

CREEKWOOD SUBDIVISION, UNIT III

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

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.

MAWSS Comments: None Received

The plat illustrates the proposed 26-lot, 36.0± acres subdivision which is located at the South terminus of Ridgeline 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 subdivide four metes and bounds parcels (only three listed in application) into legal lots of record and areas reserved for future development. The site is currently undeveloped.

The site has been the subject of several subdivision applications since 1999, but none were ever recorded. The most recent application was submitted in April, 2007, but because of partial-parcel sales without going through the Subdivision process, that application was recommended for denial, but was withdrawn by the applicant. As recently as November, 2007, some of the Western portions of the parent parcels were included in Cypress Cove Subdivision, which was approved subject to the plat not being signed or recorded until an application for subdivision of the remainder of the parent parcels was submitted. This application is intended to serve that purpose and does, indeed, include the remainder of the parent parcels. However, a portion of the property included in this application along the Western side of the site (Parcel #R023303062000003.001) was actually a part of the Cypress Cove approval: therefore, this portion (the fourth parcel mentioned above) should be excluded from this application and the plat and legal description should be revised to do so.

The cul-de-sac at the South terminus of Ridgeline Drive is proposed to have a central median. The site is within the Mobile Fire-Rescue Jurisdiction, and with its recent adoption of the 2003 International Fire Code Standards, a cul-de-sac with a central median requires a 140' diameter. Although not specified on the plat, the cul-de-sac scales at 110' diameter; therefore, the cul-de-sac should be revised to be 140' diameter. Also, the proposed dead-end street stub off the East side of Ridgeline Drive will require a turnaround; therefore, a turnaround approved by the Mobile Fire-Rescue Department should be indicated on the plat.

The site abuts multiple land-locked parcels on the East side of the site. The Subdivision Regulations require that street stubs be provided to adjacent land-locked areas. However, it

should be pointed out that the general vicinity, including parts of the site, are fraught with floodplain and wetland issues associated with branches of Second Creek. These issues, along with topography, will make access to some of the adjacent parcels from the site in question difficult. The portion of the over-all site proposed to be developed with this application abuts three land-locked parcels on the East side. One of the parcels is afforded access via the street sub on the East side of Ridgeline Drive. The two other parcels immediately to the South are not afforded any access; therefore, the plat should be revised to afford access to these two parcels, also.

All proposed lots appear to meet minimum dimensional requirements; however Lots 17 through 23 appear to have just over half the lot encumbered by floodplain for a branch of Second Creek. Several lots also appear to be impacted by the floodway associated with Second Creek. Several of the lots exceed the depth-to-width ratio of Section V.D.3. of the Subdivision Regulations; however, other lots have been recorded in Unit II of a similar nature.

No access is provided to the “common area” South of the area proposed to be developed with this application; therefore, the plat should be revised to provide access to this area from Ridgeline Drive.

As the site is bounded by branches of Second Creek, wetlands associated with the creek may occur on portions of 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 or land disturbance activities. Also, the geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species. Therefore, placement of a note on the plat should be required stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

Another point that should be addressed is a FEMA requirement of which the staff has only recently become aware. It is our understanding that FEMA requires a flood study for all developments (applications) located within the AE flood zone that contain 50 or more lots – or a total of 5 acres. As the site in question contains 8.3+ acres, a flood study may be necessary prior to recording of the final plat.

Stormwater facilities are not depicted on the plat, however, 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, if approved.

Any detention basins should be labeled as common areas on the plat. A note should be placed on the final plat, if approved, stating that maintenance of any detention basin common areas, and any other common areas, are the responsibility of the subdivision’s property owners.

The 25' minimum building setback line, required in Section V.D.9., is not shown on the plat, but would be required on the final plat, if approved.

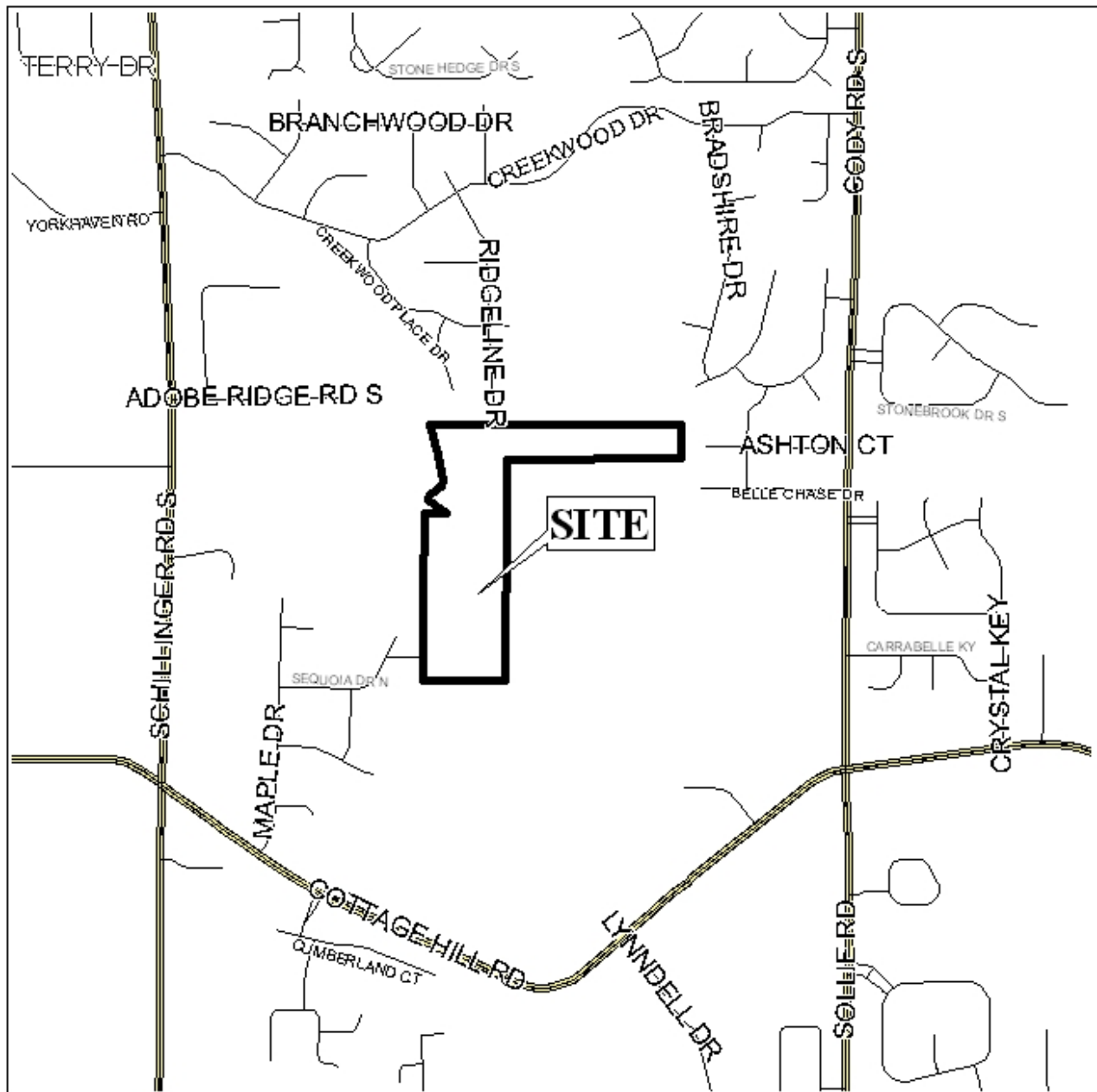
The plat labeled each lot with its size in square feet. This should also be done on the final plat, or a table should be provided depicting the same information.

The 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 on the preceding, this application is recommended for Holdover until February 7, with revisions due by January 18, to address the following:

1. revision of the plat and legal description to remove Parcel #R023303062000003.001, which is a part of the approved Cypress Cove Subdivision;
2. revision of the cu-de-sac at the South terminus of Ridgeline Drive to be 140' diameter as per the 2003 International Fire Code Standards;
3. revision of the plat to include a turnaround at the South terminus of the street stub off the East side of Ridgeline Drive, to be approved by Mobile Fire-Rescue Department;
4. revision of the plat to afford street access to the two land-locked parcels (R023303061000004 and R023303061000004.01) on the East side of the area proposed to be developed;
5. provision of access from Ridgeline Drive to the "common area" South of the area proposed to be developed;
6. placement of a note on the plat stating that approval of all applicable federal, state and local agencies is required prior to the issuance of any permits or land disturbance activities;
7. provision of a flood study, if deemed appropriate for compliance with FEMA regulations;
8. placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
9. provision of a certification letter from a licensed engineer to the Planning Section of urban Development, certifying that stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat;
10. labeling of all common areas, including any detention basins, and placement of a note on the final plat stating that maintenance of the common areas is the responsibility of the subdivision's property owners;
11. depiction of the 25' minimum building setback line;
12. labeling of each lot with its size in square feet, or the provision of a table depicting the same information;
13. verification that sufficient buildable area shall be provided for each lot (particularly lots 18 through 22); and
14. 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



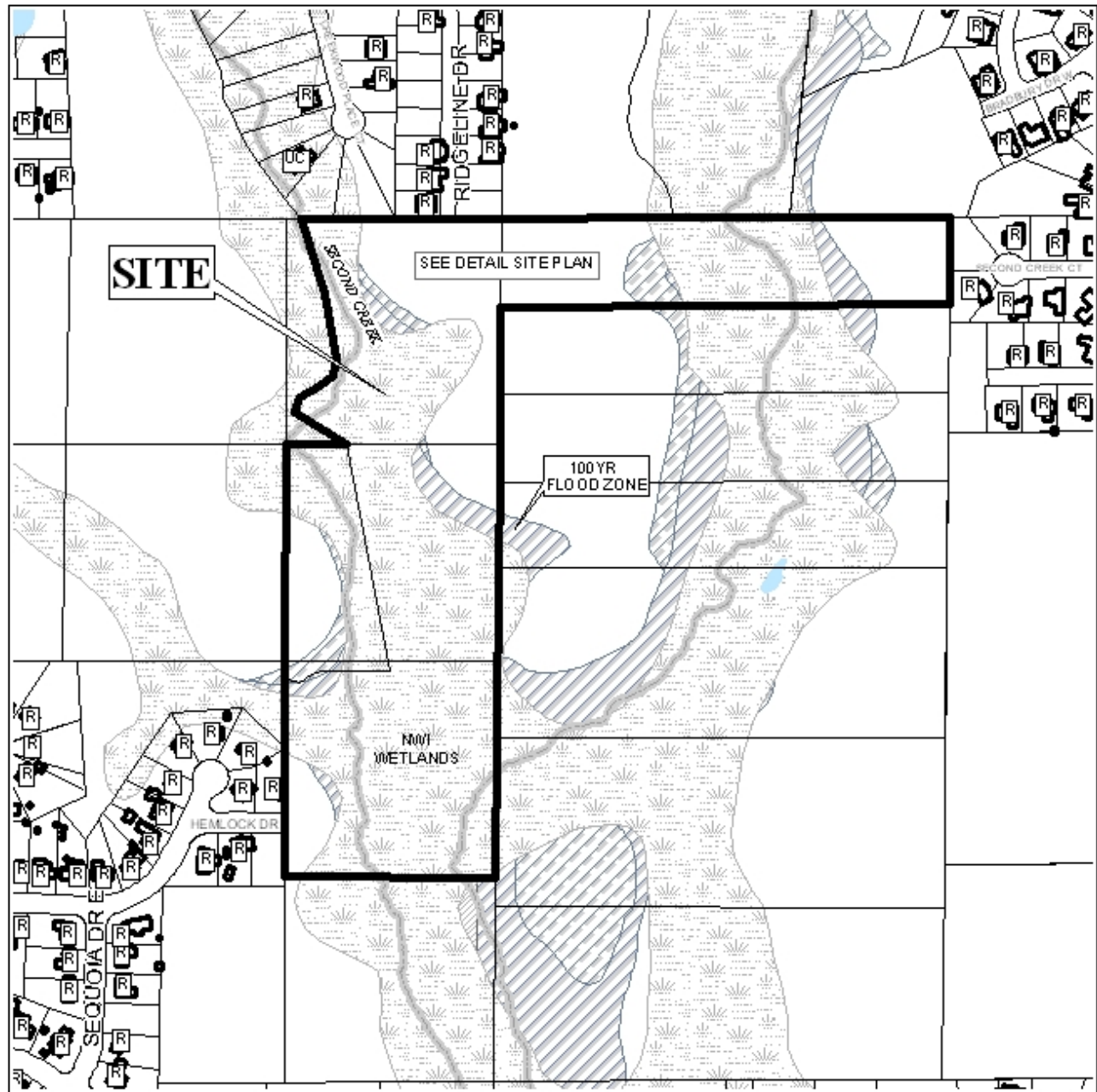
APPLICATION NUMBER 31 DATE January 3, 2008

APPLICANT Creekwood Subdivision, Unit III

REQUEST Subdivision

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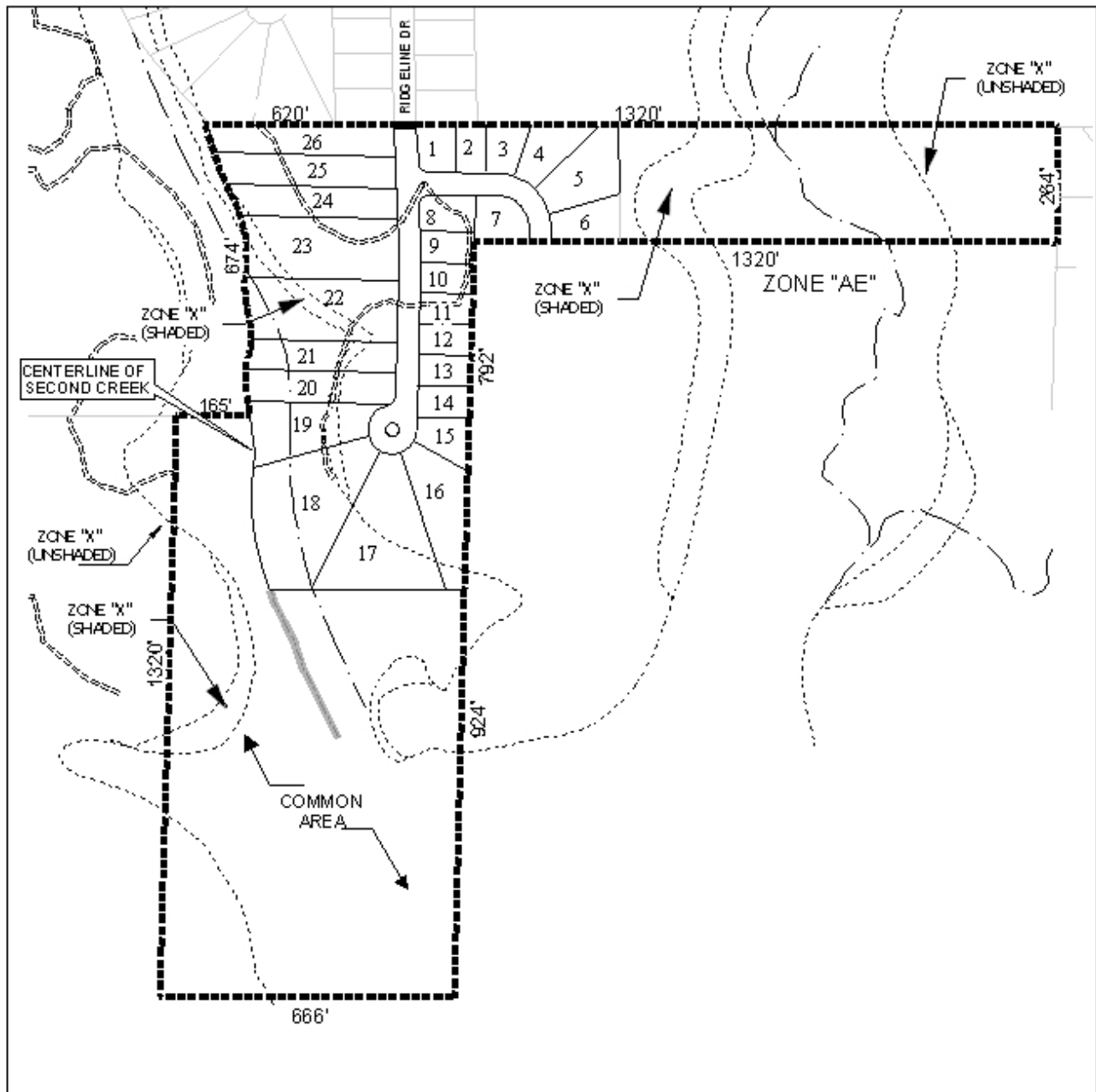
LEGEND

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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REQUEST Subdivision



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