

## **STONE HEDGE SUBDIVISION, UNIT 1, RESUBDIVISION OF LOT 40 & WEST COMMON AREA**

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.

Fire-Rescue Department Comments: Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

MAWSS Comments: No comments.

The plat illustrates the proposed 2-lot, 1.4± acre subdivision which is located at the Southwest corner of Stone Hedge Drive and Grelot Road, within the Planning Jurisdiction. The applicant states that the subdivision is served by city water and sewer services. The purpose of this application is to create two (2) legal lots of record from a legal lot of record and a subdivision common area.

Stone Hedge Subdivision was originally approved by the Commission in February, 1997, as an 88-lot subdivision to be developed in phases. Unit 1 was recorded in July, 1998. The subject site consists of Lot 40, Stone Hedge Subdivision, Unit 1, and a buffer strip (common area) between Lot 40 and Grelot Road. The applicant proposes to expand his lot by taking the Southwest portion of the buffer strip and adding it to his lot. A letter of approval from the Stone Hedge Property Owners Association has been submitted with this application.

The site fronts Grelot Road and Stone Hedge Drive. Grelot Road is a component of the Major Street Plan with a planned 100' right-of-way. As the current right-of-way varies but exceeds 100' in width along all points of street frontage, no dedication would be required. Stone Hedge Drive is a developed street within the subdivision; therefore, no dedication would be required along that frontage. There is a compliant 35' corner radius curve at the intersection of Grelot Road and Stone Hedge Drive.

Proposed Lot A would meet the minimum size requirements of the Subdivision Regulations, but proposed Lot B would be of substandard size (6,346.9 square feet). However, as Lot B would still be a buffer strip/common area and not developable, its substandard size would be allowable. A note should be required on the Final Plat stating that Lot B is to remain a buffer strip/common area and may not be developed. The plat contains a table giving the size of each lot in both square feet and acres and this should be retained on the Final Plat, or the plat should be revised to label each lot with its size in both square feet and acres.

Lot A is currently developed with a residence and one curb cut to Stone Hedge Drive. A note should be required on the Final Plat limiting Lot A to its existing curb cut to Stone Hedge Drive. As Stone Hedge Subdivision was recorded with a 35' minimum building setback line along all street frontages, the Final Plat should retain that setback as shown on the preliminary plat.

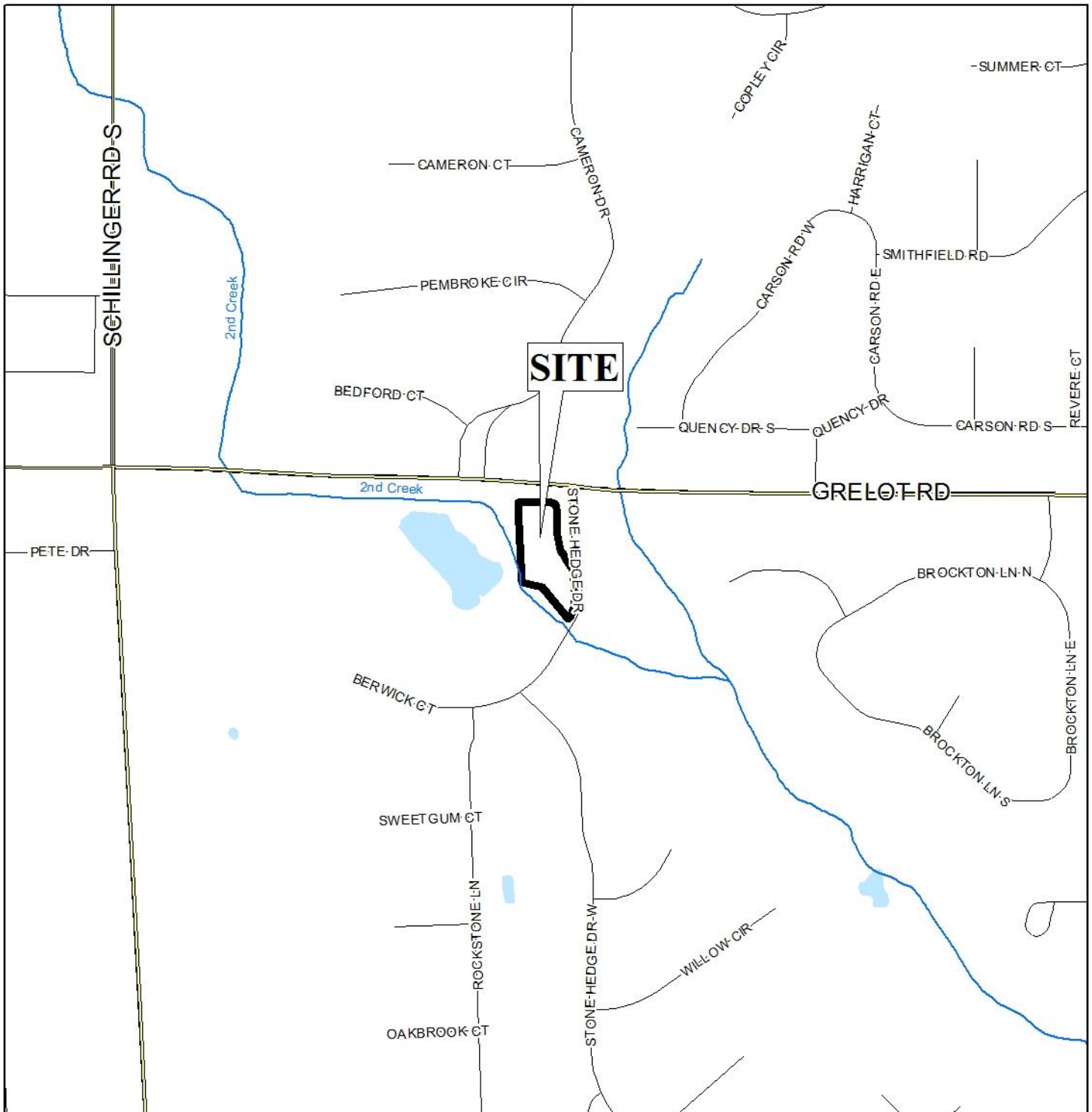
A note should be required on the Final Plat stating that the maintenance of the buffer strip/common area is the responsibility of the subdivision property owners.

This site is located in the County; therefore, any lots which are developed commercially and adjoin residentially-developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations. A note should be placed on the Final Plat stating such.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that Lot B is to remain a buffer strip/common area and may not be developed;
- 2) retention of the lot size table in both square feet and acres, or revision of the plat to label each lot with its size in both square feet and acres;
- 3) placement of a note on the Final Plat stating that Lot A is limited to its existing curb cut to Stone Hedge Drive;
- 4) retention of the 35' minimum building setback line along Stone Hedge Drive for Lot A;
- 5) placement of a note on the Final Plat stating that maintenance of the buffer strip/common area is the responsibility of the subdivision property owners;
- 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.8. of the Subdivision Regulations;
- 7) compliance with the Engineering Comments and placement of a note on the Final Plat: *(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.); and*
- 8) compliance with the Fire-Rescue Comments: *(Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC)).*

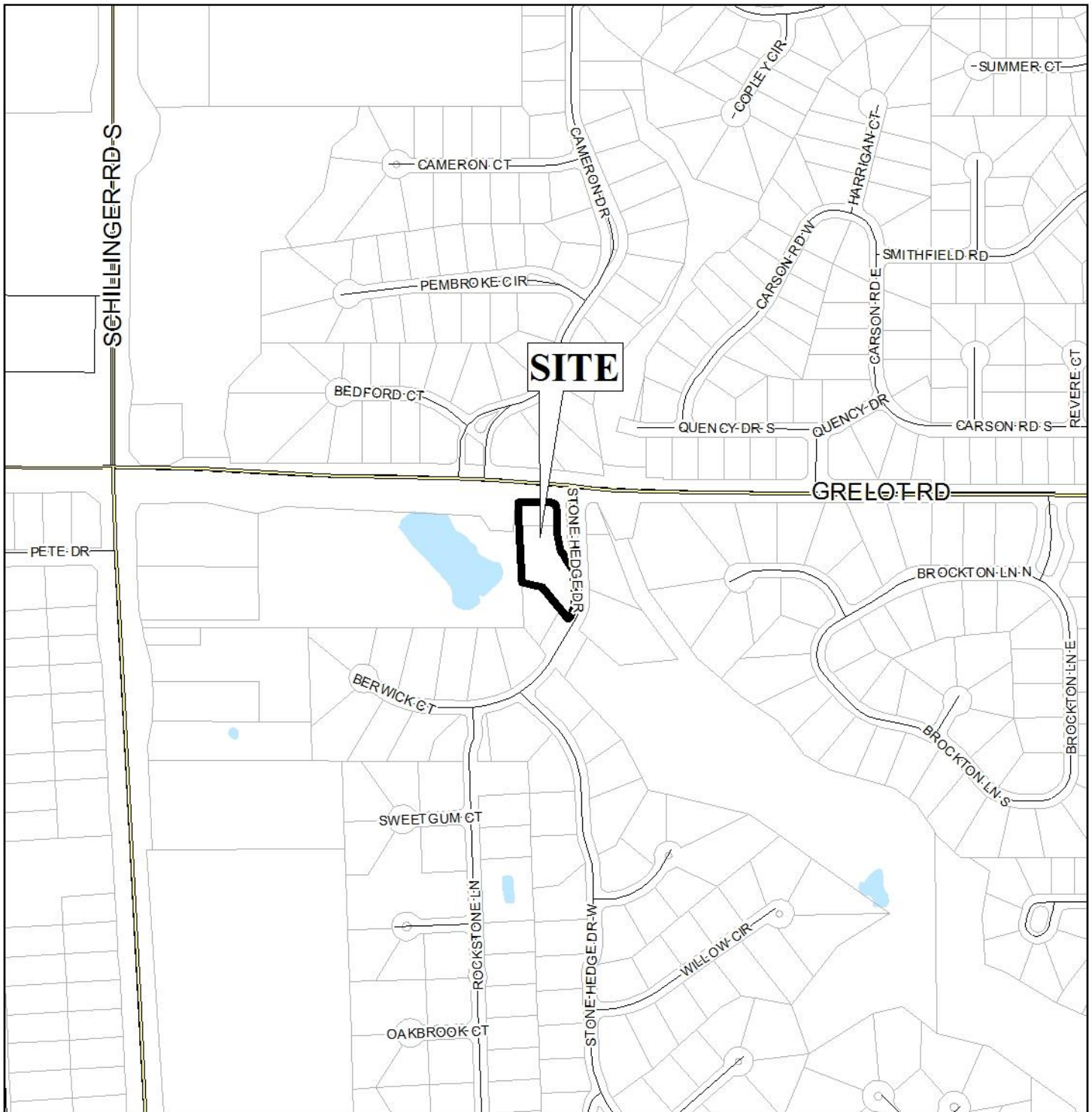
# LOCATOR MAP



APPLICATION NUMBER 5 DATE June 7, 2018  
APPLICANT Stone Hedge Subdivision, Unit 1, Resubdivision of Lot 40 & West Common Area  
REQUEST Subdivision



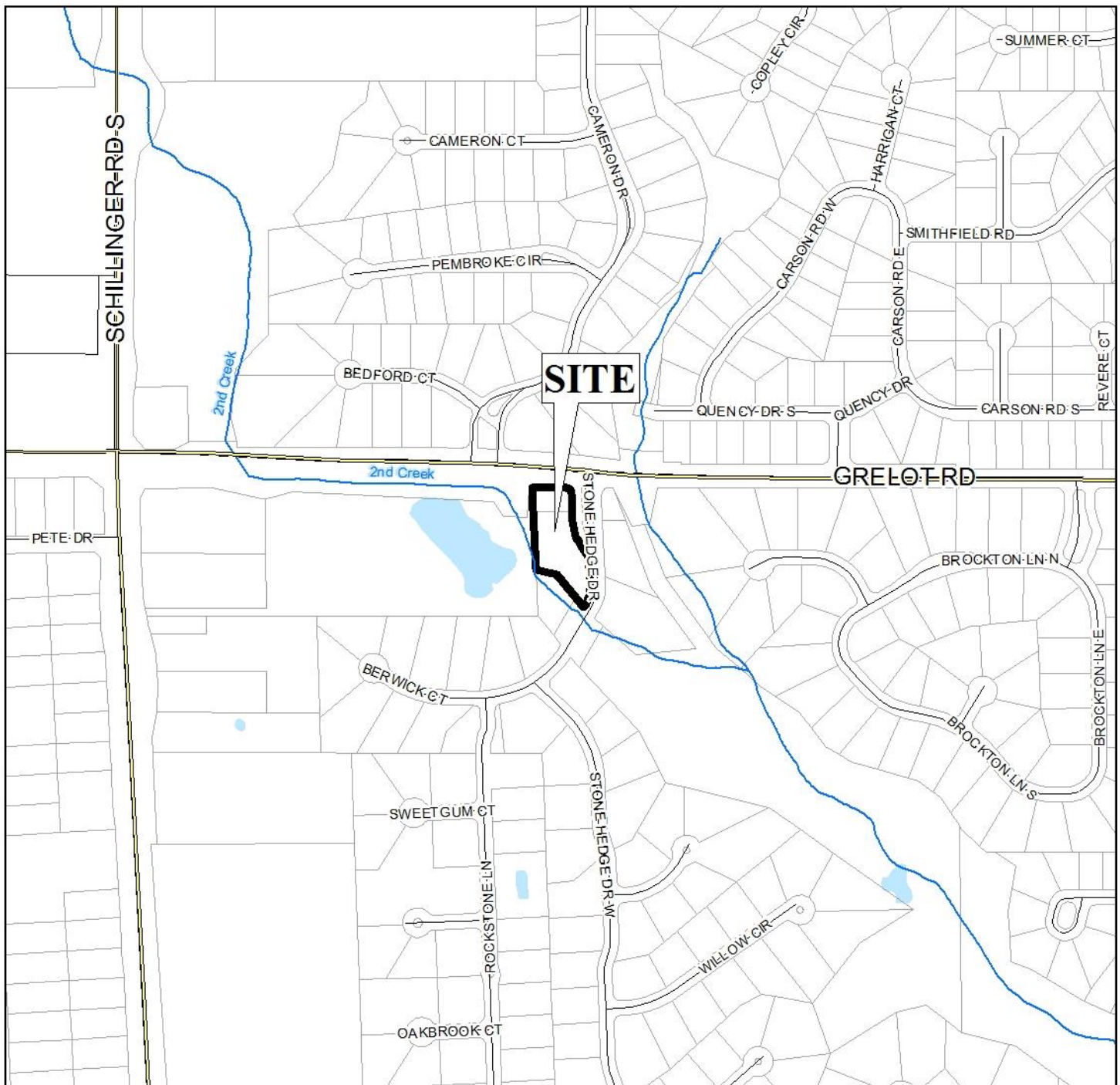
# LOCATOR ZONING MAP



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# FLUM LOCATOR MAP



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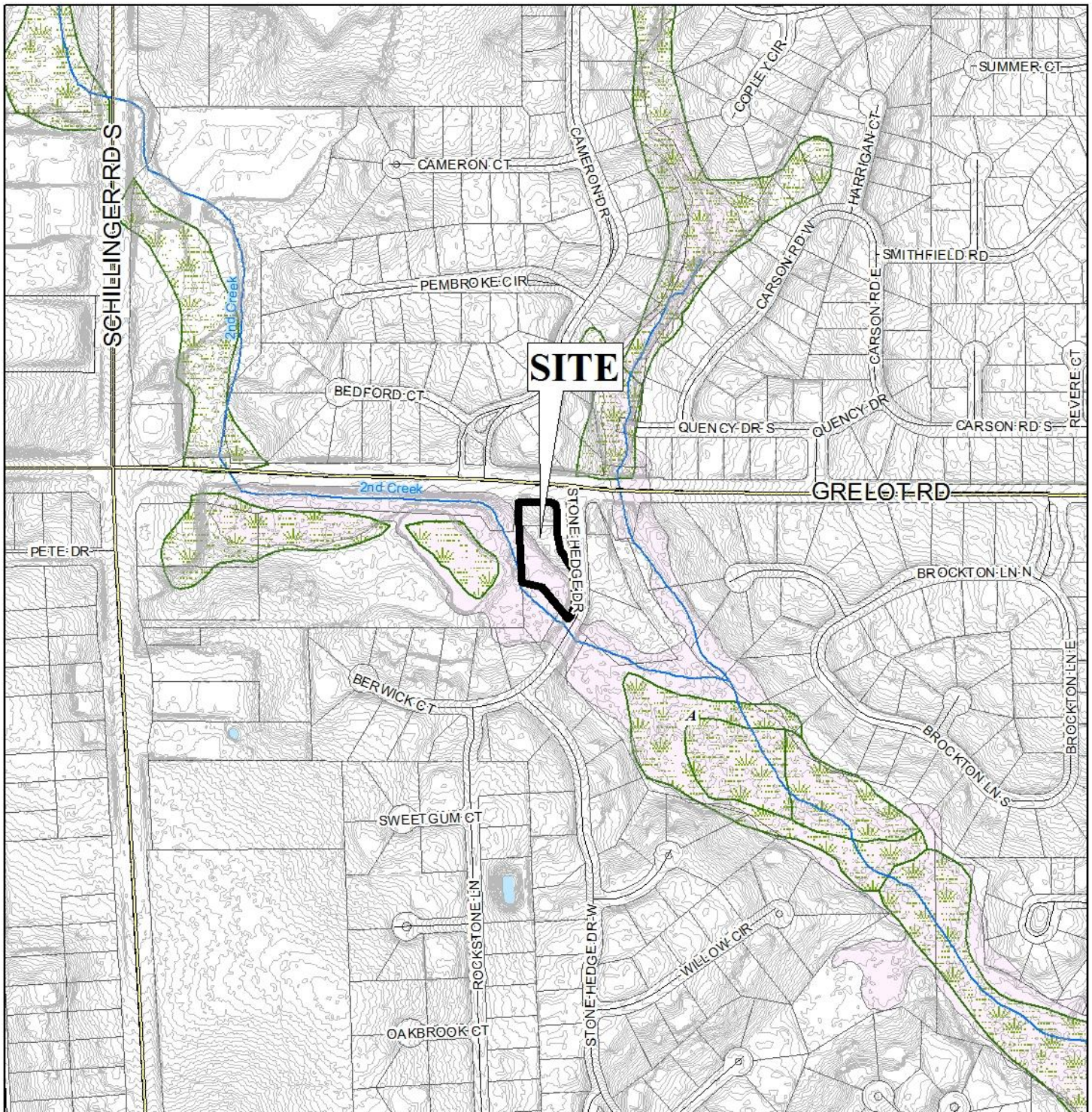
APPLICANT Stone Hedge Subdivision, Unit 1, Resubdivision of Lot 40 & West Common Area

REQUEST Subdivision

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



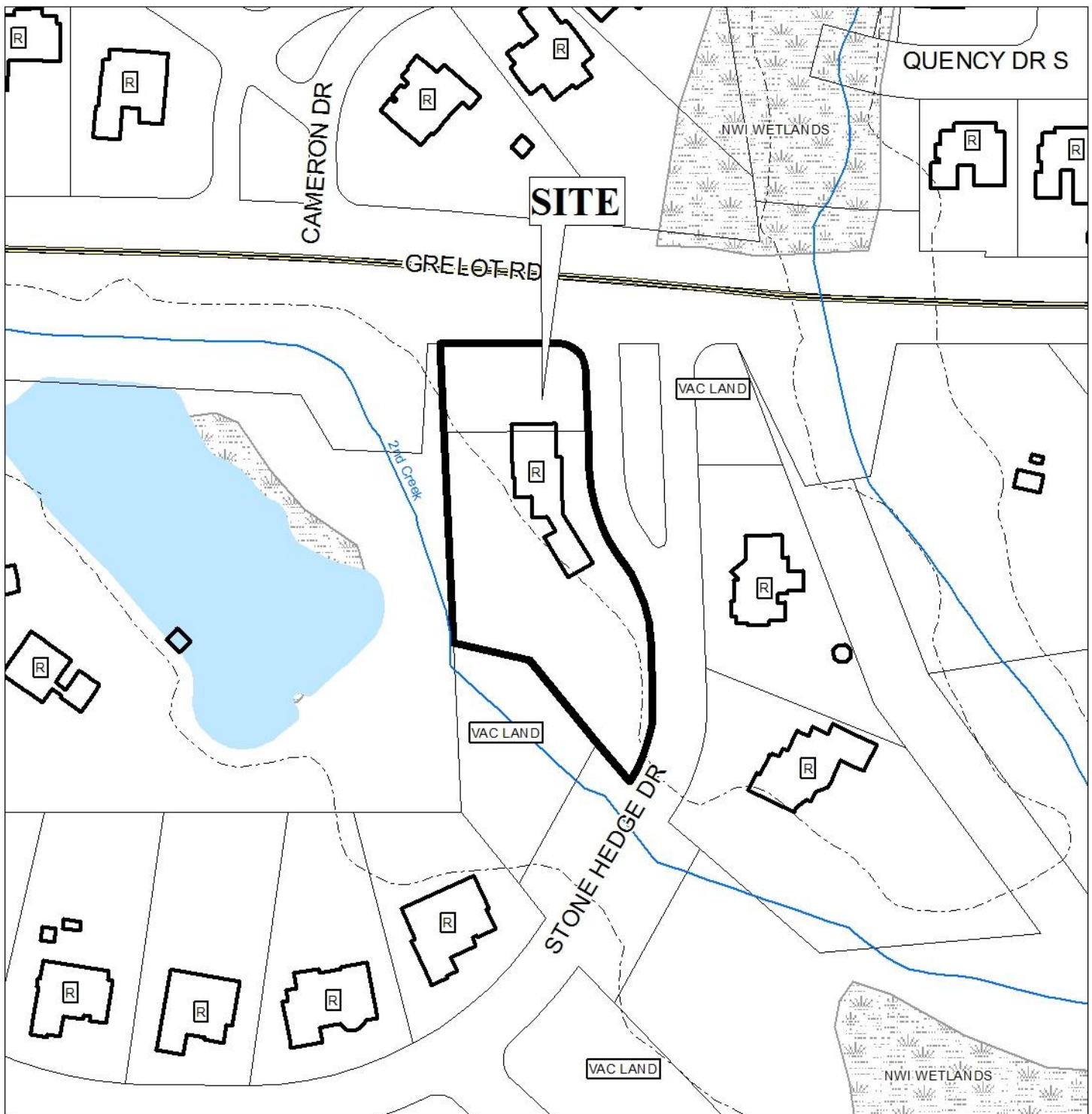
# ENVIRONMENTAL LOCATOR MAP



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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



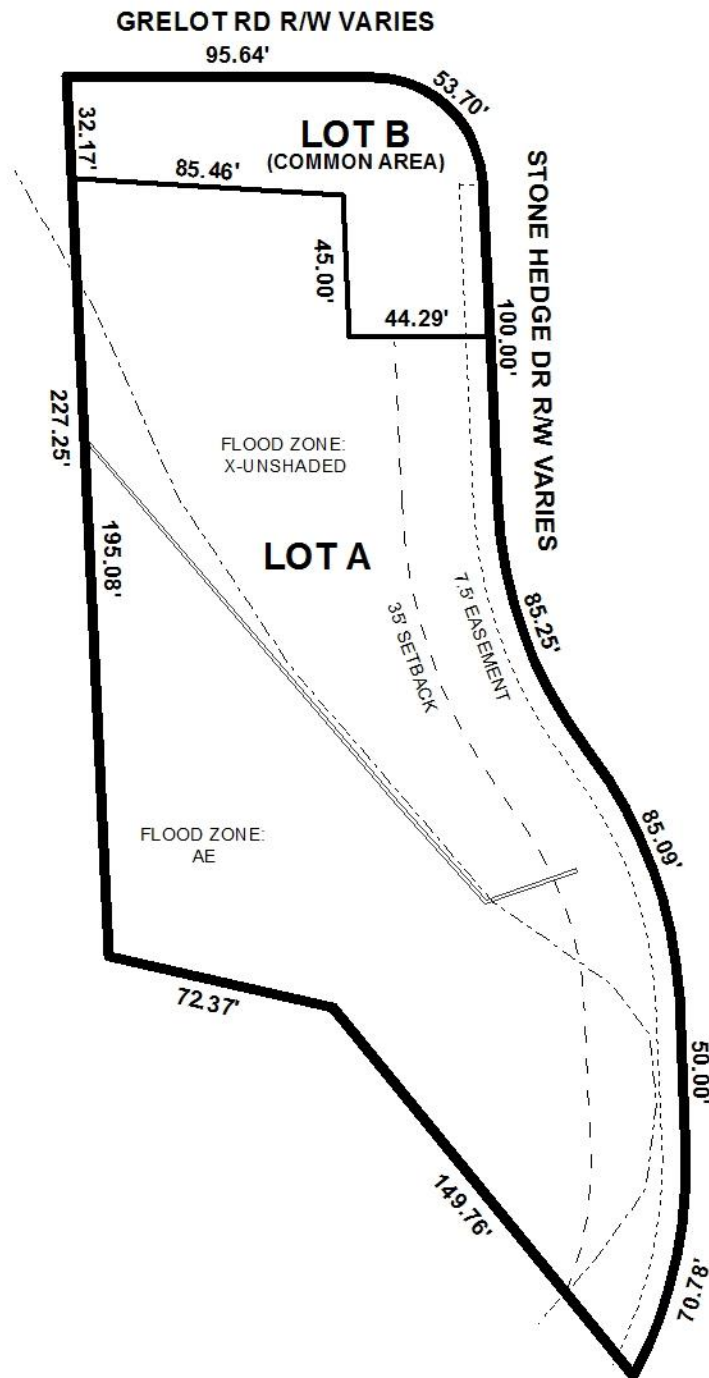
# STONE HEDGE SUBDIVISION, UNIT 1, RESUBDIVISION OF LOT 40 & WEST COMMON AREA



APPLICATION NUMBER 5 DATE June 7, 2018



# DETAIL SITE PLAN



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 REQUEST Subdivision



