

THORNEYCROFT SUBDIVISION

Engineering Comments: Due to existing flooding problem in area, a land disturbance permit including detention will be required. As much as practicable and subject to review from City of Mobile Engineering department, drainage from the site shall be connected to the City of Mobile drainage system along Hillwood Rd. The location of the detention area shall be shown on the plat and a note shall be added to the plat stating that the maintenance of the detention system is the responsibility of the property owner and not the City of Mobile. Also add a note to the plat that any alteration to the detention system or addition of impervious area to the site is prohibited without approval of the City Engineer. 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, size, 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).

Fire Department Comments: All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

Mobile Area Water & Sewer System Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 1.2± acre, 1 lot subdivision, which is located on the East side of Hillwood Road at the East terminus of Country Club Road, in City Council District 5. The applicant states that the site is served by public water and sanitary sewer facilities.

The purpose of this application is to create one legal lot of record from a legal lot of record and a metes and bounds parcel.

The site fronts Hillwood Road, a minor street with sufficient right-of-way; no dedication is required.

The site has approximately 100' of frontage along Hillwood Road. As a means of access management, a note should be placed on the final plat stating that the lot is limited to one curb cut to Hillwood Road, with the size, location, and design to be approved by Traffic Engineering and in conformance with AASHTO standards.

It should be noted that the proposed lot exceeds the maximum depth allowed by Section V.D.3 of the Subdivision Regulations. However, Parcel B, as it exists today, is completely landlocked and

un-developable. Therefore, combining it with the existing lot (Lot 14 Hillwood) seems to be the only feasible option for the applicant; thus, a waiver would be appropriate.

The plat meets the minimum size requirement for developments with access to public water and sewer. However, it is requested that the applicant revise the preliminary plat to label the lot with its size in square feet, or provide a table on the plat with the same information. The applicant should also revise the plat to illustrate the minimum building setback line from Hillwood Road.

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.

Based on the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that the lot is limited to one curb cut to Hillwood Road, with the size, location, and design to be approved by Traffic Engineering and in conformance with AASHTO standards;
- 2) labeling of each lot with its size in square feet, or the provision of a table on the final plat with the same information;
- 3) the depiction on the final plat of the 25' minimum building setback line along Hillwood Road;
- 4) placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 5) subject to Engineering comments: *(Due to existing flooding problem in area, a land disturbance permit including detention will be required. As much as practicable and subject to review from City of Mobile Engineering department, drainage from the site shall be connected to the City of Mobile drainage system along Hillwood Rd. The location of the detention area shall be shown on the plat and a note shall be added to the plat stating that the maintenance of the detention system is the responsibility of the property owner and not the City of Mobile. Also add a note to the plat that any alteration to the detention system or addition of impervious area to the site is prohibited without approval of the City Engineer. 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 for the January 21st meeting:

This application was held over at the December 17th meeting at the Engineering Department's request. As no new information has been submitted to the Urban Development, the original recommendation stands, subject to revised Engineering comments.

Based on the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) *placement of a note on the Final Plat stating that the lot is limited to one curb cut to Hillwood Road, with the size, location, and design to be approved by Traffic Engineering and in conformance with AASHTO standards;*
- 2) *labeling of each lot with its size in square feet, or the provision of a table on the final plat with the same information;*
- 3) *the depiction on the Final Plat of the 25' minimum building setback line along Hillwood Road;*
- 4) *placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and*
- 5) *subject to Engineering comments: (Since the proposed development exceeds 4,000 square feet of impervious area, a land disturbance permit will be required. At a minimum, the land disturbance permit shall include a site plan prepared by a licensed civil engineer including provisions for detention for a 10 year storm event. Since the drainage system along Hillwood Rd does not have the capacity to receive the volume of water discharging across this site, connection to the City storm system along Hillwood Rd will not be permitted. The location of the detention area shall be shown on the plat and a note shall be added to the plat stating that the maintenance of the detention system is the responsibility of the property owner and not the City of Mobile. Also add a note to the plat that any alteration to the detention system or addition of impervious area to the site is prohibited without approval of the City Engineer. The plans shall also adequately (at the discretion of the City Engineer) show that the existing drainage pattern and discharge volume will be maintained and will not be altered nor increased in any way that may cause negative impacts on down grade properties. 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).*

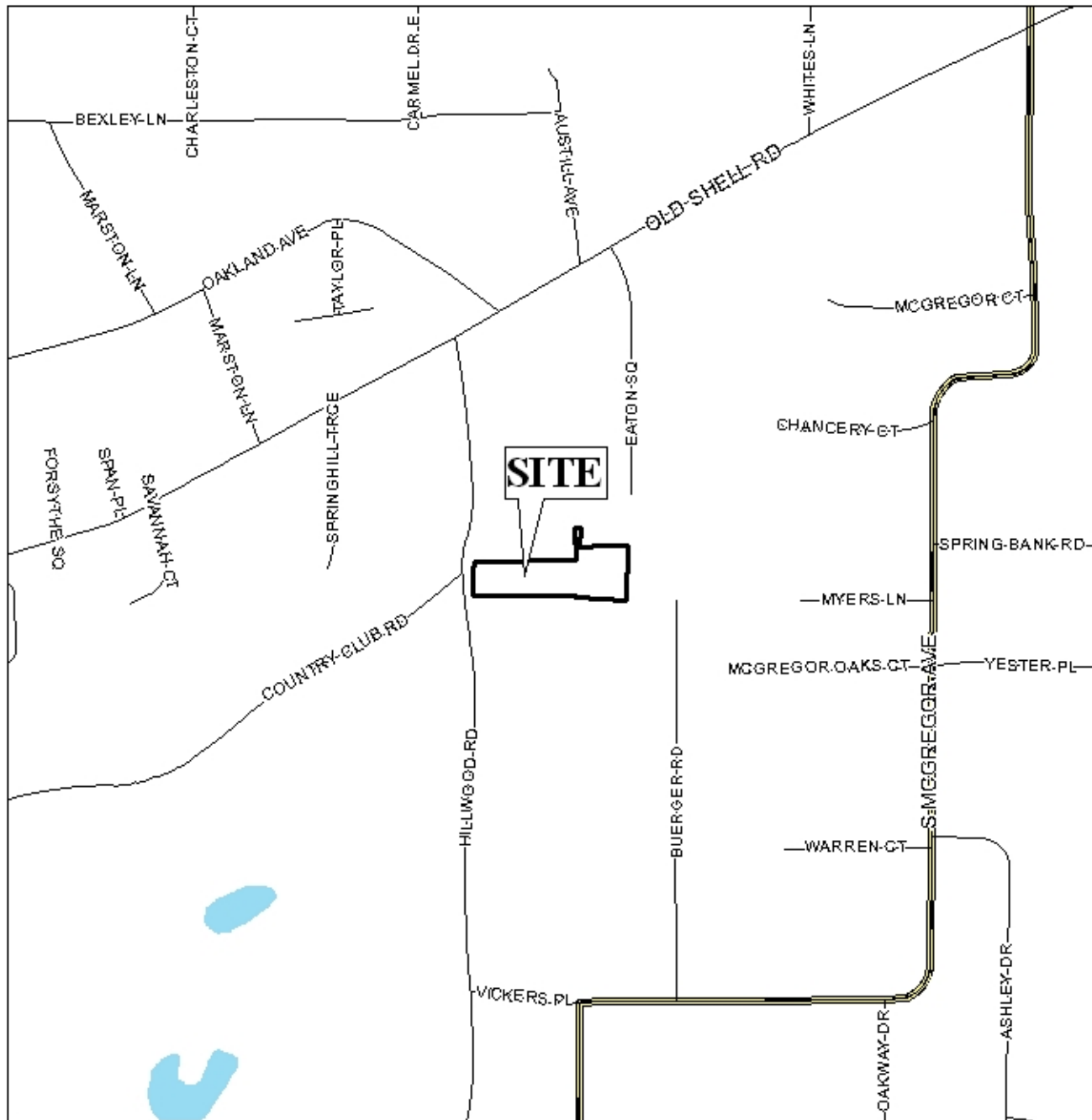
Revised for the February 18th meeting:

This application was held over at the January 21st meeting at the applicant's request. The applicant was advised that the Planning Commission would like evidence of an engineered solution to the drainage issues to be presented at the February 18th meeting: no new information has been submitted to the Urban Development or the Engineering Department.

Based on the preceding, the plat is recommended for denial for the following reason:

- 1) No information was submitted to Urban Development or Engineering, documenting an engineered solution to the drainage issue, as requested by the Planning Commission.

LOCATOR



APPLICATION NUMBER 1 DATE February 18, 2010

APPLICANT Thomeycroft Subdivision

REQUEST Subdivision



NTS

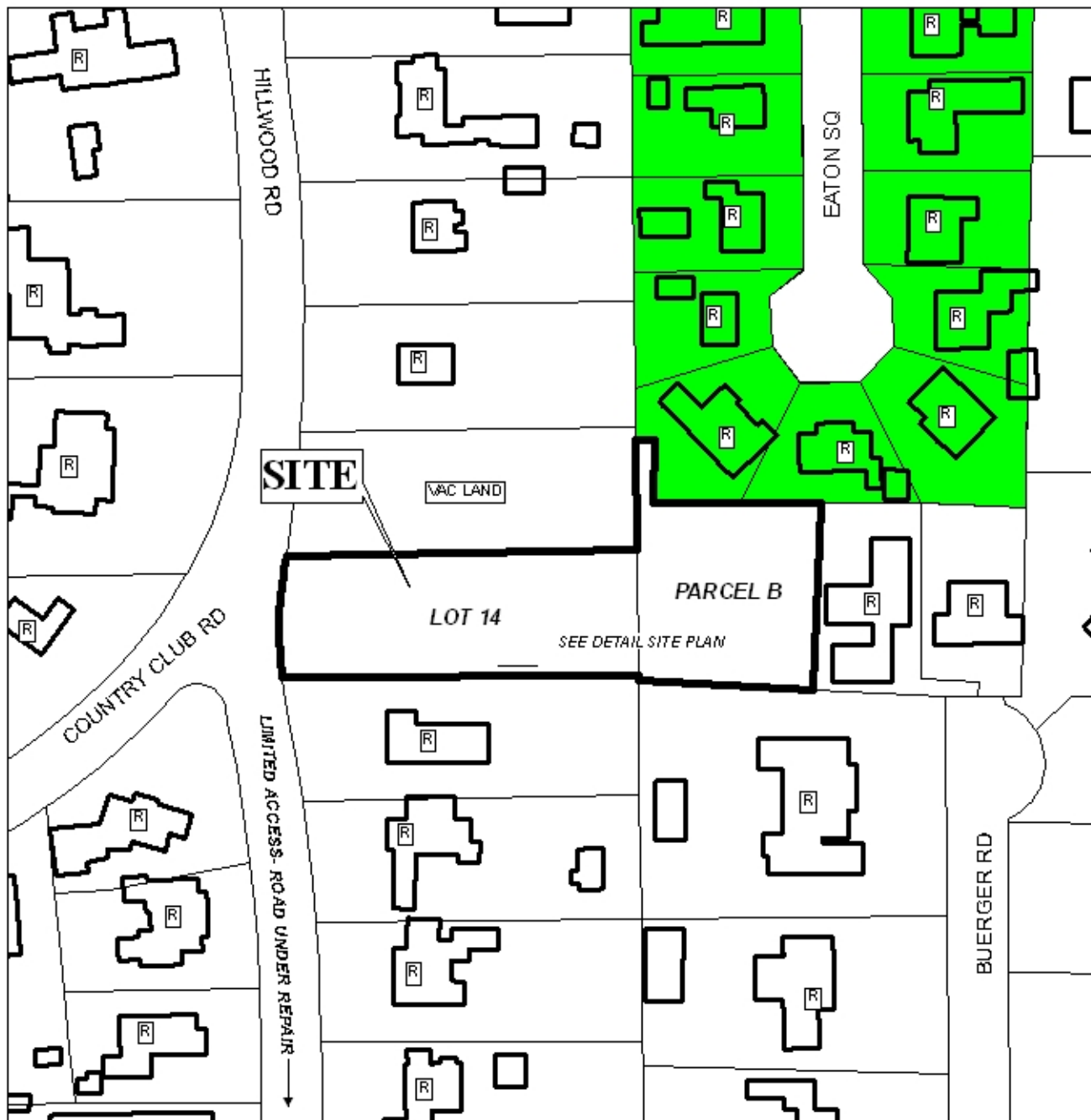
THORNEYCROFT SUBDIVISION



APPLICATION NUMBER 1 DATE February 18, 2010



THORNEYCROFT SUBDIVISION



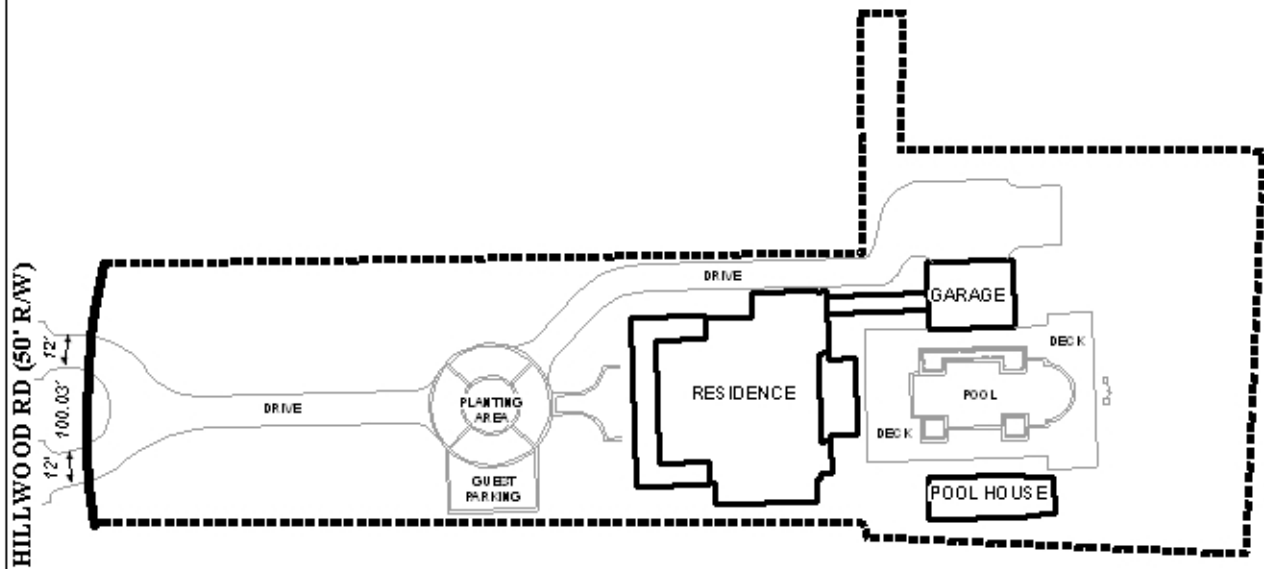
APPLICATION NUMBER 1 DATE February 18, 2010

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
-----	-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----

NTS

PROPOSED SITE PLAN



APPLICATION NUMBER 1 DATE February 18, 2010

APPLICANT Thornecroft Subdivision

REQUEST Subdivision



NTS