

**STONE HEDGE SUBDIVISION, UNIT FIVE,**  
**RESUBDIVISION OF LOTS 14 AND 15**

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.

MAWSS Comments: None Received

Fire-Rescue Department Comments: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile.

The plat illustrates the proposed one-lot, 1.0± acre subdivision which is located on the North side of Oakbrook Court at its West terminus. The subdivision, which is located outside the Mobile City Limits, has public water and sanitary facilities.

The purpose of this application is to combine two legal lots of record into one legal lot of record.

The site fronts Oakbrook Court, a cul-de-sac with a central median, which has a current diameter of 100'. Since the initial approval of this unit of Stone Hedge Subdivision in September 2006, the Mobile Fire-Rescue Department has adopted the 2003 International Fire Code which requires a minimum diameter of 140' for a cul-de-sac with a median. While the 2003 International Fire Code has been adopted, the roads within the subdivision have been constructed, and accepted for maintenance. As the application is simply to combine two lots of record into one lot of record, requiring dedication in compliance with the recently adopted standards would be impracticable. Additionally, 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 Oakbrook Court, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards.

The 25' minimum building setback line is indicated on the plat. This should also be shown on the final plat, but adjusted to be measured from any required right-of-way dedication. The plat labeled the lot size in square feet, and this should also be done on the final plat, or a table depicting the same information should be provided.

A note should be required 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 in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility

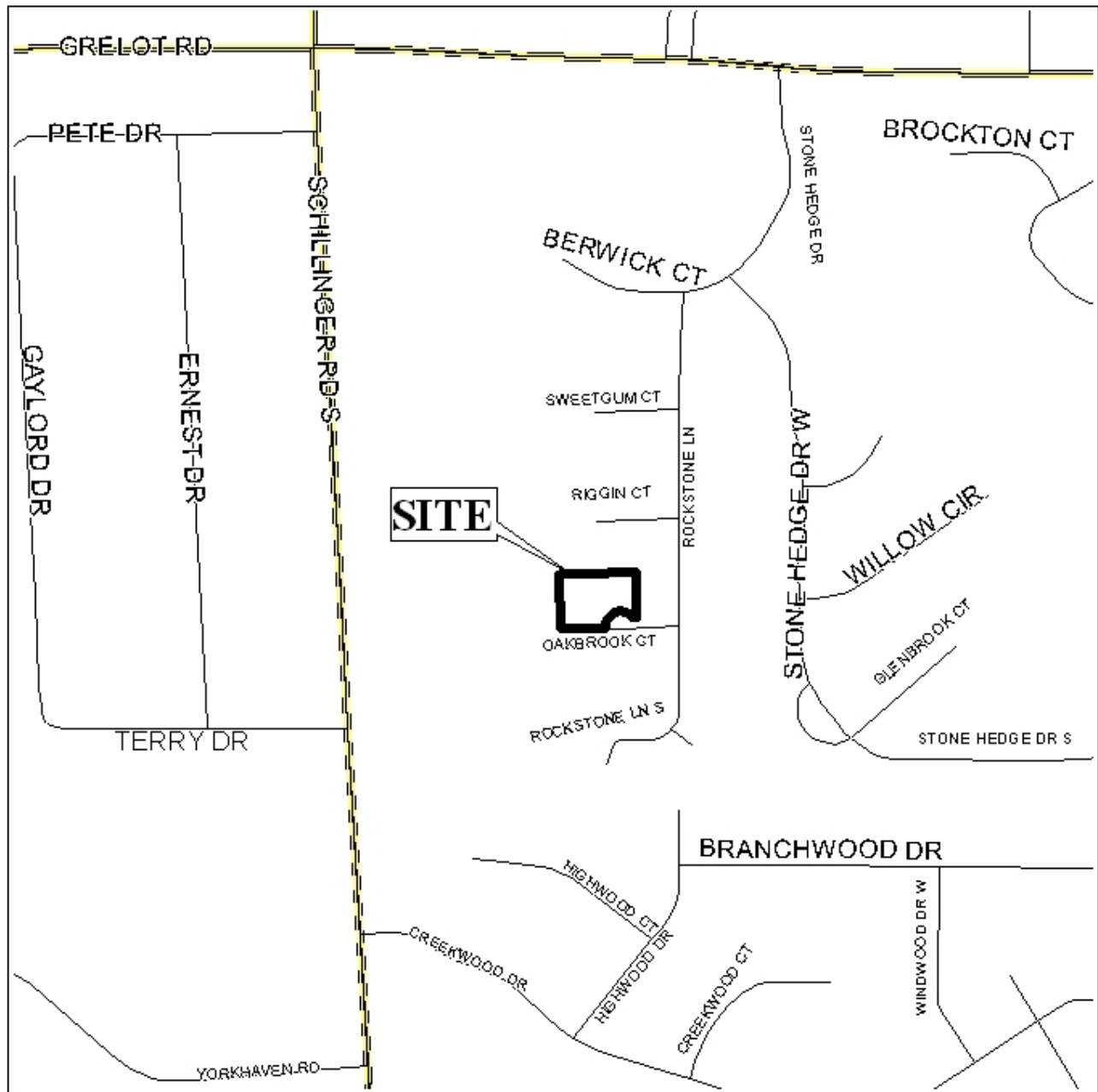
requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

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. Therefore, a note should be required on the Final Plat stating that the approval of all applicable federal, state and local agencies is required prior to the issuance of any permits or land disturbance activities.

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 70' from the center point of the Oakbrook Court cul-de-sac;
- 2) placement of a note on the final plat stating that the lot is limited to one curb cut to Oakbrook Court, with the size, design and location of the curb cut to be approved by Mobile County Engineering and conform to AASHTO standards;
- 3) depiction of the 25' minimum building setback line on the final plat, as measured from any required right-of-way dedication;
- 4) labeling of the lot with its size in square feet, or the provision of a table furnishing the same information;
- 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;
- 6) placement of a note on the plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering; and
- 7) placement of a note on the Final Plat stating that the approval of all applicable federal, state, and local agencies is required prior to the issuance of any permits or land disturbance activities.

# LOCATOR MAP

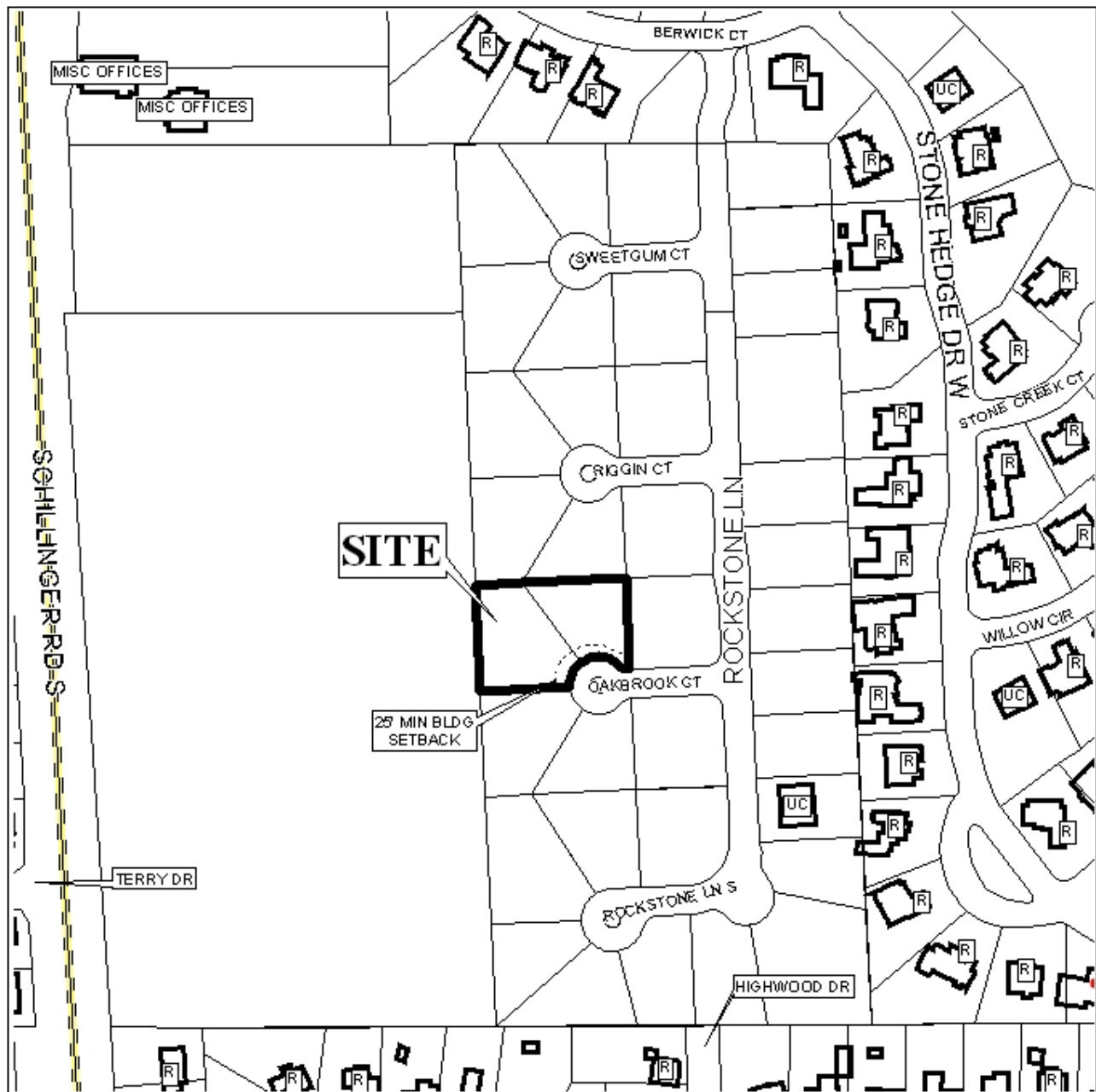


APPLICATION NUMBER 22 DATE January 3, 2008  
 APPLICANT Stone Hedge Subdivision, Unit Five, Resubdivision of Lots 14 and 15  
 REQUEST Subdivision



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# STONE HEDGE SUBDIVISION, UNIT FIVE, RESUBDIVISION OF LOTS 14 AND 15



APPLICATION NUMBER 22 DATE January 3, 2008

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
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