

## **McRAE PLACE SUBDIVISION**

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

The plat illustrates the proposed 48-lot, 19±acre subdivision, which is located on the South side of Johnson Road at the South terminus of Cottage Grove Drive. The site is served by public water and sanitary sewer.

The purpose of the application is the creation of a 48-lot subdivision from a metes and bounds parcel. While the site appears to exclude a portion of the parent parcel, this portion was sold before 1984, when the Subdivision Regulations were applied to the Planning Jurisdiction.

The site fronts Johnson Road South, which has a 60-foot right-of-way, and involves the creation of new streets, which should be constructed and dedicated. Two similar subdivision plats have been approved for this site but never recorded. One condition of previous approvals has been the provision of a street stub West, to connect with the Spring Brook Farms subdivision; this phase of Spring Brook Farms has not yet been recorded, but a condition of that approval is the provision of a street stub East. As recent plats of Spring Brook Farms show this street stub projecting South of the McRae Place site, it is recommended that, for McRae Place, a street stub South (instead of West) be required, for future connection with Spring Brook Farms.

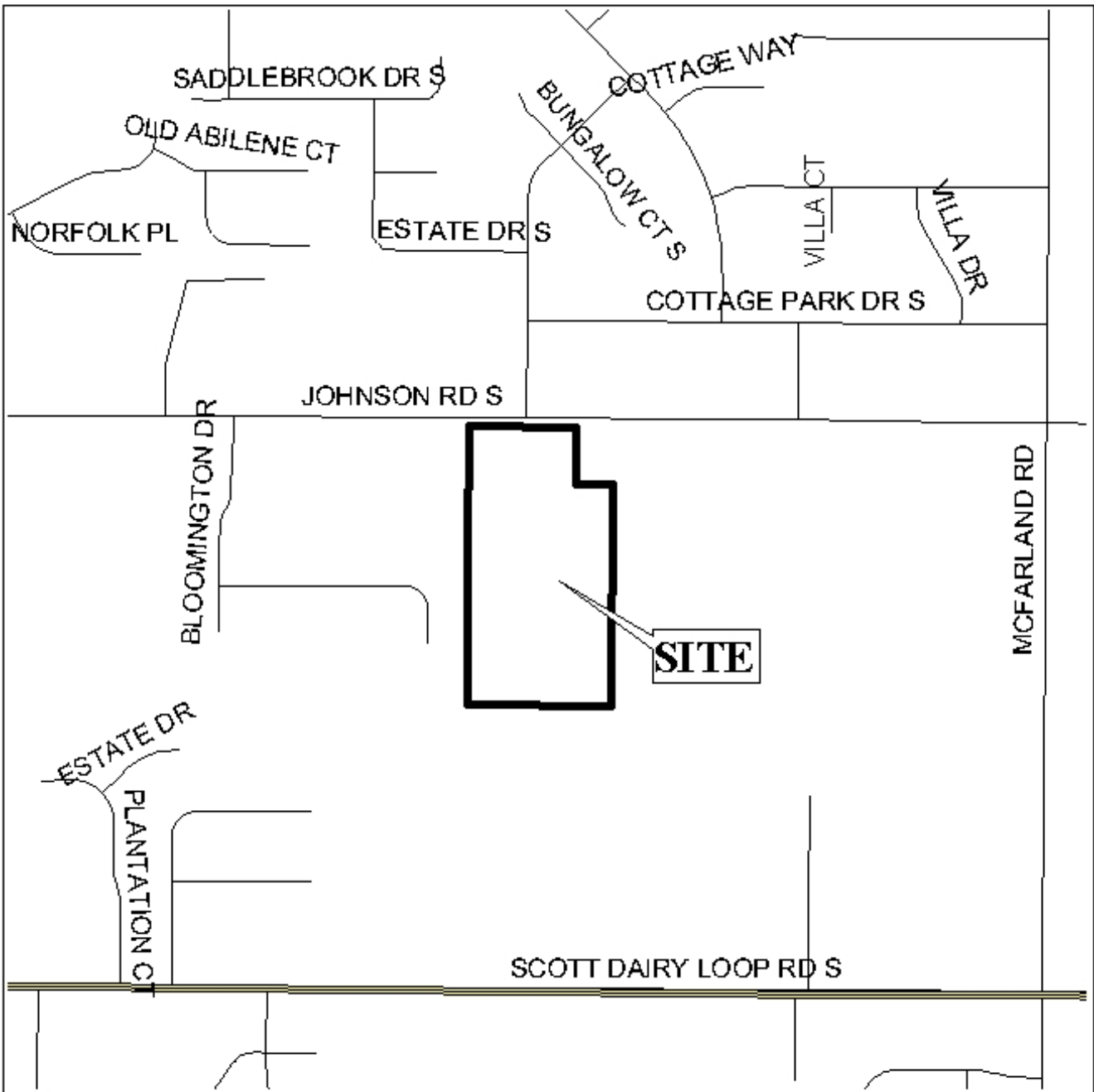
As access management is a concern, a note should be required on the final plat stating that Lots 1 and 48 are denied direct access to Johnson Road South.

The site is located in the County; thus any lots that 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 illustrates a detention area; thus a note should be required on the final plat stating that maintenance of the detention area will be the responsibility of the property owners.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) the provision of a street stub to the South; 2) the placement of a note on the final plat stating that Lots 1 and 48 are denied direct access to Johnson Road South; 3) the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations; and 4) the placement of a note on the final plat stating that maintenance of the detention area will be the responsibility of the property owners.

## LOCATOR MAP



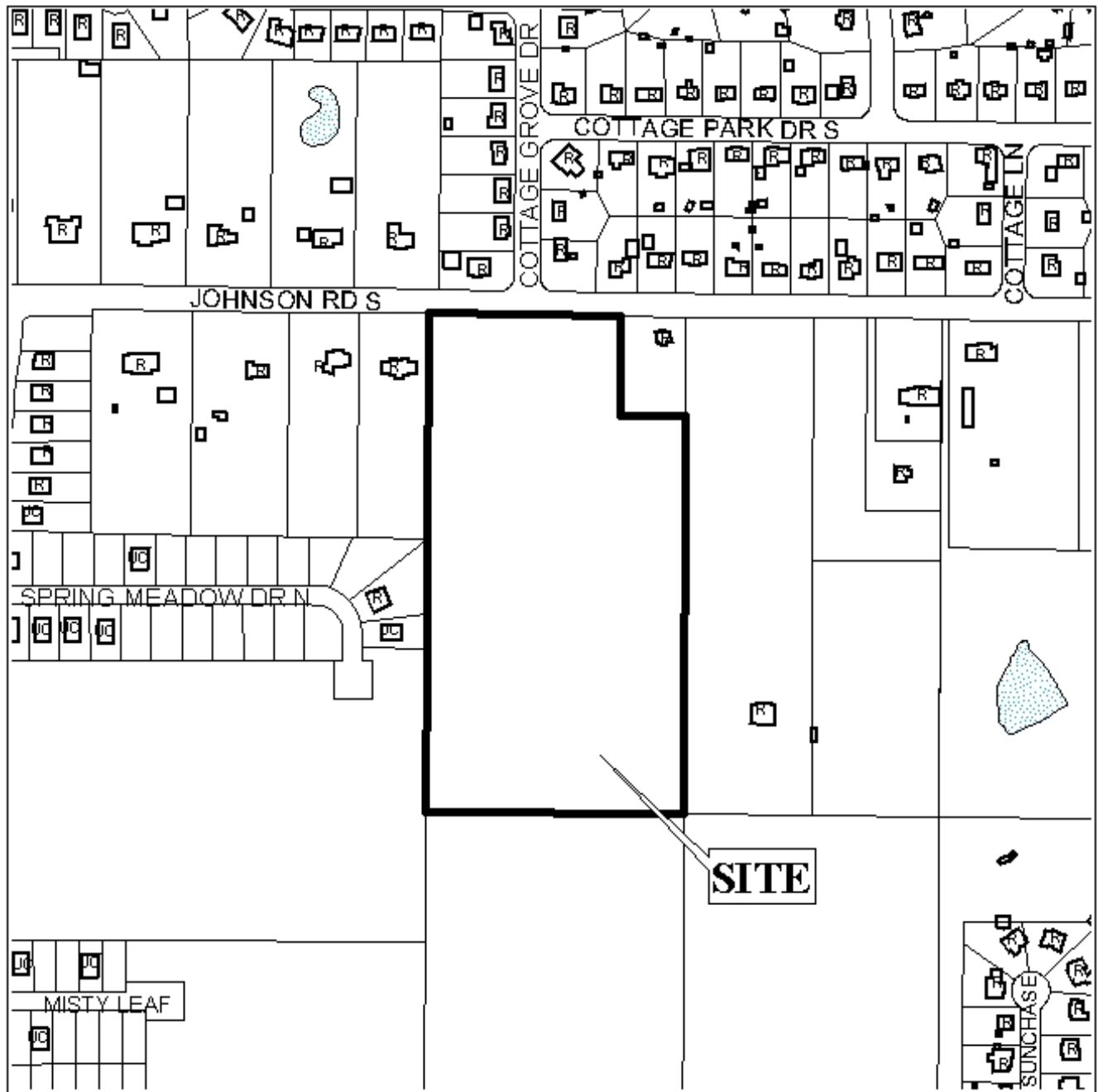
APPLICATION NUMBER 9 DATE September 1, 2005

APPLICANT McRae Place Subdivision

REQUEST Subdivision



# MCRAE PLACE SUBDIVISION

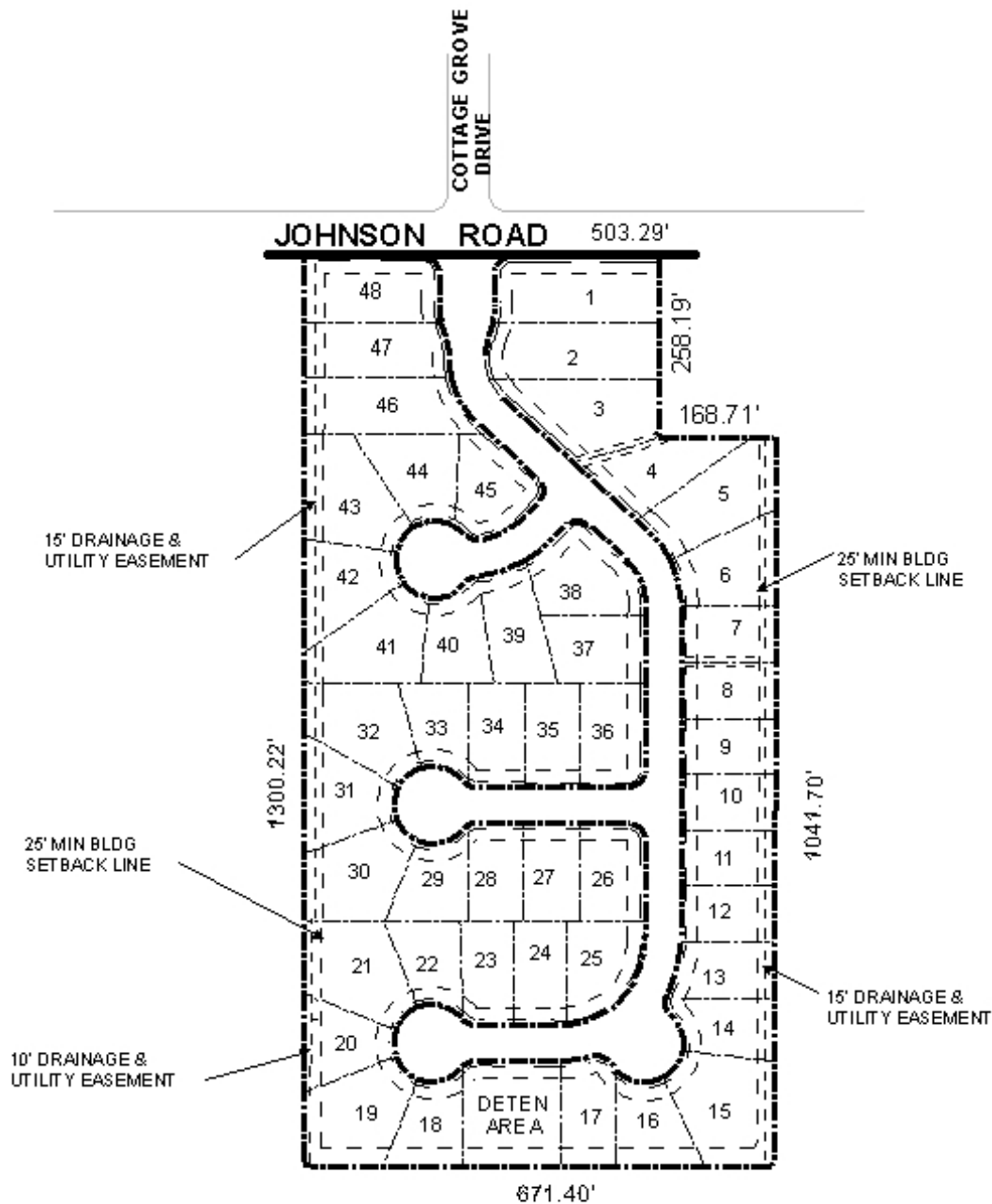


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LEGEND



# DETAIL SITE PLAN



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