

## **GRADY SUBDIVISION**

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

MAWSS Comments: No Comments.

The plat illustrates the proposed 68-lot, 20.0± acre subdivision which is located on the Southwest corner of Johnson Road West and Cowart Road and is located within the Planning Jurisdiction. The subdivision is served by public water and South Alabama Utilities sewer system.

The purpose of the application is to create 68 legal lots of record from one metes and bounds parcel.

The site fronts Johnson Road West (gravel) and Cowart Road (gravel). Johnson Road West is a proposed major street with an existing 60-foot right-of-way; however, 100-foot right-of-way is required by the Major Street component of the Comprehensive Plan and it is not paved. Therefore, the dedication of sufficient right-of-way to provide 50-feet from the centerline of Johnson Road West and must be improved to county standards up to the entrance into the subdivision would be required. Cowart Road is an unpaved minor street with sufficient right-of-way of 60-feet, as illustrated on the preliminary plat. Therefore, since Cowart Road is not paved, it is recommended that access onto Cowart Road from the proposed development should not be allowed until the road is improved to County standards from Johnson Road West to the proposed entrance to the development.

The new roads for the site are to be dedicated and constructed to meet County Engineering Standards. Access management is a concern; thus the placement of a note should be required on the final plat, stating that direct access is denied to Johnson Road West for Lots 1, and 63-68; and that direct access is denied to Cowart Road for Lots 35-37, 48-50, and 61-63. Additionally, since Lots 1, 23, 24, 29, 30, 42, 43, 55, 56 and 68 are corner lots, a note should be placed on the Final Plat stating that Lots 1, 23, 24, 29, 30, 42, 43, 55, 56 and 68 are limited to one curb-cut each with the size, design and located to be determined by County Engineering.

Also, it should be noted that the plat does not provide any future street stubs to the adjacent undeveloped properties to the West, to allow for future development, as well as allowing for an additional access point to Cowart Road when the adjacent property is developed.

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 41± acres. The adjacent parcels to the West are currently undeveloped; however, the trend of this area is towards new residential subdivisions. The size of the parcels West of the site are such as to likely be the subject of future subdivision applications, hence the provision of one street-stub to the West in the vicinity of Lots 16-17 should be required.

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.

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.

Common areas are illustrated on the plat as detention; thus the placement of a note should be required on the final plat, designating the common area for detention, and stating that maintenance thereof shall be the responsibility of the property owners.

Based upon the preceding, the application is recommended for Holdover until July 19<sup>th</sup> meeting, with revisions due by June 25<sup>th</sup>, to address the following:

- 1) the dedication of sufficient right-of-way along Johnson Road West to provide 50' from centerline for the portion on the Major Street Plan;
- 2) that Johnson Road West be improved to County standards up to the entrance to the proposed development;
- 3) the placement of a note on the Final Plat stating that direct access is denied to Johnson Road West for Lots 1, and 63-68; and that direct access is denied to Cowart Road for Lots 35-37, 48-50, and 61-63;
- 4) the placement of a note on the Final Plat stating that Lots 1, 23, 24, 29, 30, 42, 43, 55, 56 and 68 are corner lots be limited to one curb cut with the size, design and location to be approved by County Engineering;
- 5) the placement of a note on the Final Plat stating the denial access to Cowart Road from the access point of the development until Cowart Road is paved to County Engineering standards;
- 6) labeling of each lot with its size in square feet, or provision of a table on the plat with the same information;
- 7) the provision of a street-stub to the West in the vicinity of Lots 16-17;
- 8) the 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;
- 9) the labeling of all easements and Common Areas accompanied by a note on the Final Plat stating that maintenance of the common area will be the responsibility of the property owners; and
- 10) the 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.

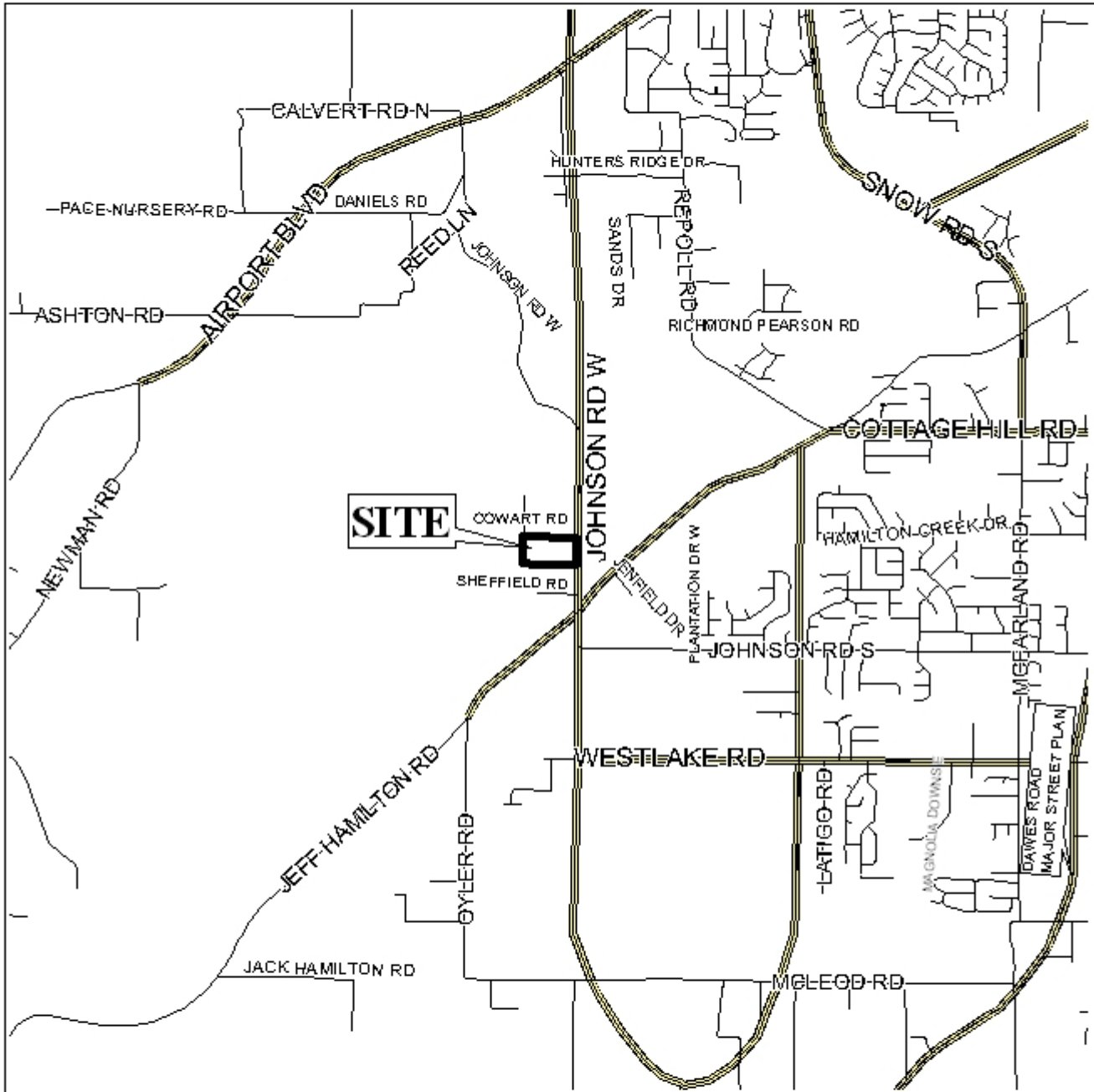
***Heldover from the June 21<sup>st</sup> meeting:***

*A revised plat was submitted by the applicant. The revised plat depicts the connectivity to the western undeveloped parcel. It should be noted that the applicant may have the appropriate area to possibly add two lots to the development on the North and South side of the new connection creating a 70-lot subdivision.*

*The plat, as revised, is recommended for Tentative Approval, subject to the following conditions:*

- 1) the dedication of sufficient right-of-way along Johnson Road West to provide 50' from centerline for the portion on the Major Street Plan;*
- 2) that Johnson Road West be improved to County standards up to the entrance to the proposed development;*
- 3) the placement of a note on the Final Plat stating that direct access is denied to Johnson Road West for Lots 1, and 63-68; and that direct access is denied to Cowart Road for Lots 35-37, 48-50, and 61-63;*
- 4) the placement of a note on the Final Plat stating that Lots 1, 17, 23, 24, 29, 30, 42, 43, 55, 56 and 68 are corner lots be limited to one curb cut with the size, design and location to be approved by County Engineering;*
- 5) the placement of a note on the Final Plat stating the denial access to Cowart Road from the access point of the development until Cowart Road is paved to County Engineering standards;*
- 6) labeling of each lot with its size in square feet, or provision of a table on the plat with the same information;*
- 7) the 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;*
- 8) the labeling of all easements and Common Areas accompanied by a note on the Final Plat stating that maintenance of the common area will be the responsibility of the property owners; and*
- 9) the 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.*

# LOCATOR MAP



APPLICATION NUMBER 4 DATE July 19, 2007

APPLICANT Grady Subdivision

REQUEST Subdivision



NTS

# GRADY SUBDIVISION



APPLICATION NUMBER 4 DATE July 19, 2007

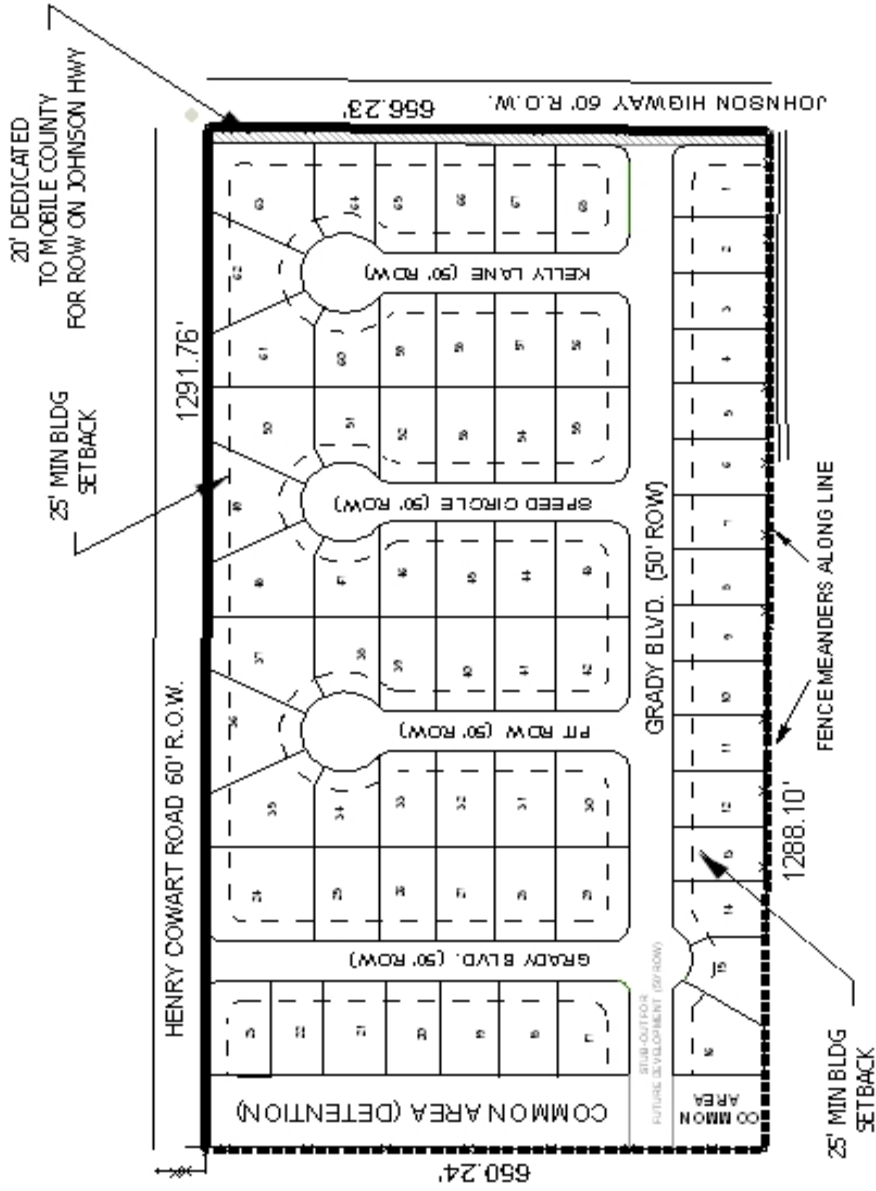
LEGEND

R-1	R-2	R-3	R-4	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



NTS

# DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE June 21, 2007

APPLICANT Grady Subdivision

REQUEST Subdivision

NTS