

**WOODCREEK SUBDIVISION,**  
**HIDDEN LAKES SUBDIVISION,**  
**AND**  
**SWEETWATER SUBDIVISION**

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

The plat illustrates the three proposed subdivisions that will create a 371 lot, 138  $\pm$  acre linked development. The proposed Woodcreek Subdivision, containing 260 lots on 66.3  $\pm$  acres, is located on the West side of Sollie Road, 215 feet  $\pm$  South of Cambridge Drive. The proposed Hidden Lakes Subdivision, containing 60 lots on 62.2  $\pm$  acres, is located at the East terminus of Lesley Court. The proposed Sweetwater Subdivision, containing 51 lots on 9.4  $\pm$  acres, is located 250'  $\pm$  South of Tara Drive North, abutting the proposed Hidden Lakes Subdivision. The applicant states that all three subdivisions are served by public water and sewer systems.

The purpose of this application is to create three subdivisions totaling 371 lots from five parcels.

Each subdivision will have a variety of lot sizes, however the proposed Woodcreek and Sweetwater Subdivisions will have a substantial number of lots less than the minimum recommended area of 7,200 square feet, and less than the recommended width of 60 feet. The Woodcreek Subdivision has lots as small as 5,625 square feet and as narrow as 45 feet in width. The Sweetwater Subdivision has lots as small as 3000 square feet and as narrow as 25 feet in width. It appears that all lots proposed for the Hidden Lakes Subdivision meet the minimum size and width standards of the Subdivision Regulations.

The proposed lot sizes, setbacks, and common areas indicate that the applicant is attempting an "innovative" subdivision, however, no specific statement to this end has been provided by the applicant. While innovative subdivisions that embody traditional neighborhood development design elements are encouraged, the site is far removed from public transit service and is a "greenfield site" - a site that is currently minimally developed. As previously stated, some of the proposed lot sizes and lot widths do not meet the minimum width or size requirements of Sections V.D.2. of the Subdivision Regulations. If it is the applicant's intent to invoke innovative design or traditional neighborhood design consideration, the applicant should provide a statement indicating the design intent for the subdivision, if innovative under Section VIII.C. of the Subdivision Regulations, or revise the subdivision so that all lots meet minimum standards. The applicant should also provide calculations by subdivision of the amount of land set aside for common areas and detention areas, and provide more specific information regarding the actual minimum and maximum lot sizes for each subdivision.

Access management is a concern as it relates to public safety. The three combined subdivisions, as proposed, will have only three connections to existing public streets. No additional street-stubs are proposed, even though two street-stubs exist off of Tara Drive West and South. Also, three parcels to the South of the site are large enough to warrant street-stub connections,

however, none are proposed. It is recommended that the overall application be reconfigured to provide additional connections to existing public streets and provide street-stubs to the South. Additional street connections will increase the ability of public safety providers to respond to emergency calls within the development.

Portions of the site may contain wetlands. The potential presence of wetlands 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.

Common areas are proposed throughout the development, including the round-about, road medians, detention areas and other areas. There also appear to be areas of land that are not lots and are not labeled as common areas: these areas should be specifically identified. All common areas should be quantified in square feet by subdivision, with differentiation of areas set aside for detention. A note should also be placed on the final plat, if approved, stating that maintenance of the detention and common areas is the responsibility of the subdivision's property owners.

Stormwater detention facilities are depicted on the plat. 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, if approved.

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.

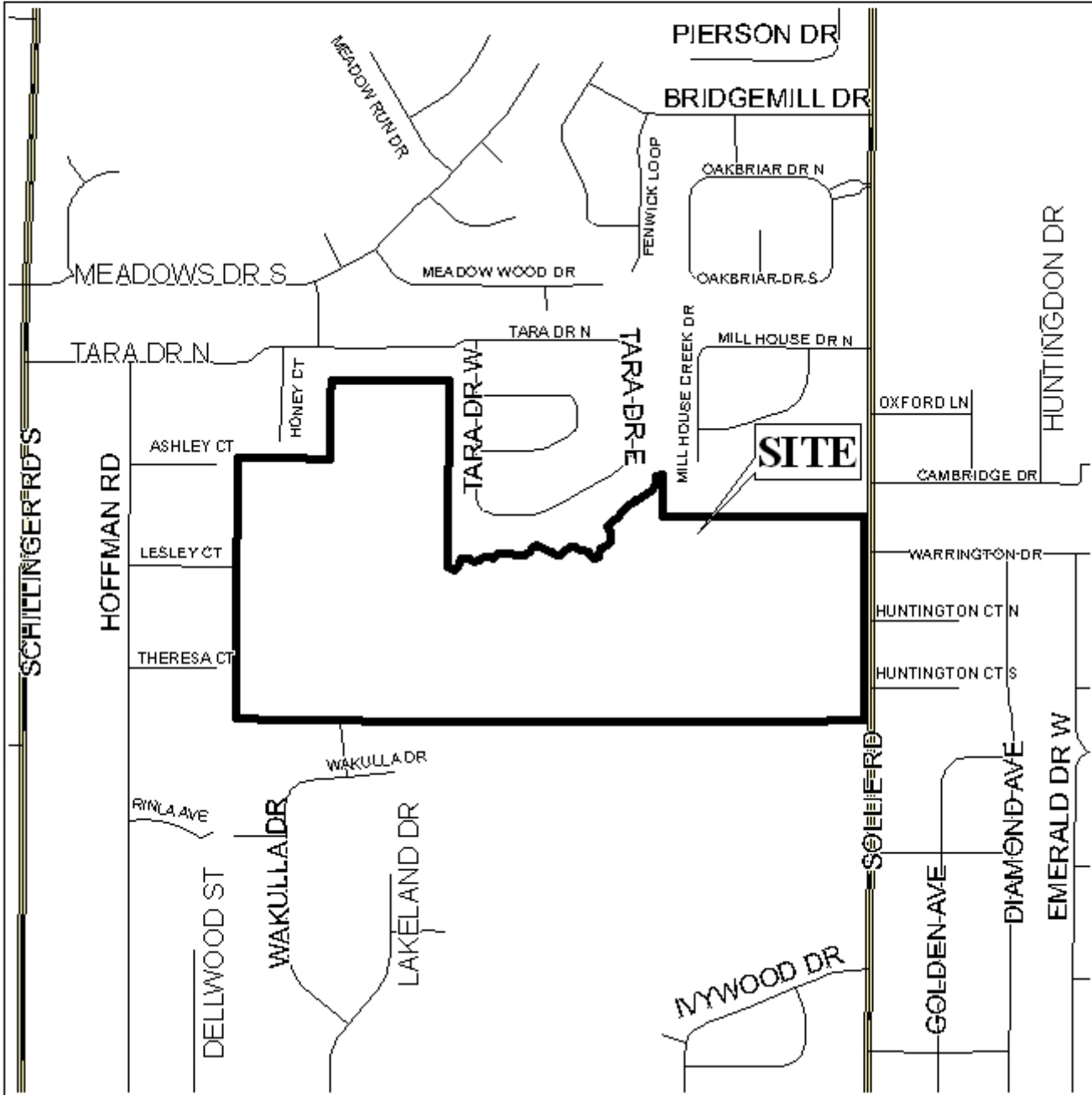
Based on the preceding, this application is recommended for Holdover until the July 5, 2007 meeting, with revisions due by June 12, 2007, to allow the applicant to undertake the following:

- 1) revision of the plats for the Woodcreek and Sweetwater Subdivisions so that all lots meet the minimum lot size requirements contained in Section V.D. of the Subdivision Regulations, or provision of a statement justifying the request for reduced lot sizes and setbacks;
- 2) provision of a table for each subdivision quantifying lot number and lot size information in square feet (establishing minimum and maximum sizes);
- 3) revision of the plat to provide additional street connections to existing street-stubs adjacent to the site, and provision of street-stubs to the undeveloped properties South of the site;
- 4) revision of the plat to label all common areas and any unidentified areas, and provision of a table quantifying common area in square feet by subdivision;
- 5) placement of a note on the 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;
- 6) placement of a note on the plat stating that provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention and drainage facilities comply with the City of Mobile stormwater

and flood control ordinances, is required prior to the signing and recording of the final plat;

- 7) placement of a note on the plat stating that maintenance of the detention and common areas is the responsibility of the subdivision's property owners; and
- 8) labeling of all lots with size in square feet, or placement of a table on the plat containing the lot size information.

# LOCATOR MAP



APPLICATION NUMBER 41 & 42 & 43 DATE June 7, 2007

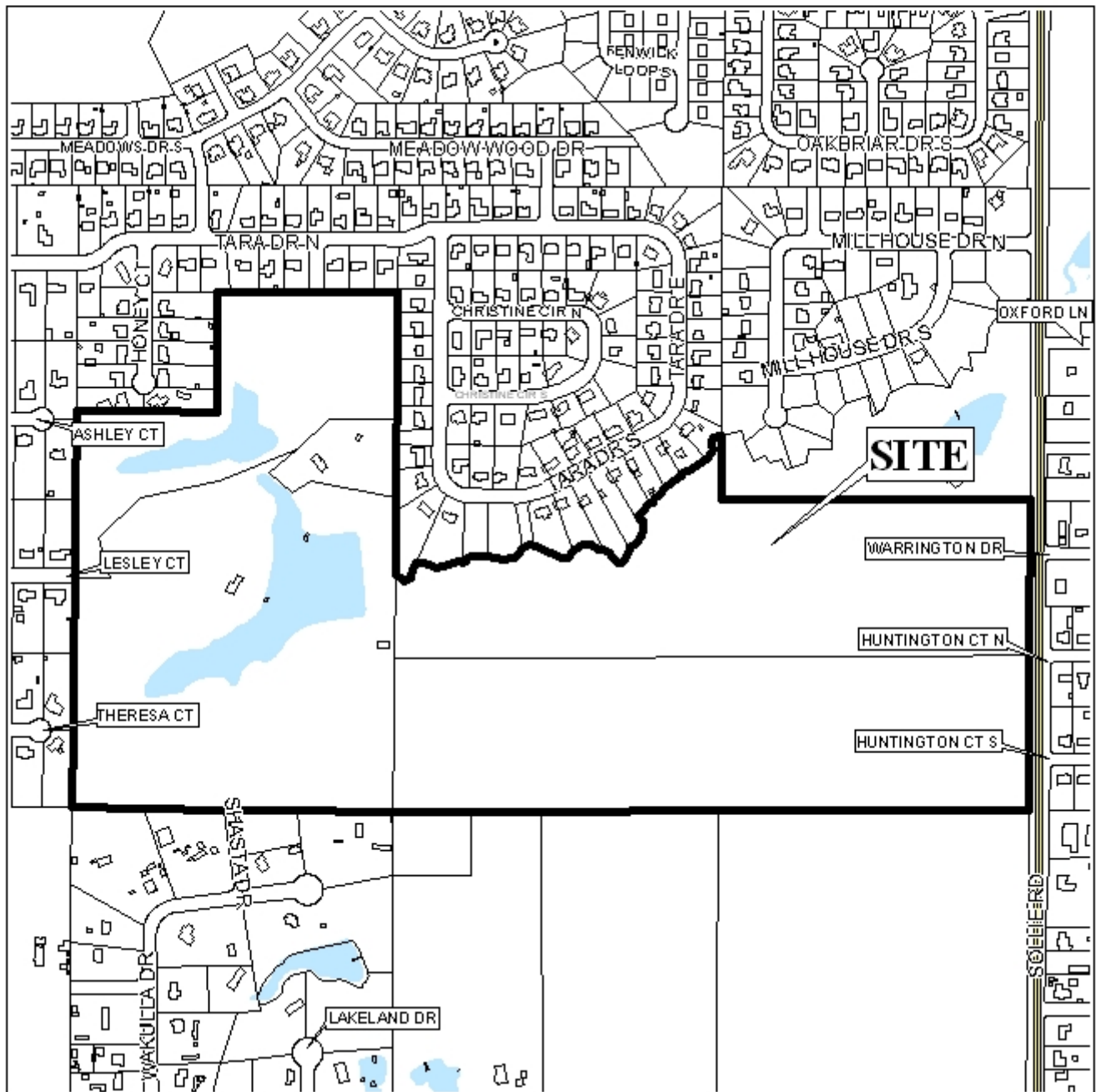
APPLICANT Woodcreek, Hidden Lakes, and Sweetwater Subdivisions

REQUEST Subdivision



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# WOODCREEK, HIDDEN LAKES, AND SWEETWATER SUBDIVISIONS



APPLICATION NUMBER 41 & 42 & 43 DATE June 7, 2007

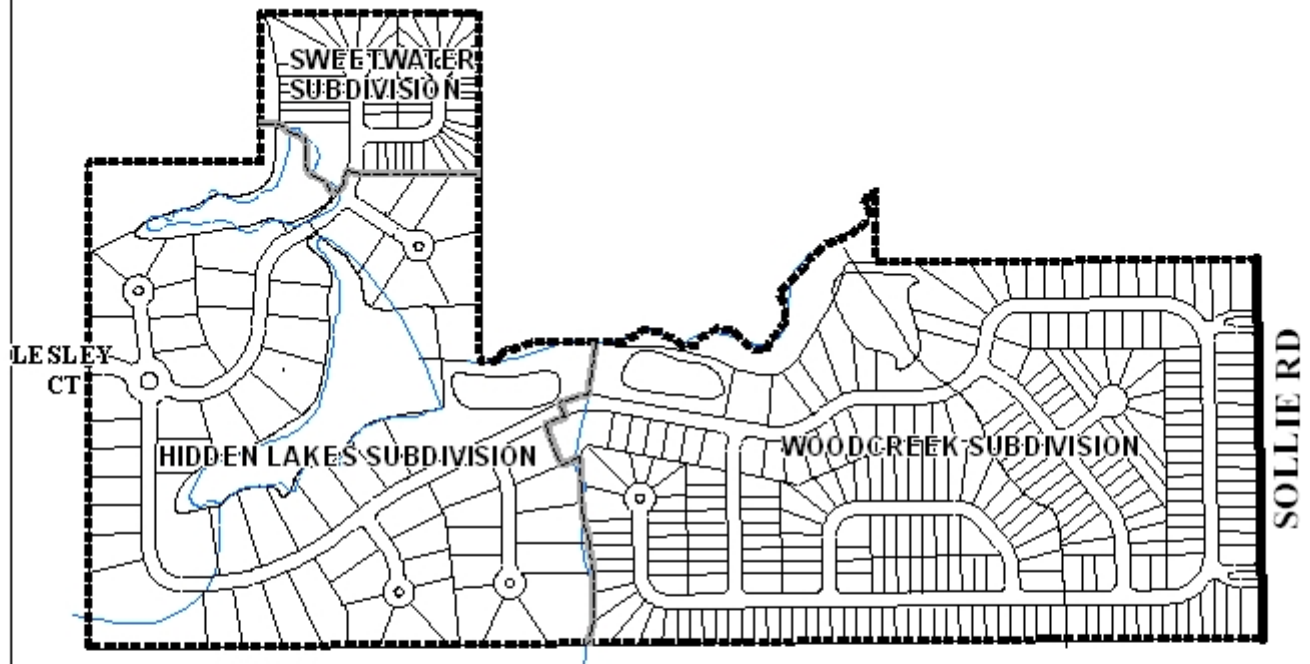
LEGEND

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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## DETAIL SITE PLAN



APPLICATION NUMBER 41 & 42 & 43 DATE June 7, 2007

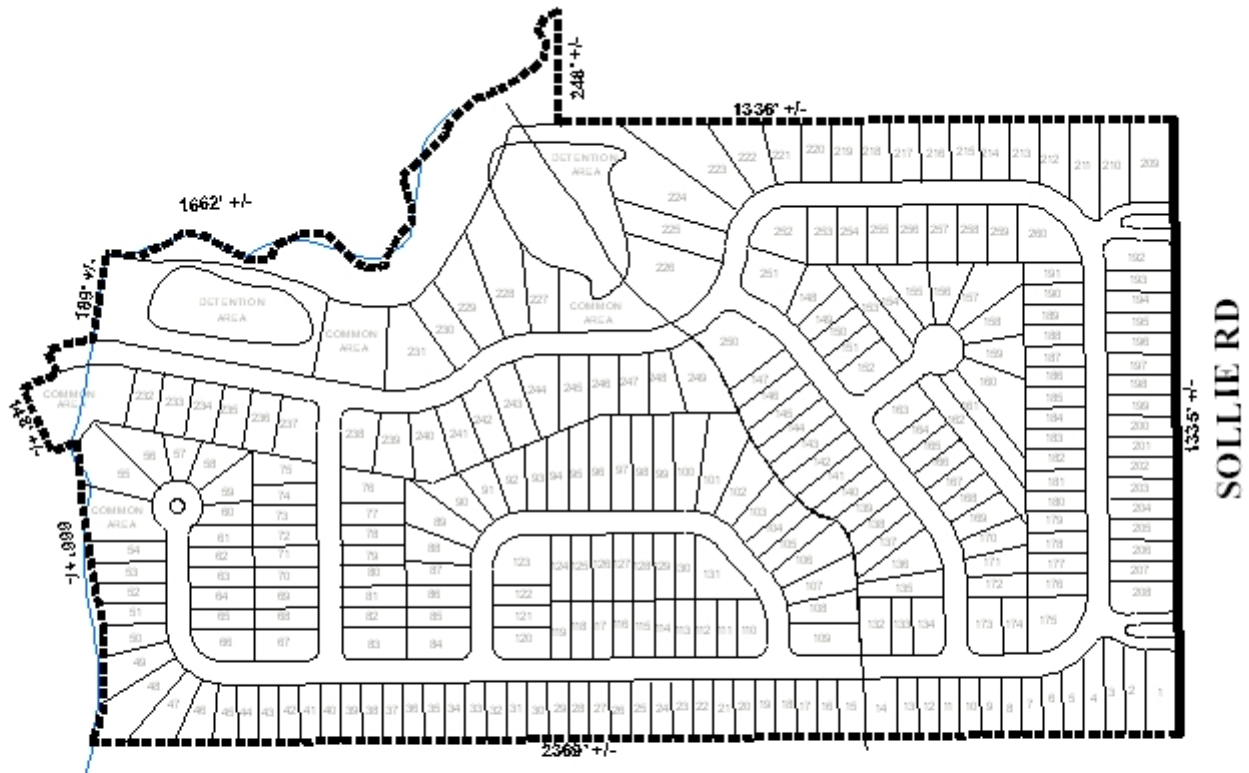
APPLICANT Woodcreek, Hidden Lakes, and Sweetwater Subdivisions

REQUEST Subdivision



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# WOODCREEK SUBDIVISION PLAT

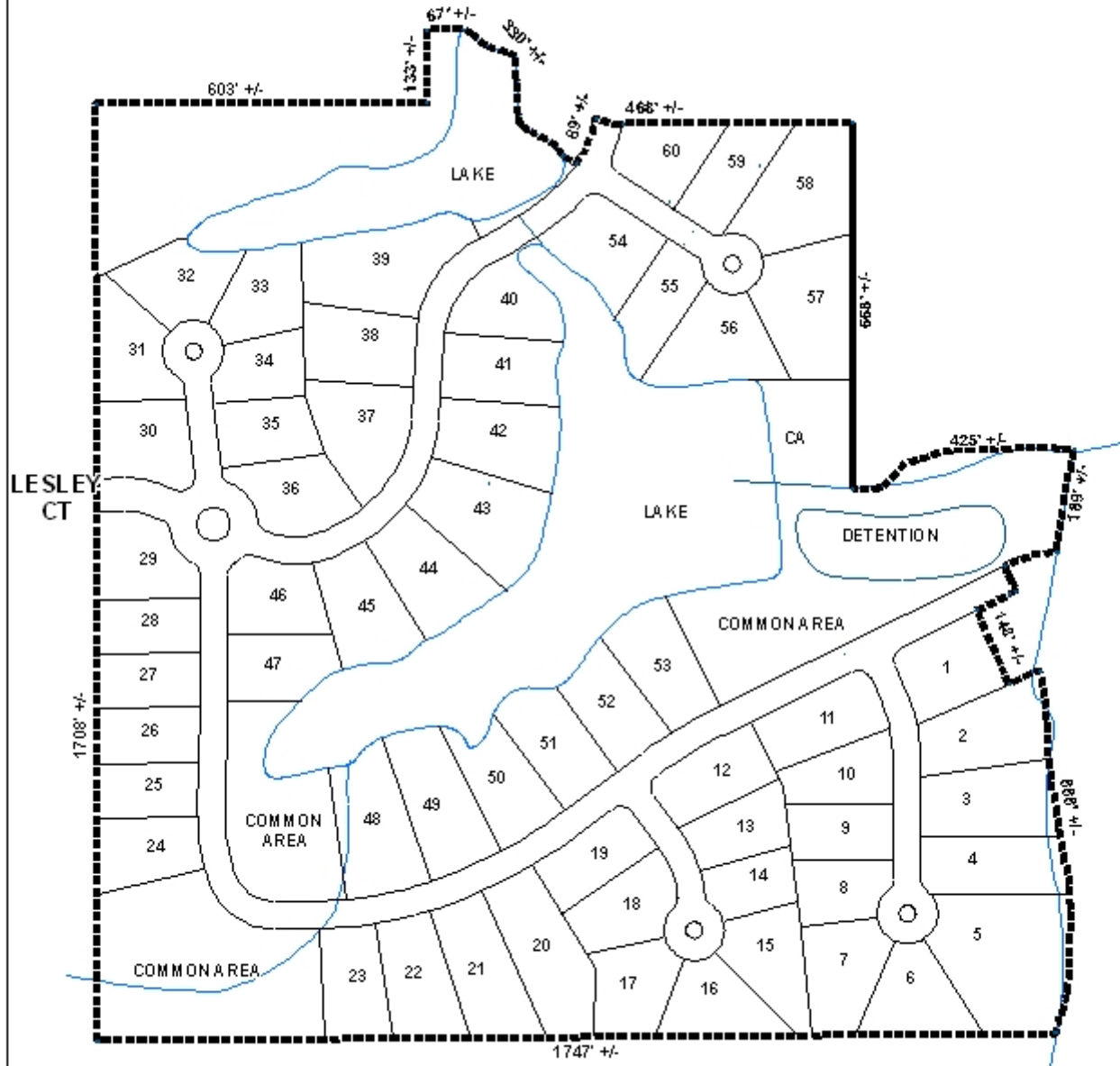


APPLICATION NUMBER 41 & 42 & 43 DATE June 7, 2007  
 APPLICANT Woodcreek, Hidden Lakes, and Sweetwater Subdivisions  
 REQUEST Subdivision



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# HIDDEN LAKES SUBDIVISION PLAT



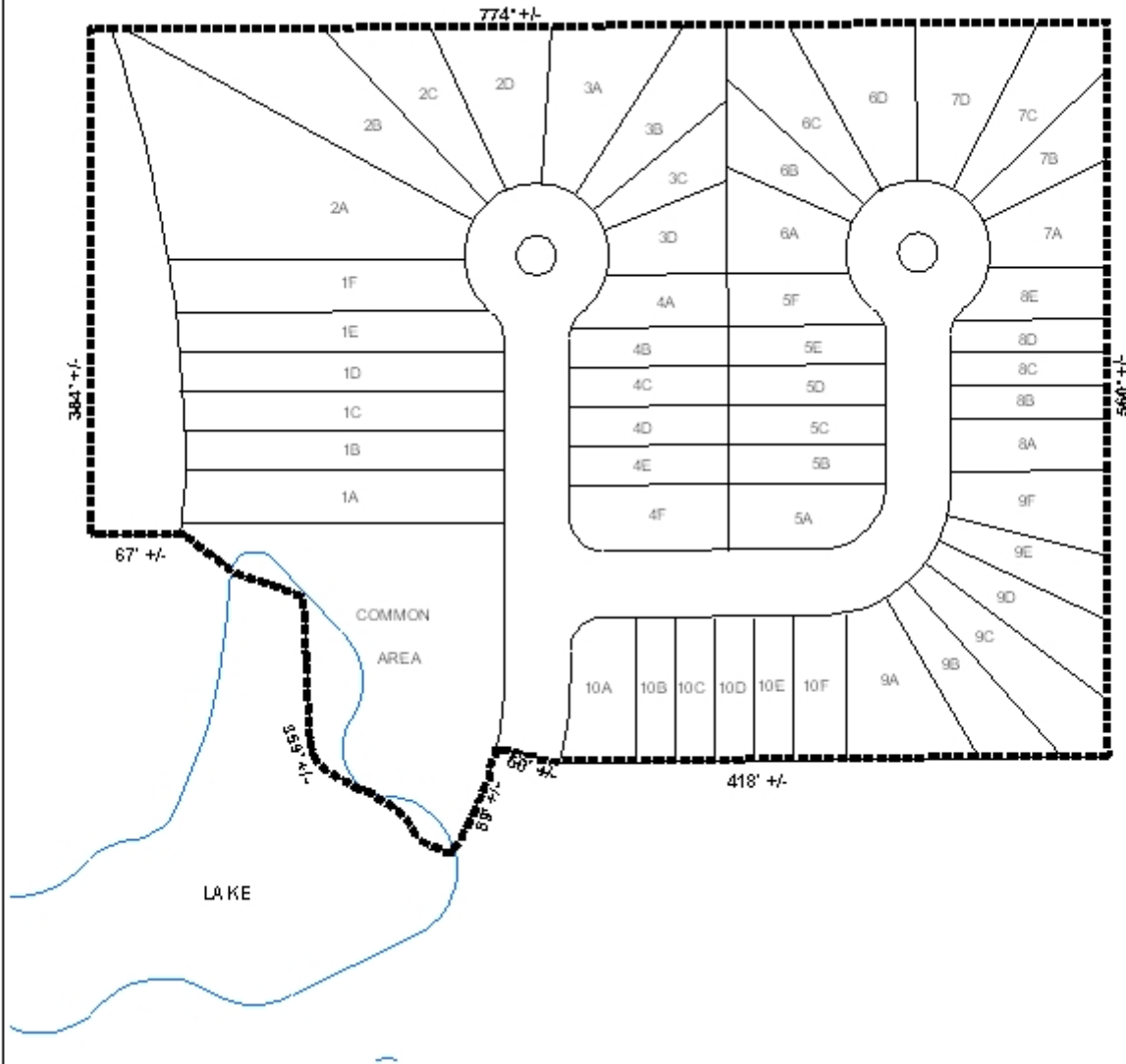
APPLICATION NUMBER 41 & 42 & 43 DATE June 7, 2007  
 APPLICANT Woodcreek, Hidden Lakes, and Sweetwater Subdivisions  
 REQUEST Subdivision



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# SWEETWATER SUBDIVISION PLAT



APPLICATION NUMBER 41 & 42 & 43 DATE June 7, 2007  
 APPLICANT Woodcreek, Hidden Lakes, and Sweetwater Subdivisions  
 REQUEST Subdivision



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