

TIMBERLANE WOODS SUBDIVISION

Engineering Comments: Show minimum finished floor elevation on each lot touched by flood plain. Fire Dept. approval required for double cul-de-sac – to verify that Fire Dept. vehicles can negotiate. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

Revised Engineering Comments: *Need release agreement to tie to adjacent property owner. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*

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).

Revised 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. All projects within the Mobile County Fire Jurisdiction must comply with the 2006 International Fire Code, as adopted.*

The plat illustrates the proposed 15.6 acres, 31-lot subdivision which is located at the East termini of Larchmont Drive, Cross Creek Drive, and Timberline Ridge. The subdivision is served by public water and public sanitary sewer.

The purpose of this application is to create a 31-lot subdivision from two existing metes and bounds parcels which are the remainders from Timberlane Woods Unit Four and Cross Creek Unit One. The proposed subdivision is infill connecting existing street stubs and terminating them in cul-de-sacs. The adjacent land surrounding the proposed subdivision is already subdivided, and therefore, no further street stubs should be required. The commission previously heard and approved subdivisions of this site in 2004 and 2005.

The proposed Lot 16 is a flag-lot. There are no other flag lots in the area of the proposed subdivision, and therefore, this lot should be revised to comply with Sections V.D.2 and V.D.3 of the Subdivision Regulations. The proposed Lot 1 does not appear to comply with Section V.D.2 of the Subdivision Regulations in that it appears to have 57' of public right-of-way frontage and appears to only be 6,954 square feet in size. As such, the proposed Lot 1 should be revised to comply with Section V.D.2. Several lots are missing dimensions, and none of the lots denote their square footage. The plat should be revised to show all dimensions and sizes of all lots (or a table showing lot size should be provided).

There appears to be a common area to the South of Lot 1, however, it is not labeled. The plat should be revised to denote all common areas as such. Further, the 25-foot minimum building setbacks are not shown, and should be depicted.

This application is recommended for holdover until September 6, 2007, with revisions due by August 13, 2007, to reflect the following:

- 1) depiction of the 25 foot minimum front yard setback line on all lots;
- 2) revision of Lot 16 to comply with Sections V.D.2 and V.D.3 of the Subdivision Regulations;
- 3) revision of Lot 1 to comply with Sections V.D.2 of the Subdivision Regulations;
- 4) revision of the plat to depict all property dimensions;
- 5) revision of the plat to show all of the lot sizes in square feet or provision of a table with the same information; and
- 6) denotation of all common area as such.

Revised for the August 16th meeting:

The application was heldover until the August 16th meeting, at the applicant's request. A revised plat was submitted by the applicant, addressing the issues identified by staff. The plat now depicts a 30-lot subdivision instead of the originally proposed 31-lot subdivision. The flag lot identified in the initial application has been eliminated.

Due to the size of the residential lots, each lot should be limited to one curb-cut each, with the size, design and location to be approved by Traffic Engineering and to comply with AASHTO standards.

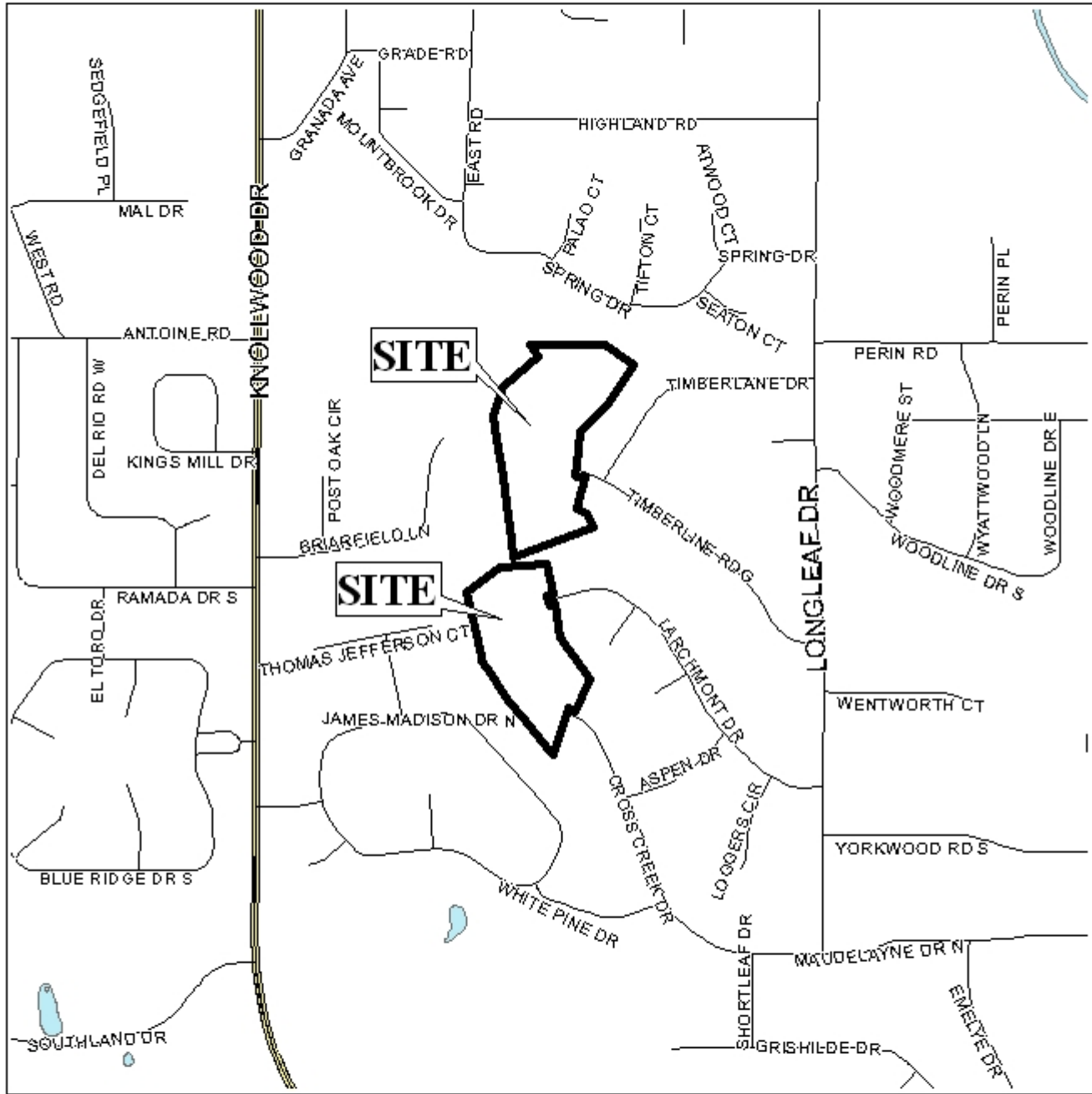
It appears that the cul-de-sac extension for Cross Creek Drive will result in a closed-end street approximately 850 feet long, exceeding the 600 feet recommended by Section V.B.6. of the Subdivision Regulations. It appears that it could be possible to link Larchmont Drive and Cross Creek Drive and eliminate the two respective cul-de-sacs. It should also be pointed out that the proposed cul-de-sac length and the diameter of the cul-de-sac will not meet the minimum requirements of the 2003 International Fire Code, as adopted by the City of Mobile and the Mobile Fire-Rescue Department. Therefore, the design of the cul-de-sac and the turn around areas should be reassessed, and the applicant should certify that the design will comply with the requirements of the 2003 International Fire Code, as adopted by the City of Mobile.

A detention pond is depicted on the plat, however, no access via easement is provided as a part of this development. The applicant should submit evidence that a drainage access easement is available through adjacent units of Timberlane, or provide such an easement as a part of the subdivision at hand.

This application is recommended for Holdover for the following reasons:

- 1) The labeling of all common areas, including detention areas, and the placement of a note on the plat stating that the maintenance of all common areas and detention areas is the responsibility of the property owners;*
- 2) Provision of evidence of a drainage access easement to the detention area being available through another unit of Timberlane, or provision and depiction of such an access easement as part of this subdivision;*
- 3) Compliance with revised Engineering comments (Need release agreement to tie to adjacent property owner. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.);*
- 4) 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 Traffic Engineering and to comply with AASHTO standards;*
- 5) Certification that cul-de-sac length and design meet the minimum requirements of the 2003 International Fire Code, as adopted by the City of Mobile.*

LOCATOR MAP



APPLICATION NUMBER 11 DATE August 16, 2007

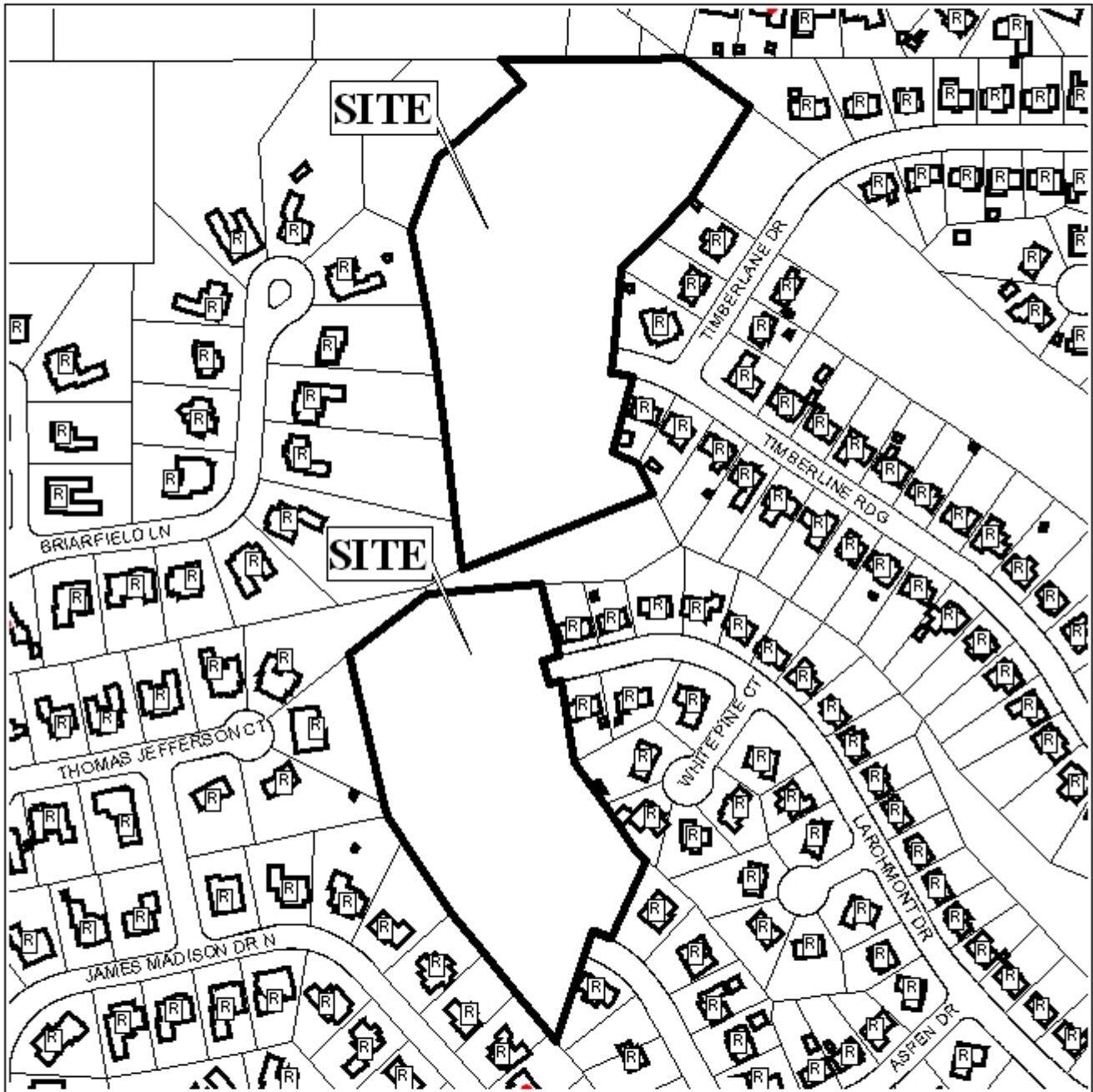
APPLICANT Timberlane Woods Subdivision

REQUEST Subdivision

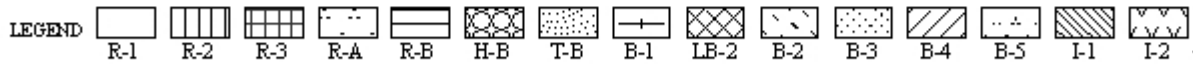


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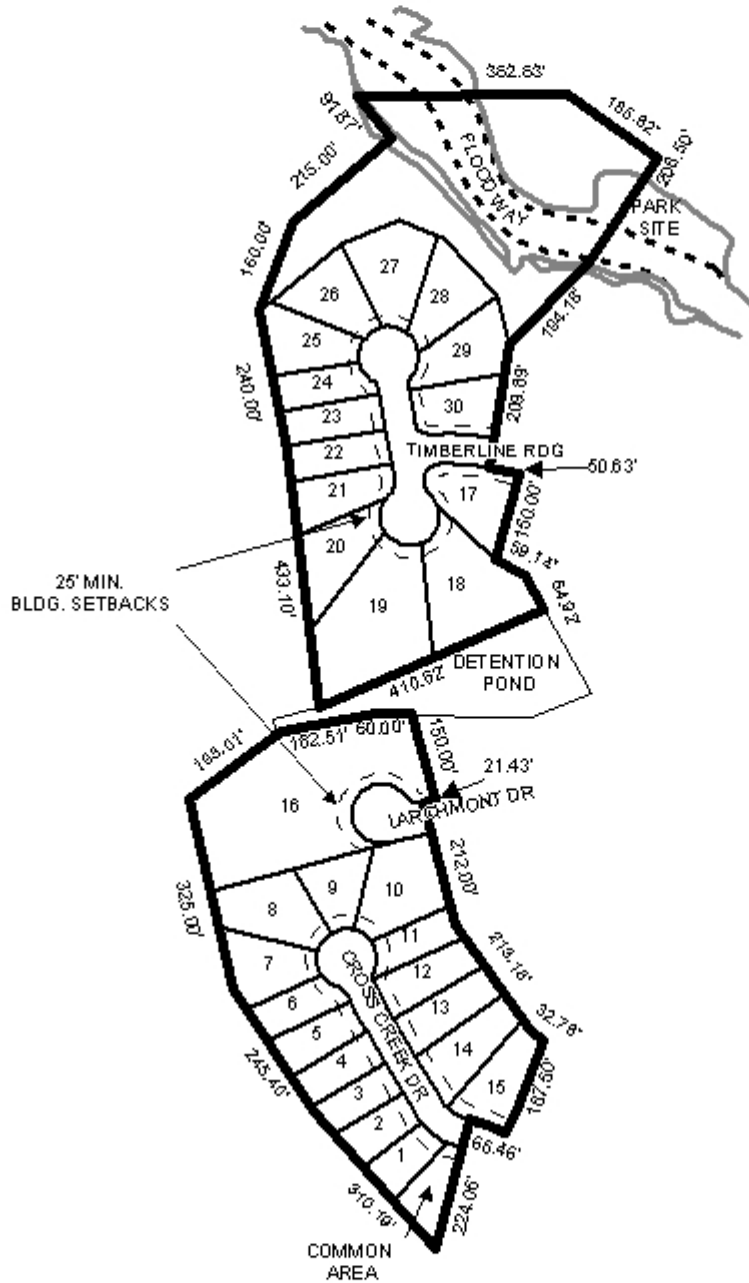


APPLICATION NUMBER 11 DATE August 16, 2007



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DETAIL SITE PLAN



APPLICATION NUMBER 11 DATE August 16, 2006

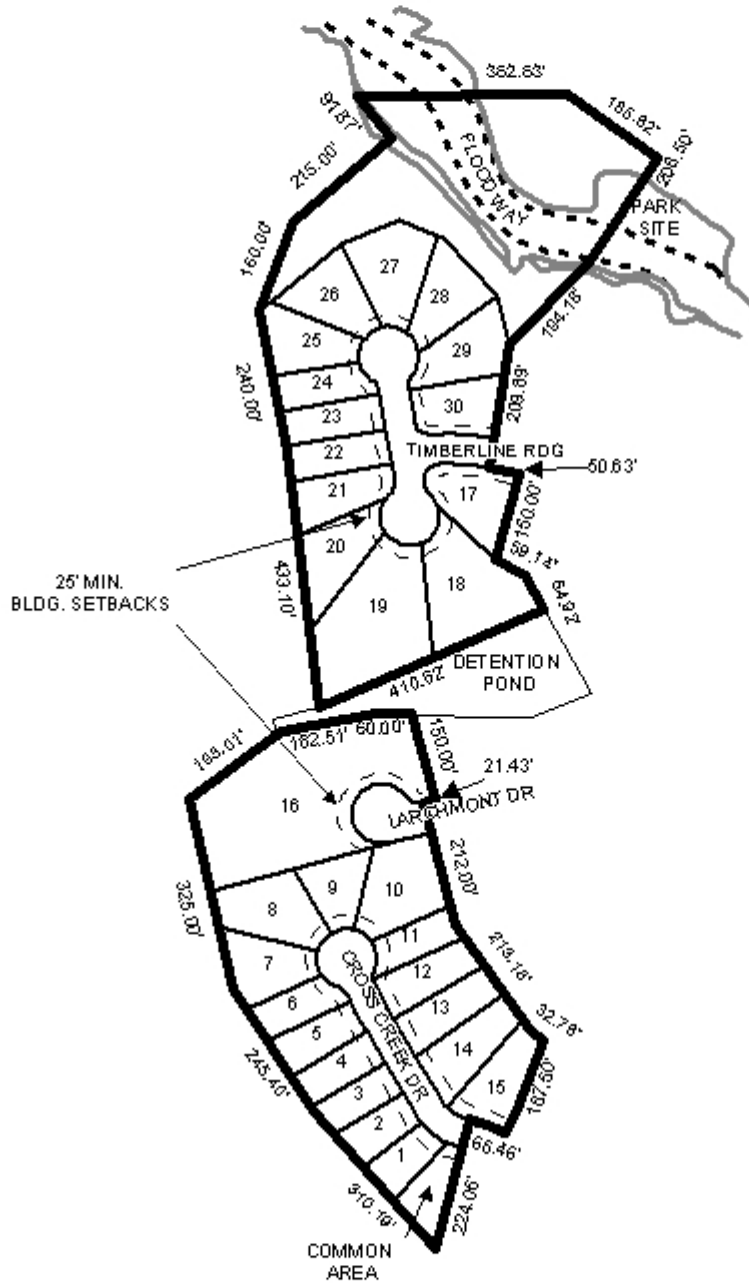
APPLICANT Timberlane Woods Subdivision

REQUEST Subdivision



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 11 DATE August 16, 2006

APPLICANT Timberlane Woods Subdivision

REQUEST Subdivision



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