

## **STONE HEDGE SUBDIVISION, UNIT FIVE**

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

The plat illustrates the proposed 38 lot, 24.2 ± acre subdivision which is located at the South side of Berwick Court, 110 feet + West of Stone Hedge Drive, extending to the North terminus of Highwood Drive. The subdivision is served by both public water and sanitary sewer.

The purpose of this application is to subdivide two parcels and one lot, totaling approximately 48 acres, into 38 lots, and a 24 acre ± area reserved for future development.

The Stone Hedge Subdivision was originally approved by the Planning Commission at its February 12, 1997 meeting, however the plat approved at the time did not indicate development at the site in question. Furthermore, no street stubs exist for the proposed development, thus the application will utilize an existing vacant lot from Unit One of the Stone Hedge Subdivision to create a street connection to Berwick Court.

The site under consideration fronts Schillinger Road to the West, a stub for Highwood Drive to the South, and Berwick Court to the North. Schillinger Road is a major street, thus the right-of-way width should be 100 feet: a note should be placed on the plat stating that dedication of right-of-way sufficient to provide 50 feet, as measured from the centerline of Schillinger Road, will be required when the "future development" area is subdivided or developed. Highwood Drive and Berwick Court are minor streets with adequate rights-of-way.

The proposed 38 lot development will not front onto a major street, but will instead connect to Berwick Court via an existing lot. As previously mentioned, Highwood Drive stubs into the South side of the proposed subdivision, however the applicant is not proposing to connect to Highwood Drive. The Subdivision Regulations recommend connection to adjacent street-stubs, and the provision of street-stubs to large undeveloped tracts of lands. The site in question has both conditions, thus the plat should be revised to provide a connection to Highwood Drive and provide one street-stub into the area reserved for future development.

All proposed lots appear to meet the minimum size requirements of Section V.D.2. of the Subdivision Regulations. To ensure lot size conformance, it is recommended that the plat be revised to include the size of each lot in square feet as a label on each lot, or as a table on the plat.

The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the subdivision, but would be required on the final plat, if approved.

As previously mentioned, lot 37 of Unit One will be cannibalized to create access for the proposed subdivision to Berwick Court. The portion of the lot that is not used for the road will become common area. A note should be placed on the final plat, if approved, stating that maintenance of common areas is the responsibility of the subdivision's property owners.

This site is located in Mobile 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.

Finally, the legal description does not appear to include the future development area. The legal description should be revised to include the entirety of the lots and parcels in question.

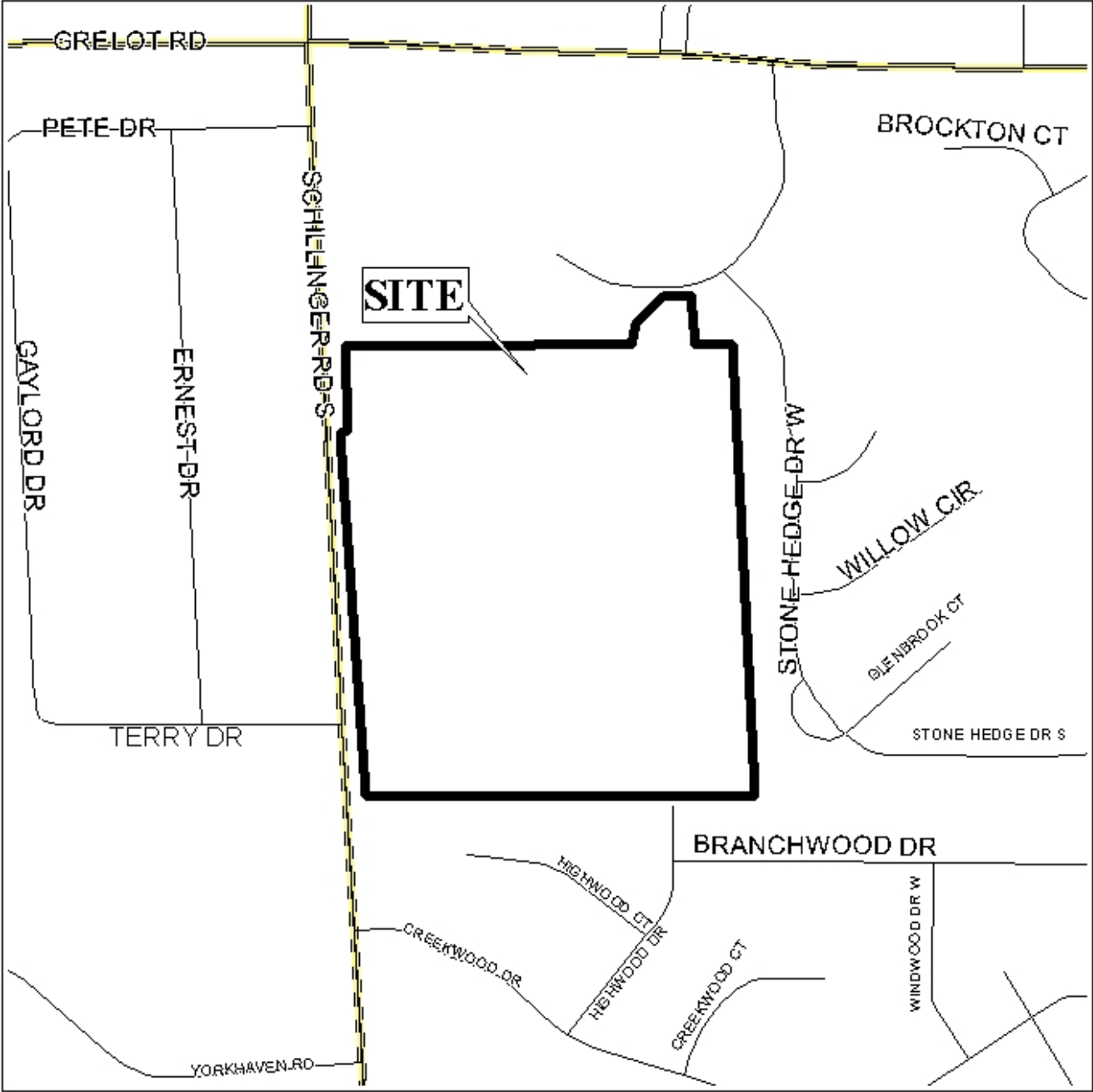
***Revised for the September 21<sup>st</sup> meeting:***

*The applicant requested a holdover of the case until the September 21<sup>st</sup> meeting to allow additional time to obtain permission from all associated property owners.*


*No stormwater detention facilities are depicted on the plat, however, such facilities may be required.*


*Based on the preceding, the subdivision is recommended for Tentative Approval, subject to the following conditions: 1) placement of a note on the plat stating that dedication of right-of-way sufficient to provide 50 feet, as measured from the centerline of Schillinger Road, will be required when the "future development" area is subdivided or developed; 2) redesign of the subdivision to provide a street connection to the Highwood Drive stub; 3) provision of a street-stub to the future development area; 4) labeling of all lots with size in square feet, or placement of a table on the plat containing the lot size information; 5) labeling of all common areas and detention areas if provided, and placement of a note on the final plat stating that maintenance of the common and detention areas is the responsibility of the subdivision's property owners; 6) depiction of the 25-foot minimum building setback line; 7) 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 8) revision of the legal description to include the entirety of the development site, including the future development area.*

# LOCATOR MAP



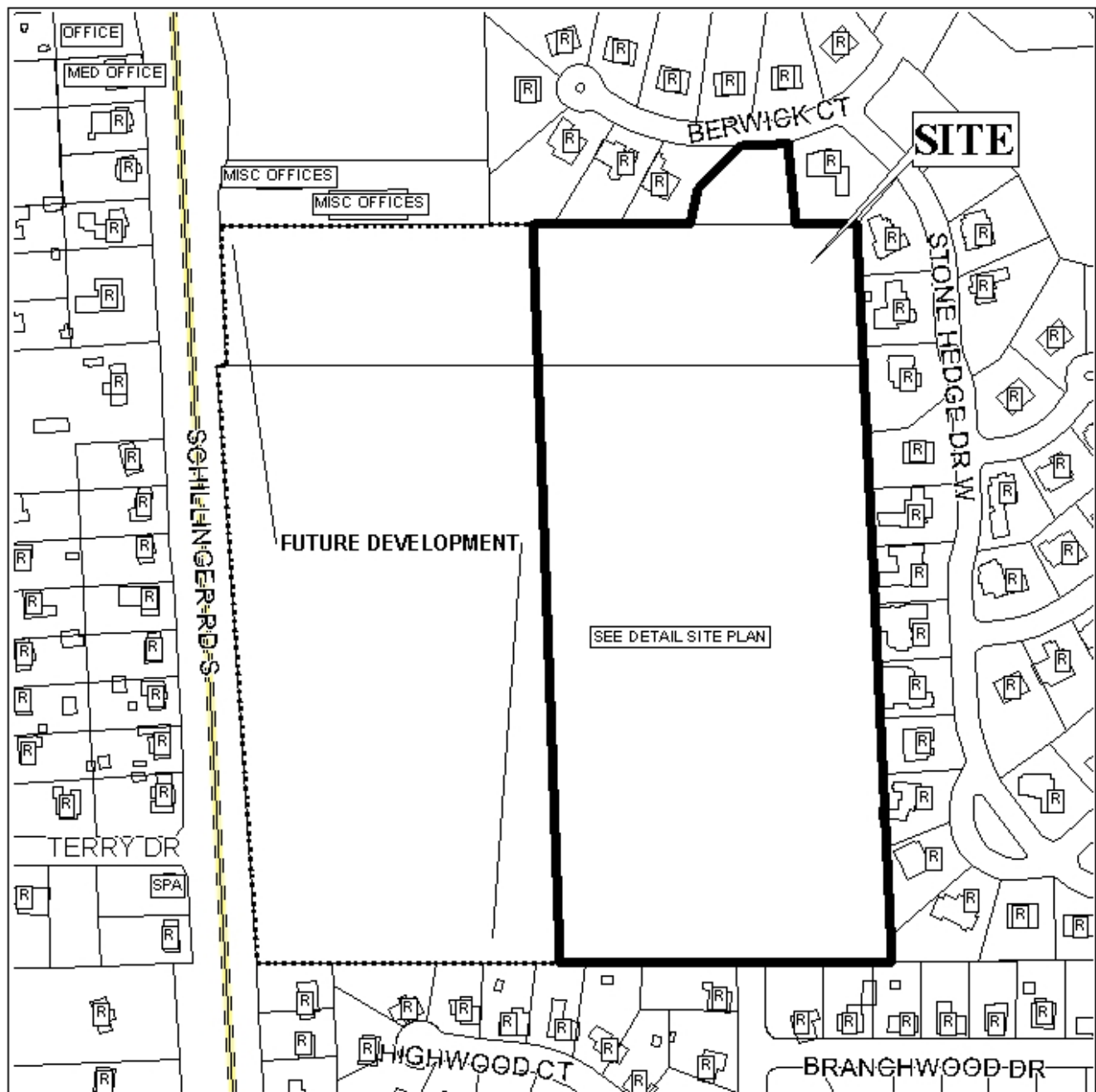
APPLICATION NUMBER Holdover DATE September 21, 2006  
 APPLICANT Stone Hedge Subdivision, Unit Five  
 REQUEST Subdivision

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# STONE HEDGE SUBDIVISION, UNIT FIVE



APPLICATION NUMBER Holdover DATE September 21, 2006

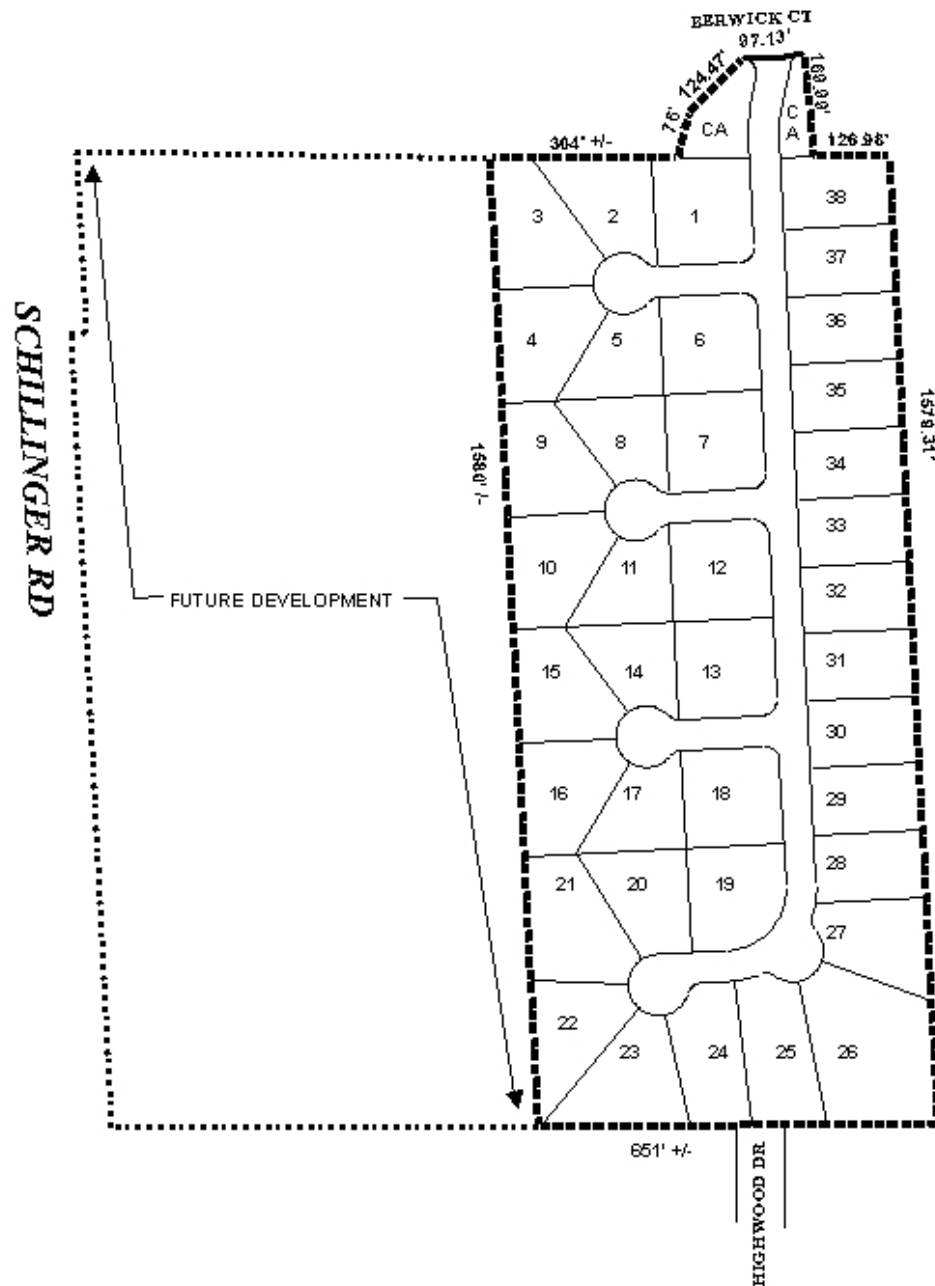
LEGEND

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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