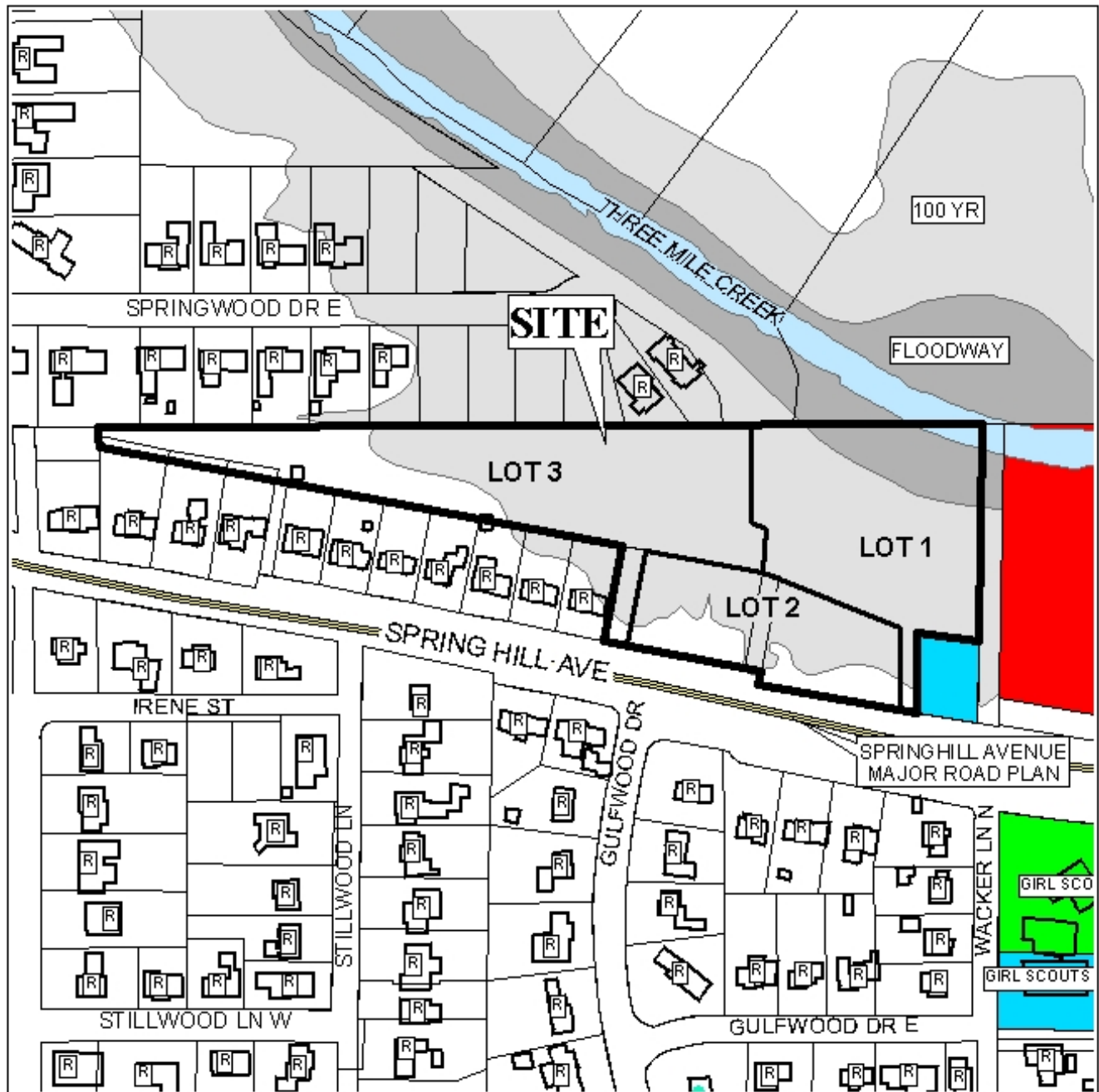
LOCATOR MAP



APPLICATION NUMBER 21 DATE September 15, 2005
APPLICANT Walker's Addition to Springhill Subdivision
REQUEST Subdivision

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WALKER'S ADDITION TO SPRINGHILL 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
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