

OAKSTONE SUBDIVISION

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

The plat illustrates the proposed 49 lot, 32.6 \pm acre subdivision which is located at the southeast corner of Laurendine Road and Lancaster Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create a 49-lot subdivision from one parcel.

The site fronts onto Lancaster Road and Laurendine Road. Lancaster Road is a minor street, and the existing right-of-way meets the minimum width requirements for minor streets. Laurendine Road, with an existing right-of-way of 80 feet, is a proposed major street, and as such its right-of-way should be 100-feet wide according to the Major Street Plan. Therefore, the dedication of an additional 10-feet should be required along the site's Laurendine Road frontage.

As Laurendine Road is a proposed major street, access management is a concern. The subdivision, as currently designed, depicts lots 1, 48 and 49 having frontage on Laurendine Road. Lot 1 also fronts Lancaster Road, thus it should be restricted to having access only onto Lancaster Road in order to prevent an additional curb cut onto Laurendine Road. Lots 48 and 49 should also be limited in their access to Laurendine Road; lot 48 should be permitted one curb cut onto Laurendine Road, while lot 49, due to its 500-foot \pm frontage on Laurendine Road, should be limited to a maximum of two curb cuts. The size, location and number of all proposed curb cuts onto Lancaster and Laurendine Road must be reviewed and approved by the Mobile County Engineering Department.

The proposed subdivision will have 11 lots that have direct access to either Lancaster or Laurendine Roads, as well as 38 lots that will only have access to a proposed cul-de-sac. The cul-de-sac, Oakstone Drive, is approximately 1,600 feet long. According to Section V.B.6. of the Subdivision Regulations, "*closed-end streets (cul-de-sacs) shall not be longer than 600 feet...*" Long cul-de-sacs present a potential emergency access safety hazard, and it appears that the subdivision could be reconfigured to continue the proposed Oakstone Drive to Laurendine Road, eliminating the cul-de-sac configuration. Reconfiguration of the subdivision to continue Oakstone Drive to Laurendine Road would potentially allow lots 48 and 49 direct access to Oakstone Drive instead of Laurendine Road. The applicant should also consider the need for traffic calming devices for Oakstone Drive.

The 25-foot minimum building setback line from the right-of-way is not shown but would be required on the Final Plat, if approved.

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.

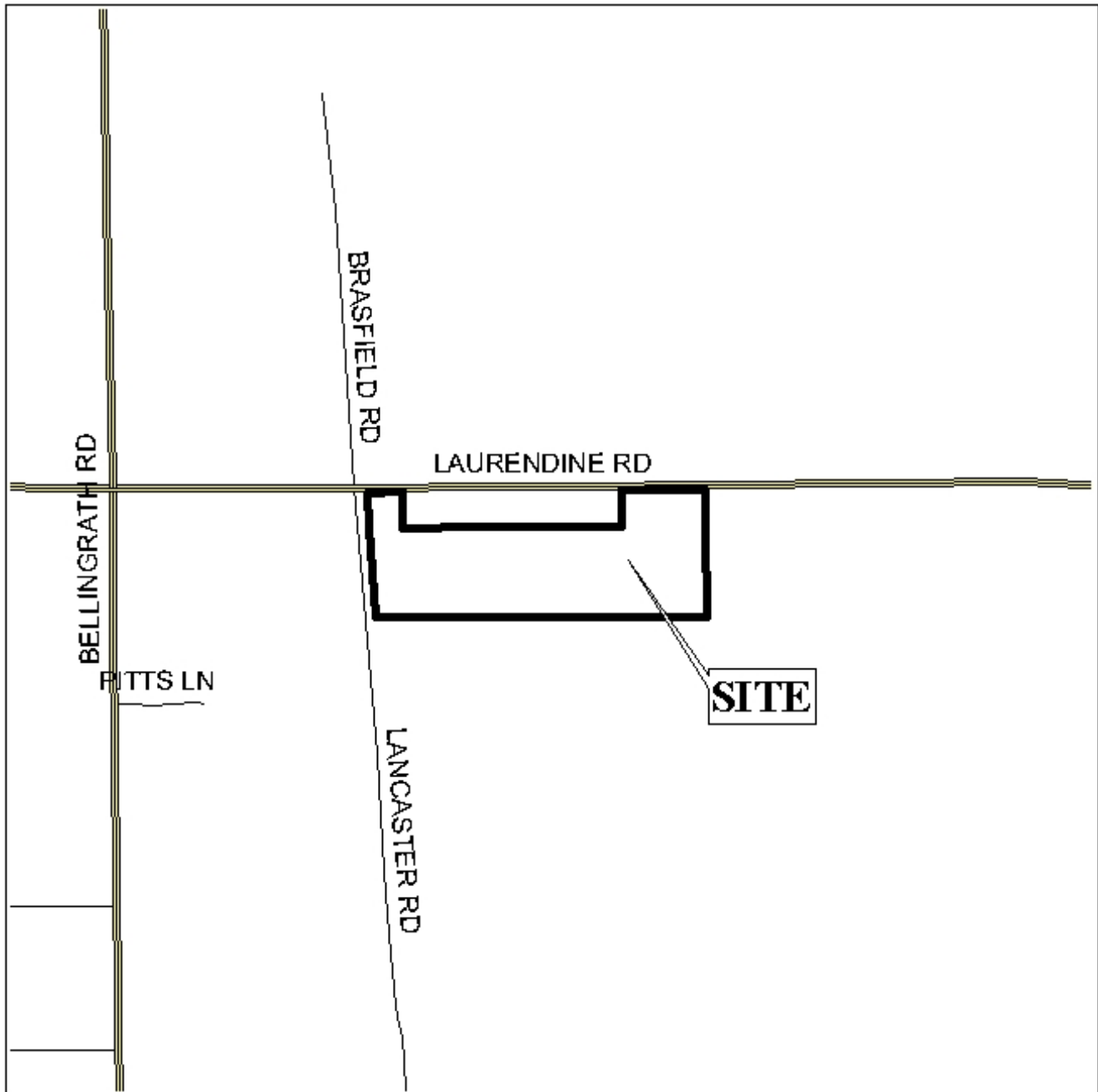
The eastern portion of the site appears to be within the FEMA designated “100-year” floodplain of Muddy Creek, and wetlands associated with the creek may occur on a portion of the site. According to County Engineering staff, it appears that no detailed floodplain or floodway determination has been made for this site, therefore, a study may be required. 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.

The plat also shows a detention pond proposed for the eastern side of the subdivision, without any indication of access via easement or dedicated street, and within the FEMA designated 100-year floodplain. Generally speaking, detention ponds located within floodplains do not provide sufficient detention capacity, and the location of such a pond within the floodplain may reduce the capacity of the floodplain, as well as not be in compliance with the Mobile County Flood Damage Prevention Ordinance. Therefore, the applicant should consult with the Mobile County Engineering Department to determine the appropriate location of the proposed detention pond. The applicant should also revise the plat to indicate how the detention pond will be accessed, in conformance with Sections VI.C.3. and VII.B.2.

Finally, the written Legal Description and the drawn plat appear to have numerous errors, including missing or incorrect dimensions, and incorrect or missing bearings. Furthermore, the plat is drawn at a scale of 1-inch equals 150 feet, which is a non-standard engineering scale, and thus is not in conformance with Section IV.A.1.

Based upon the proceeding, the plat is recommended for Holdover for the following reasons: 1) revision of the plat to address cul-de-sac length issues in accordance with Section V.B.6.; 2) revision of the plat to reflect the relocation of the detention pond, if necessary, as approved by County Engineering (if relocation requires significant reconfiguration of lots or roadway, a new application will be required); 3) indication of access to the detention pond, in accordance with Sections VI.C.3. and VII.B.2.; 4) correction of all written and depicted dimensions and bearings in the Legal Description and on the plat; and 5) the provision of a plat drawn to a standard engineering scale.

LOCATOR MAP



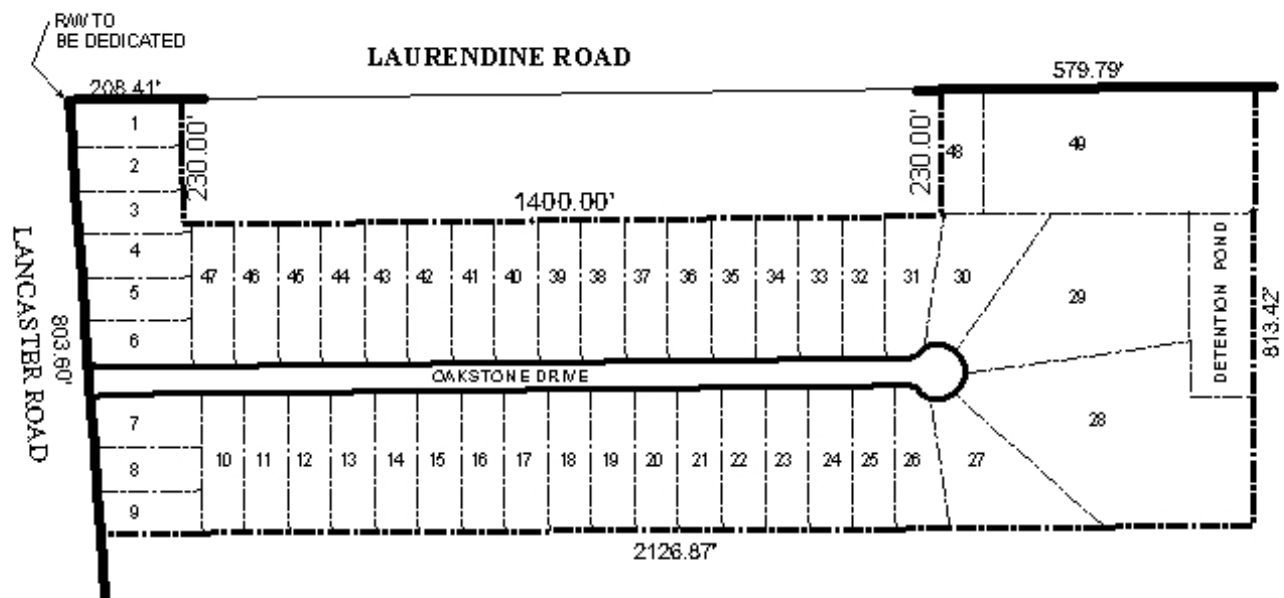
APPLICATION NUMBER 14 DATE May 5, 2005

APPLICANT Oakstone Subdivision

REQUEST Subdivision



DETAIL SITE PLAN



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