

HARTSFIELD STATION SUBDIVISION

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

The plat illustrates the proposed 42-lot, 11.9 ± acres subdivision which is located on the West side of McFarland Road, 915'± North of Scott Dairy Loop Road South. 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 42-lot subdivision from a large metes and bounds parcel and an existing lot of record. A similar 40-lot application was approved by the Commission in December 2005.

The site fronts McFarland Road, which has a right-of-way of 60-feet. As a means of access management, the placement of a note on the final plat stating that Lots 1, 28, 29, 35, 36 and 42 (which are corner lots) are limited to one curb cut each, with the size, location and design to be approved by County Engineering should be required. Additionally, any new roads for the site are to be constructed and dedicated to meet Mobile County standards. Furthermore, a street stub would not be required to the large undeveloped parcel to the North, as that is a pasture area owned in common by the Hampton Downs subdivision to the North.

A common area is shown on the plat, 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. Access to this area is shown to be via a 15-foot access easement.

It appears that each lot meets the minimum size requirements for developments with access to public water and sewer. Due to the size of the proposed development, it is requested that the applicant revise the preliminary plat to provide the size of each lot in square feet on the plat, either as a table or as a label for each individual lot.

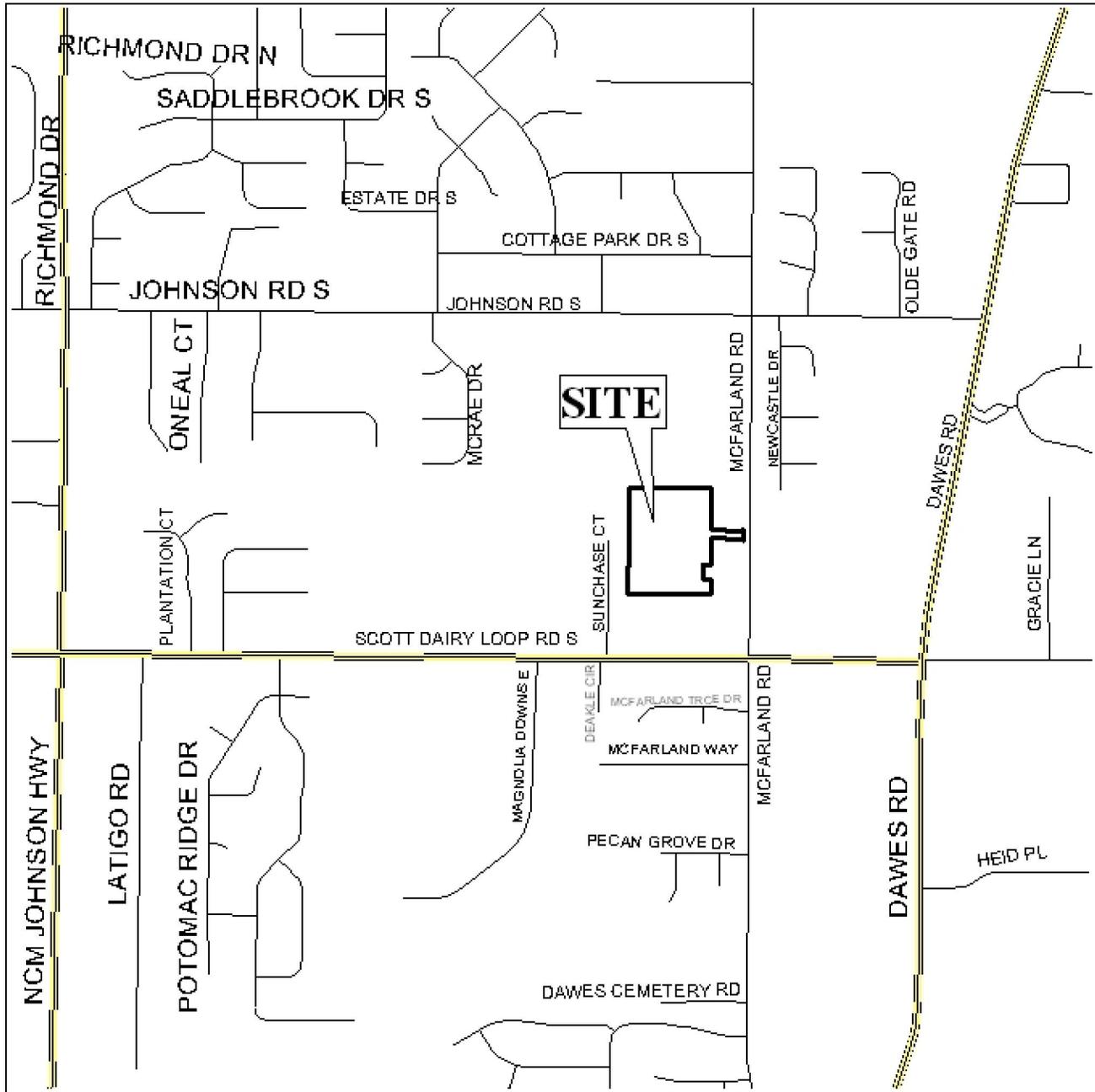
While the site is in the County, the applicant's engineer will be required to certify that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat, if approved.

This site is located in the 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 plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) construction

and dedication of new roads to meet Mobile County standards; 2) the placement of a note on the final plat stating that Lots 1, 28, 29, 35, 36 and 42 (which are corner lots) are limited to one curb cut each, with the size, location and design to be approved by County Engineering; 3) the placement of a note on the final plat stating that maintenance of the common area is the responsibility of the property owners; 4) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat; 5) labeling of all lots with size in square feet, or provision of a table with the lot size information on the plat; and 6) 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.

LOCATOR MAP



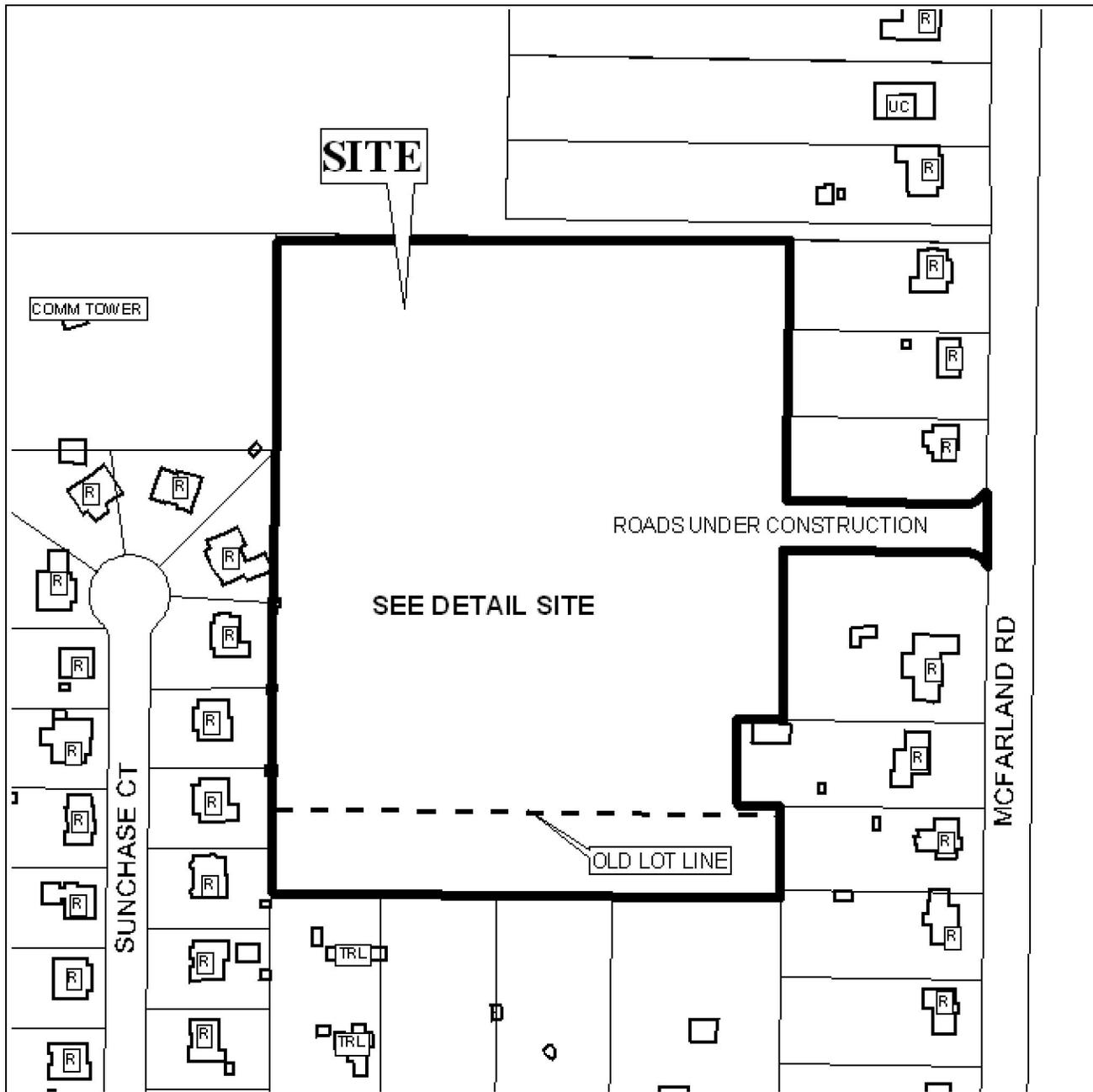
APPLICATION NUMBER 6 DATE January 18, 2007

APPLICANT Hartsfield Station Subdivision

REQUEST Subdivision



HARTSFIELD STATION SUBDIVISION



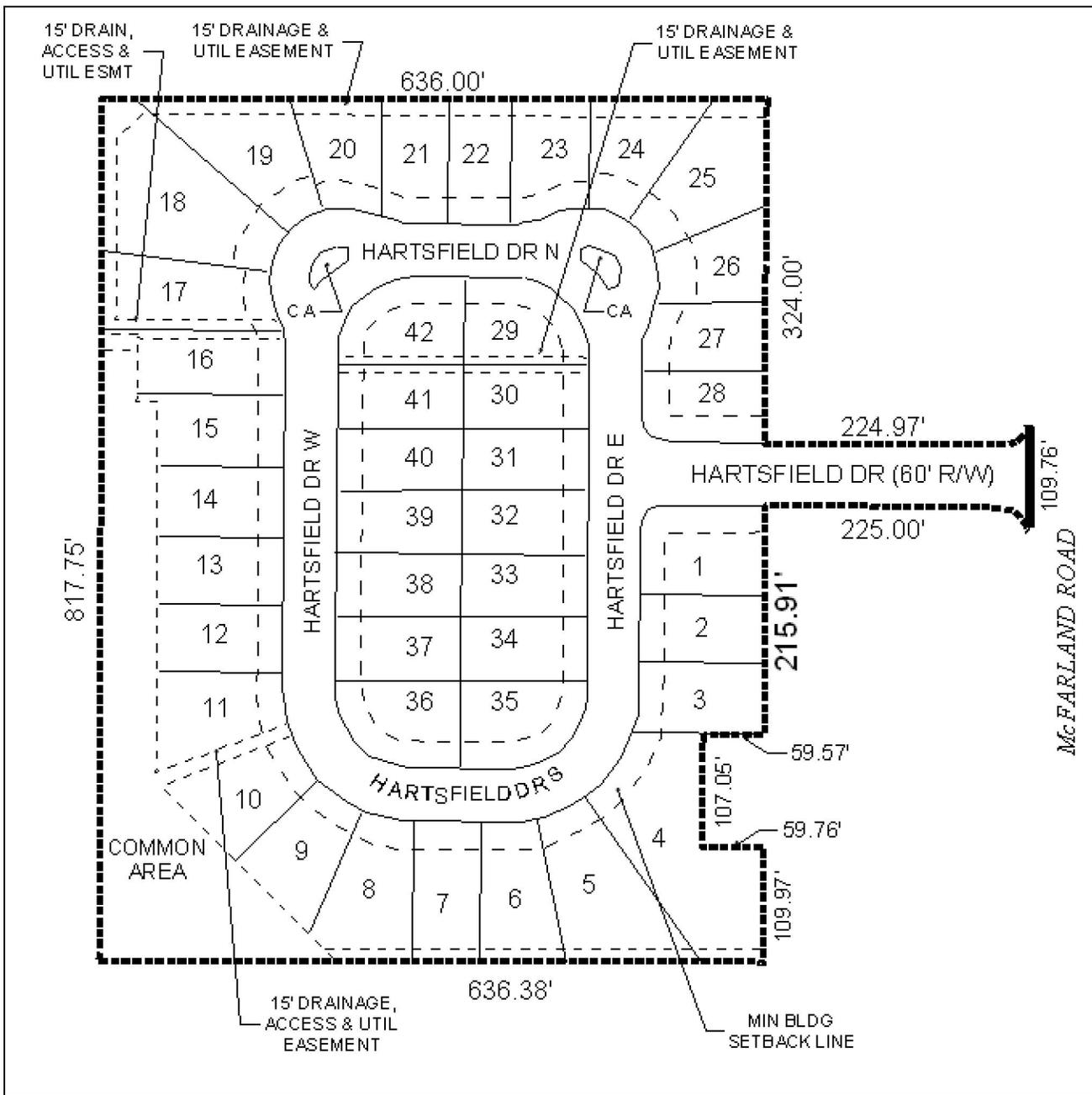
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LEGEND

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



DETAIL SITE PLAN



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NTS