

HALLS MILL LAND COMPANY SUBDIVISION

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

MAWSS Comments: MAWSS has **NO** water and sewer services available.

The plat illustrates the proposed 2-lot, 3.1± acre subdivision which is located on the East side of U.S Highway 90 West, just South of Halls Mill Creek. The subdivision is served by individual well and septic sewer systems and is located within the County.

The purpose of this application is to create a 2-lot subdivision from a metes and bounds parcel.

The site fronts U. S. Highway 90, which is shown as a major street on the Major Street Plan component of the Comprehensive Plan; and as such, requires a minimum right-of-way of 250-feet. The plat does indicate the minimum right-of-way width along the site.

As U. S. Highway 90 is a major street, access management is a concern, a limitation on the number of curb cuts would be appropriate. Given the location of the existing curb-cut and the proposed configuration, allowing shared access from the existing curb should be required.

Lot 1 as proposed will exceed the depth to width ratio recommended by Section V.D.3. of the Subdivision Regulations. It should also be pointed out that lots exceeding the recommended depth to width ratio are common along creeks and tributaries, thus a waiver of Section V.D.3. may be appropriate.

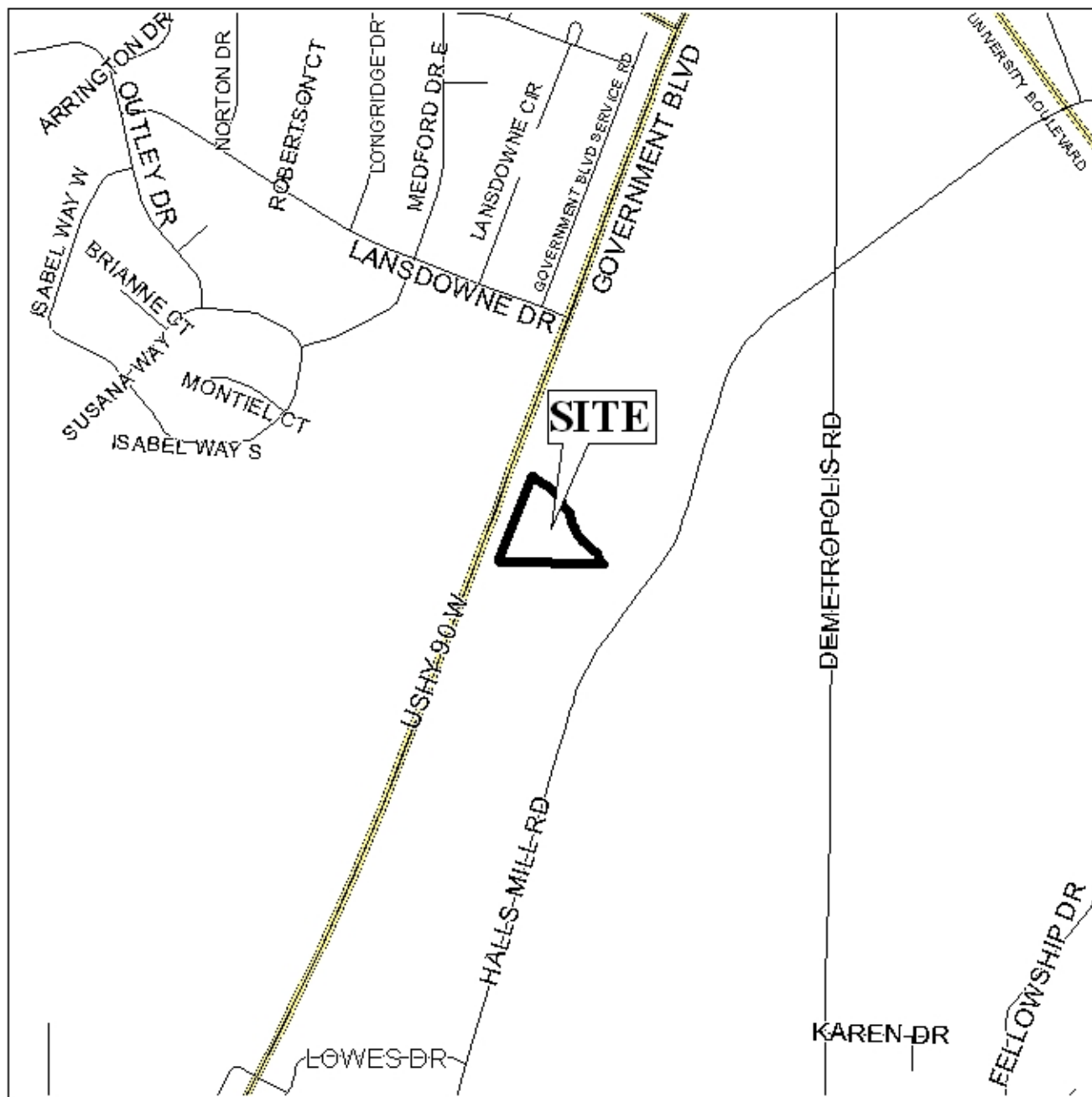
The site is bounded to the North by Halls Mill Creek, and wetlands and floodplains associated with the waterway may occur on a portion of the site. The presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

This site is located in the 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.

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.

With a waiver of Section V.D.3., the plat is recommended for Tentative Approval, subject to the following conditions: 1) placement of a note on the plat stating that the development is limited to the existing curb-cut onto U. S. Highway 90 West; 2) labeling of each lot with its size in square feet, or provision of a table on the plat with the same information; 3) 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; 4) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development and the Mobile County Engineering Department, certifying that the stormwater detention and drainage facilities comply with the City of Mobile stormwater and flood control ordinances prior to the signing and recording of the final plat; 5) 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 1 DATE April 19, 2007

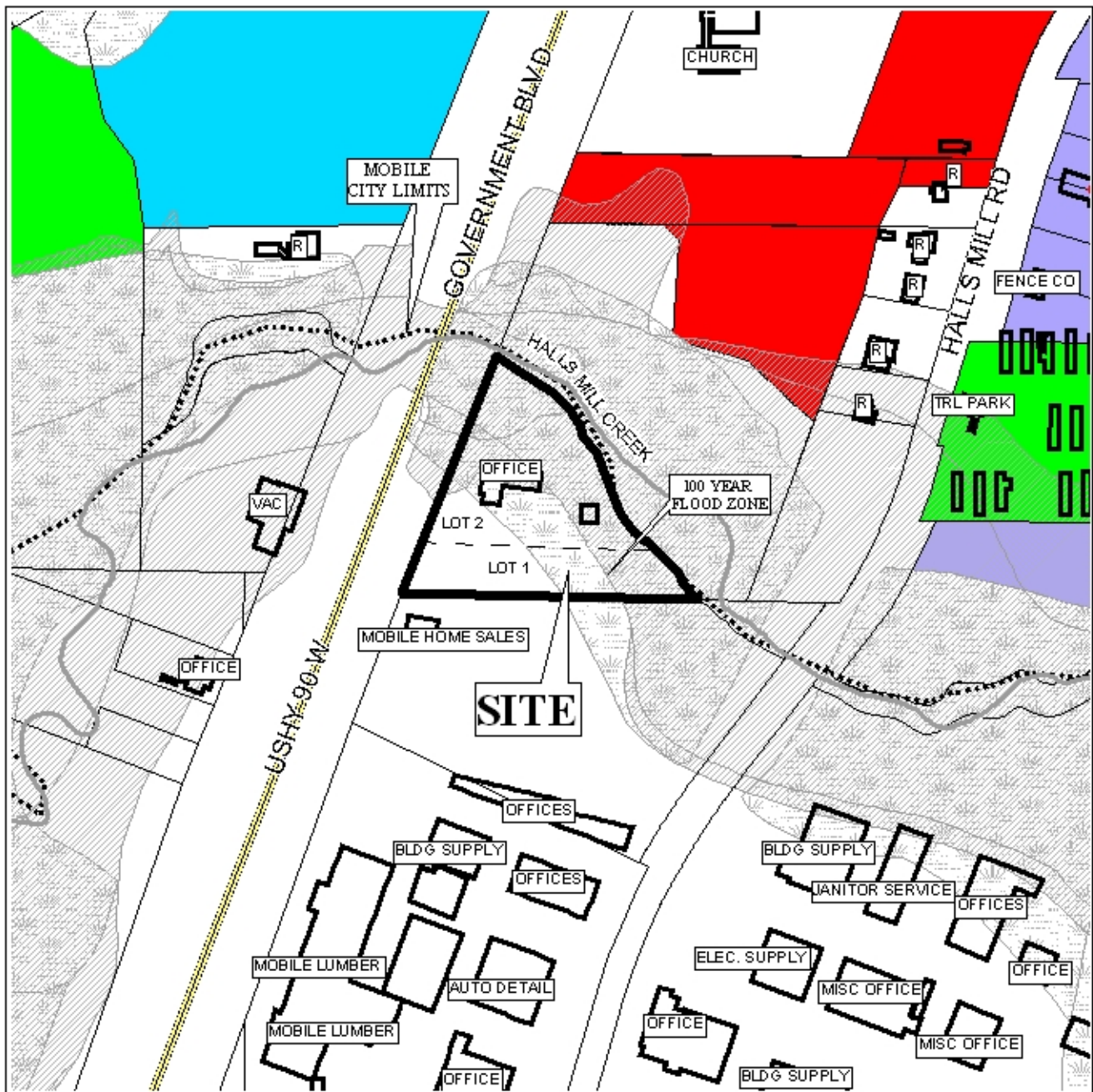
APPLICANT Halls Mill Land Company Subdivision

REQUEST Subdivision



NTS

HALLS MILL LAND COMPANY SUBDIVISION



APPLICATION NUMBER 1 DATE April 19, 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



NTS