

HIDDEN PINES SUBDIVISION, UNIT FIVE

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

Fire-Rescue Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code, as appropriate. All projects within the Mobile County Fire Jurisdiction must comply with the 2006 International Fire Code, as adopted.

The plat illustrates the proposed 7 lot, 2.0 ± acre subdivision which is located at the East termini of Black Spruce Court and White Cedar Court. The applicant states that the subdivision is served by public water and sewer systems.

The purpose of this application is to create 7 lots from two existing lots that are part of the Hidden Pines Subdivision, Unit 4, approved by the Planning Commission at its May 1, 2003 meeting. Due to floodplain issues, the original lot layout in 2003 was modified prior to the recording of the final plat: the lot design for the application at hand appears to rearrange the lot lines so that lots are for the most part outside of the 100-year floodplain for a branch of Muddy Creek.

The proposed lots show at least a 25-foot minimum building setback line, with some lots depicting a setback line of 35-feet. While it appears that proposed Lot 98, fronting onto Black Spruce Court, will present a challenge to a homebuilder, it along with the other proposed lots meet the minimum area requirements of the Subdivision Regulations.

Due to the limited frontage of each lot onto the cul-de-sacs, each lot should be limited to one curb-cut, with the size, design and location to be approved by the Mobile County Engineering Department.

As previously mentioned, the site may be located within the floodplain for a branch of Muddy Creek. Other data indicates that the site may have at one time included wetlands as well, however, aerial photographs indicate that the site has been cleared since at least 2002. The potential 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 or land disturbance activities.

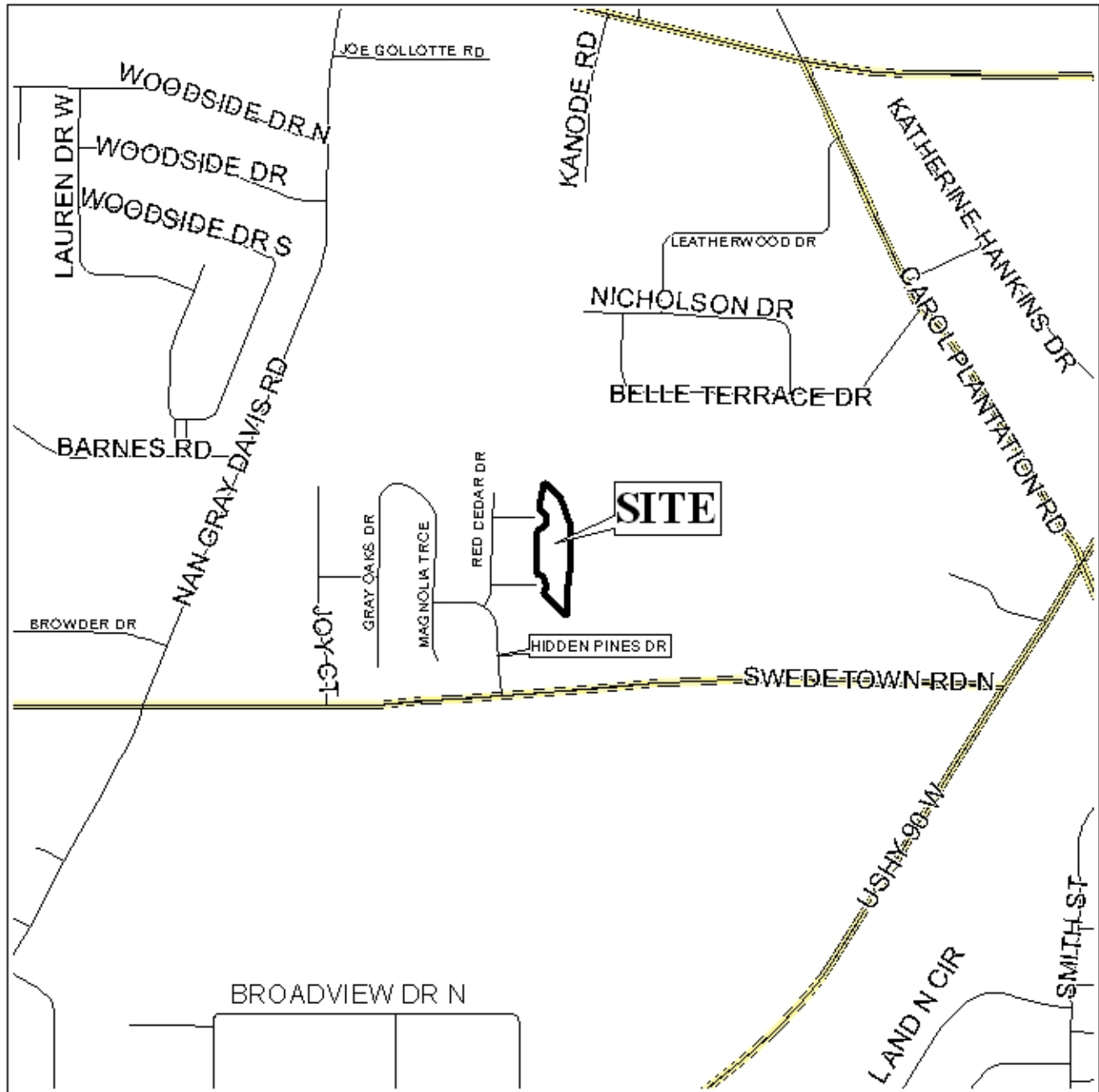
While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City 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.

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 on the preceding, the plat is recommended for Tentative Approval, subject to the following conditions:

- 1) the labeling of all common areas, including storm water detention areas, and the placement of a note on the final plat stating that maintenance of common areas shall be the responsibility of the property owners, as depicted;
- 2) the labeling of each lot with its size in square feet, as depicted, or provision of a table on the plat depicting the same information;
- 3) placement of a note on the plat stating that each lot is limited to one curb-cut each, with the size, design and location to be approved by the Mobile County Engineering Department;
- 4) placement of a note on the plat 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.;
- 5) approval of federal, state and local agencies, as necessary due to wetlands and floodplains, prior to the issuance of any permits; and
- 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.

LOCATOR MAP



APPLICATION NUMBER 23 DATE August 16, 2007

APPLICANT Hidden Pines Subdivision, Unit Five

REQUEST Subdivision



NTS

HIDDEN PINES SUBDIVISION, UNIT FIVE



APPLICATION NUMBER 23 DATE August 16, 2007

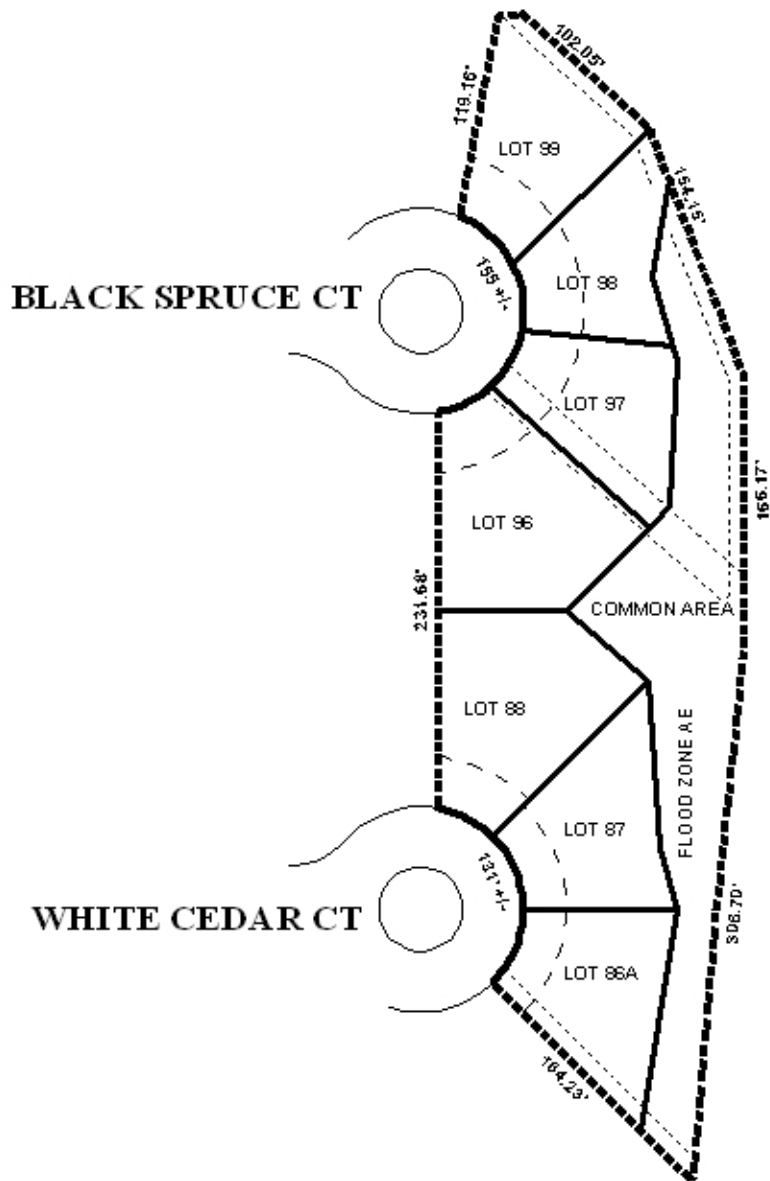
LEGEND

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
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DETAIL SITE PLAN



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 APPLICANT Hidden Pines Subdivision, Unit Five
 REQUEST Subdivision



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