

STONE MILL SUBDIVISION

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

MAWSS Comments: MAWSS has only sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity Assurance application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 31-lot, 32.6± acre subdivision which is located on the East side of Hillcrest Road, 1,950'± South of Windsor Drive, extending South of Halls Mill Creek 1,100'±. The subdivision is served by public water and sanitary sewer and is located within the County.

The purpose of this application is to create a 31-lot subdivision from a metes and bounds parcel.

The site fronts Hillcrest Road, 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 100-feet. The plat does not indicate the minimum right-of-way width along Hillcrest Road; therefore, the dedication of sufficient right-of-way to provide 50-feet from the centerline of Hillcrest Road would be required. As access to a major street is a concern, Lot 1 and 31 should be denied direct access to Hillcrest Road. Additionally, Lots 1, 4, 9, 17, 21 and 27 are corner lots; therefore, should be allowed only one curb cut with the size, design and location to be approved by County Engineering.

The overall site is bounded by undeveloped parcels to the North, South and West. The development, as currently designed, provides access or a street stub to the parcel to the West (in the area of Lots 18 and 19) not to the North and South as required by the Subdivision Regulations. However, as the parcel to the North would cross a designated wetlands area, Halls Mill Creek, no street stub should be required.

The requirements for street-stubs are based upon Section V.B.1. of the Subdivision Regulations, which states: "The street layout shall also provide for the future projection into unsubdivided lands adjoining of a sufficient number of streets to provide convenient circulation." The parcel West of the site is approximately 42± acres, while the parcel South of the site is approximately 20± acres. All adjacent parcels are currently undeveloped; however, the trend of this area is towards new residential subdivisions. The size of the parcels to the West and South of the site are such as to likely be the subject of future subdivision applications, hence the provision of a street-stub to the South in the vicinity of Lots 13 and 14 should be required.

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.

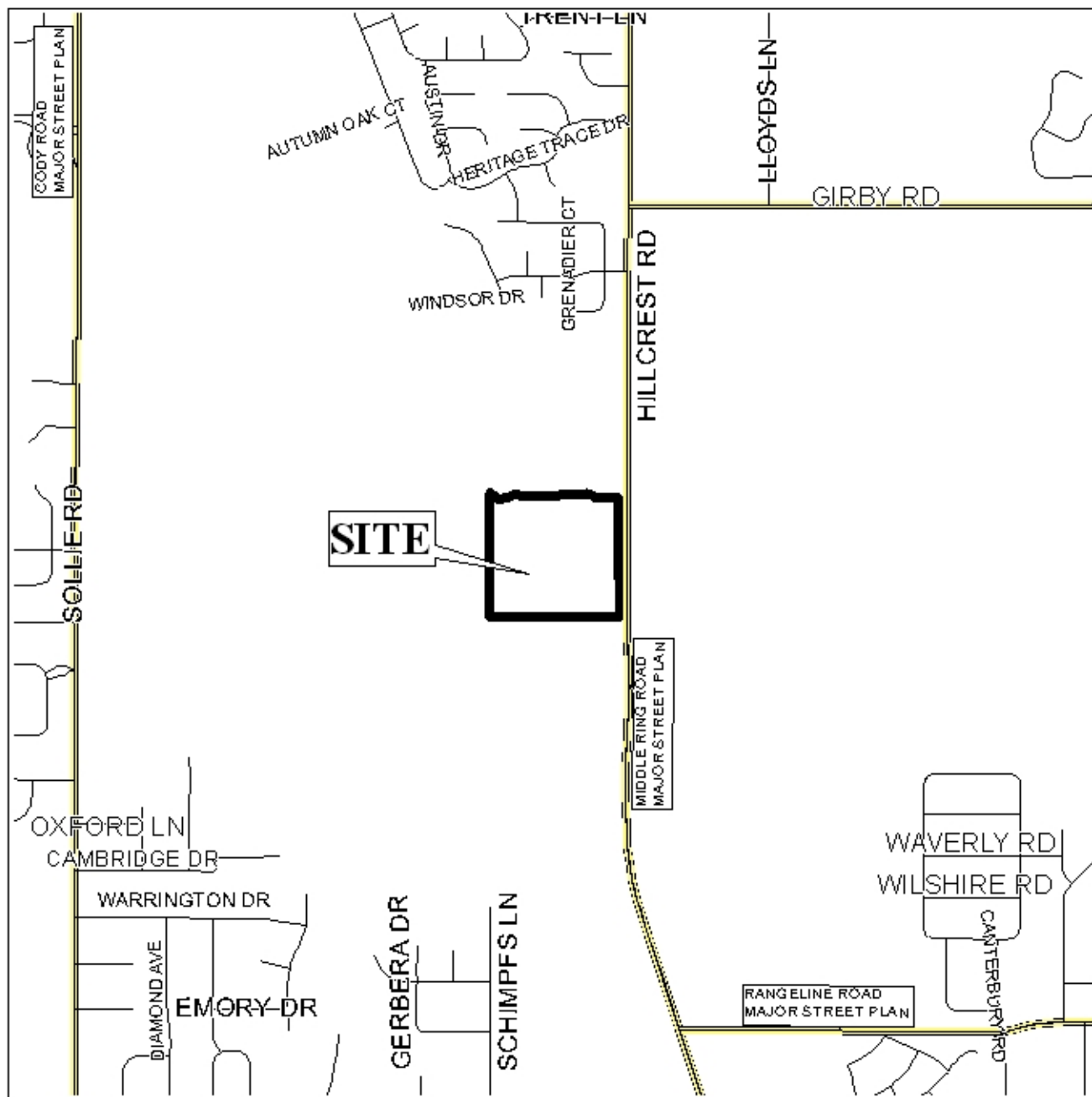
The site illustrates wetlands on a portion of the site and since the presence of wetlands are indicated on the preliminary plat the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the signing of the Final Plat.

An area is shown on the preliminary plat along the western boundary with a 20-foot access from the new street and a 30-foot access between Lots 9 and 10, thus a note should be placed on the Final Plat stating that maintenance of the common area will be the responsibility of the property owners.

The 25-foot minimum building setback lines, required in Section V.D.9., are not shown, but would be required on the final plat.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) dedication of sufficient right-of-way to provide a minimum of 50-feet from centerline of Hillcrest Road; 2) the placement of a note on the Final Plat denying Lots 1 and 31 direct access to Hillcrest Road; 3) the placement of a note on the Final Plat stating that Lots 1, 4, 9, 17, 21 and 27 are corner lots; be limited to one curb cut with the size, design and location to be approved by County Engineering; 4) the dedication of appropriate radii at the intersection of Hillcrest Road and the new street as determined by County Engineering; 5) labeling of each lot with its size in square feet, or provision of a table on the plat with the same information; 6) placement of a note on the plat stating that approval of all applicable federal, state and local agencies is required prior to the signing of the Final Plat; 7) the provision of a street-stub to the South in the vicinity of Lots 13 and 14; 8) 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; 9) 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; and 10) the depiction of the 25-foot minimum building setback lines along Hillcrest Road and the new streets.

LOCATOR MAP



APPLICATION NUMBER 5 DATE April 19, 2007

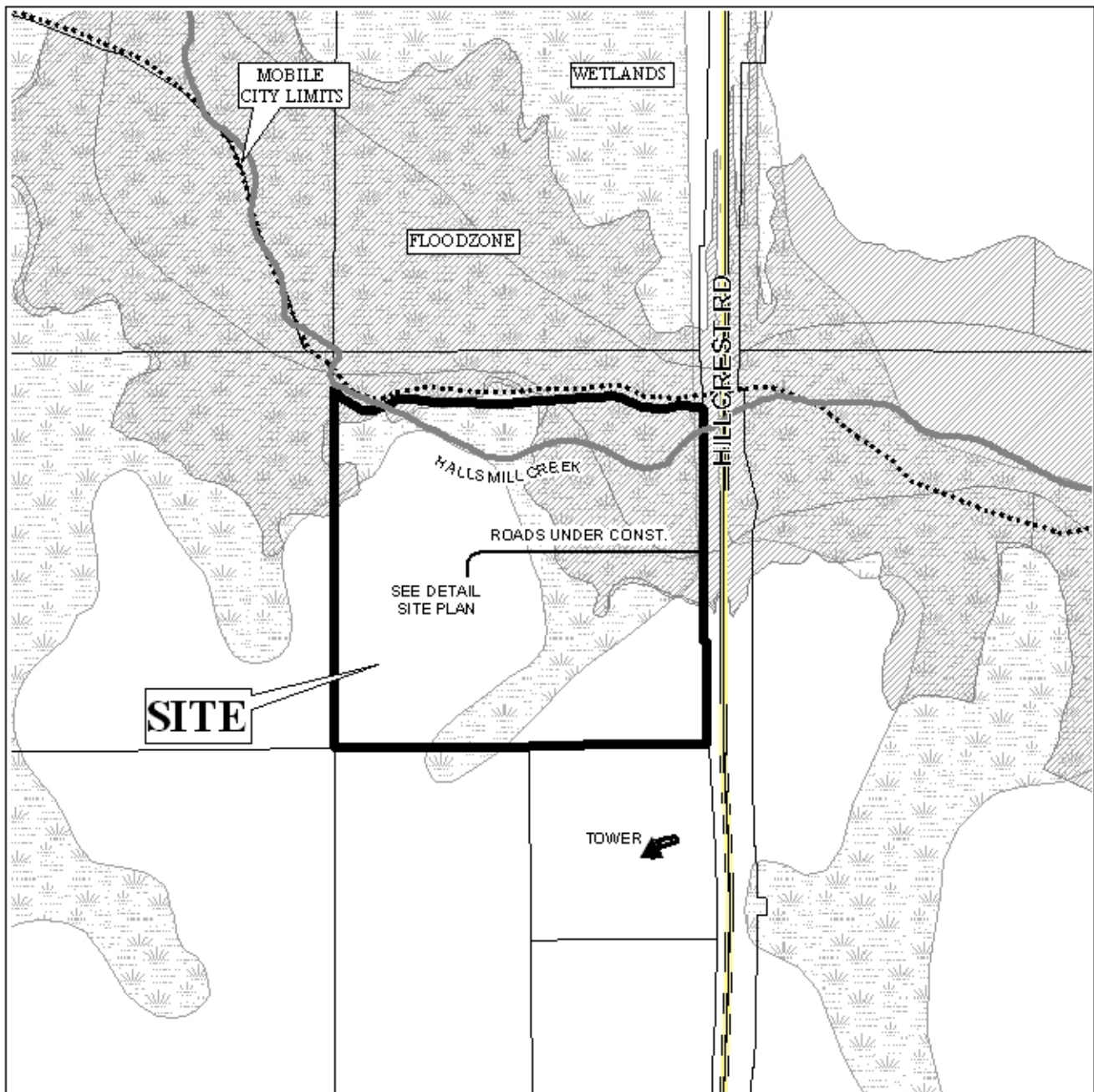
APPLICANT Stone Mill Subdivision

REQUEST Subdivision



NTS

STONE MILL SUBDIVISION



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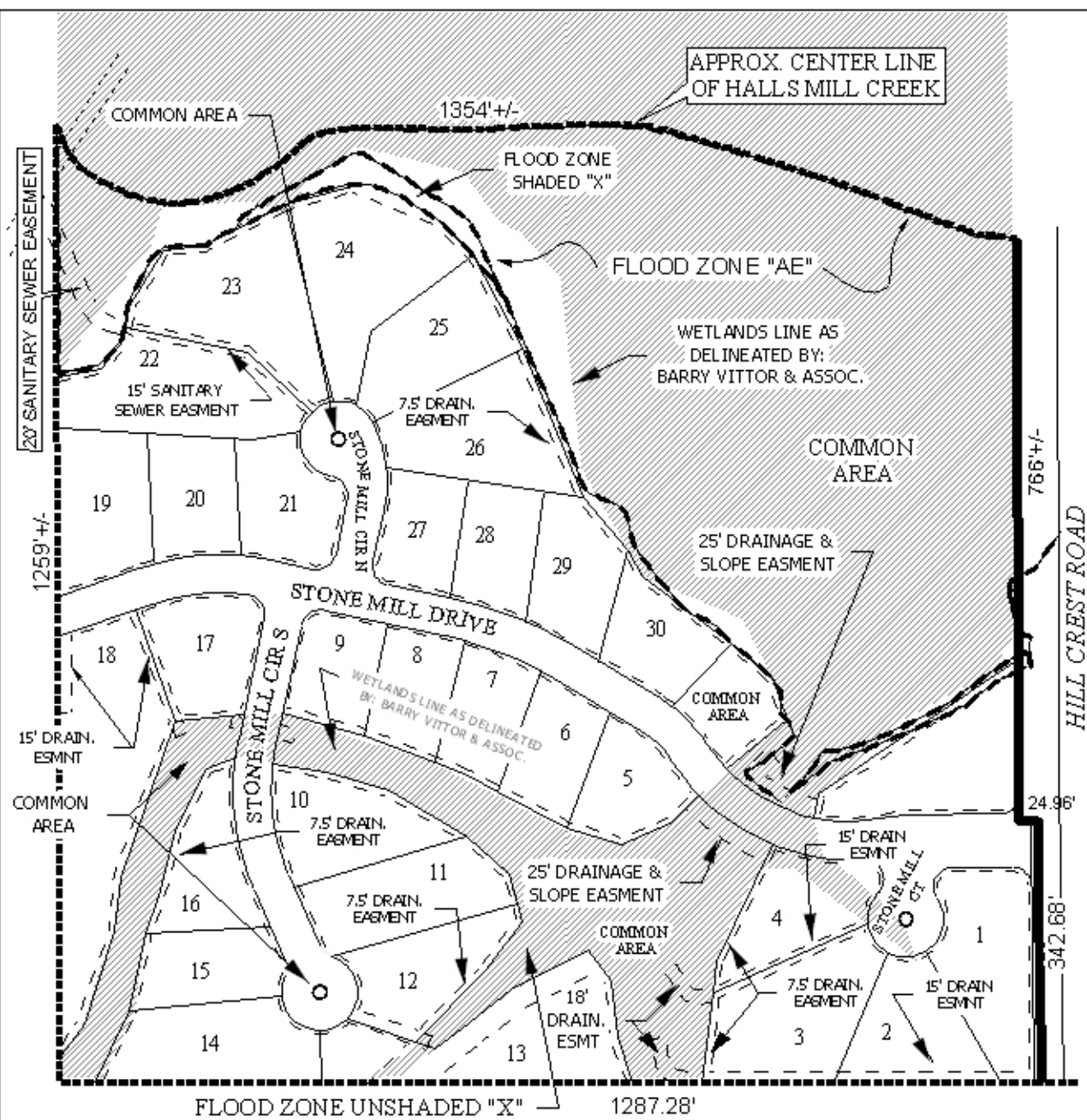
LEGEND

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



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APPLICANT Stone Mill Subdivision

REQUEST _____ Subdivision _____



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