

## **HEATHER COURT SUBDIVISION**

Engineering Comments: Development of property must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 30-lot, 10.0± acre subdivision which is located on the south side of Johnson Road South, 380'± East of the South terminus of Cottage Grove Drive. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to create a thirty-lot subdivision from a metes and bounds parcel.

Lots 1 and 30 of the proposed subdivision both front Johnson Road South and the new street; therefore, both lots should be denied access to Johnson Road South.

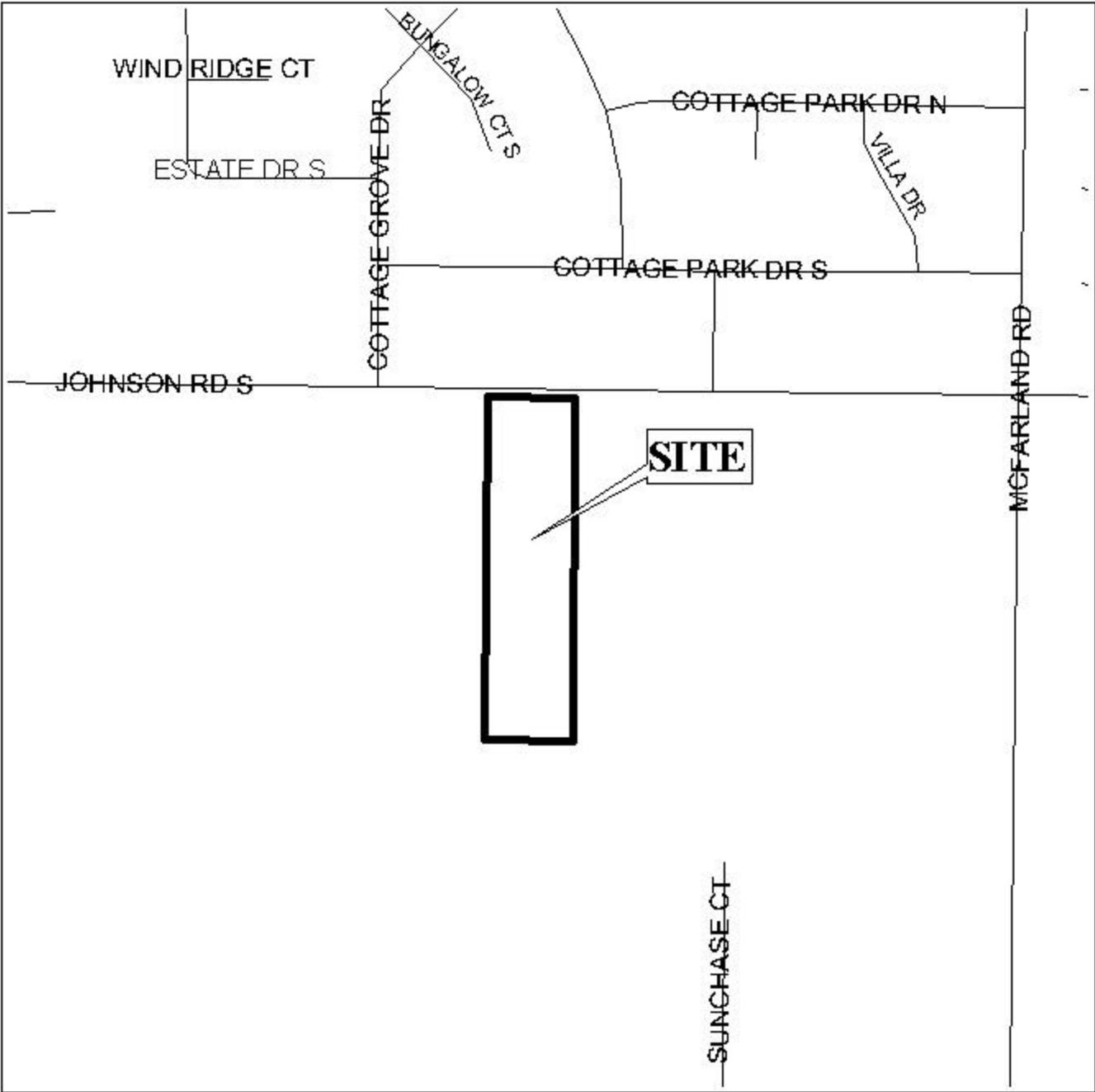
Section V.B.6 of the Subdivision Regulations states that a closed end street shall not be longer than 600-feet. As proposed, the subdivision complies with the Regulations by providing a street stub to the West as required. However, a subdivision adjacent to the West was approved by the Commission without the provision of a street stub; therefore, a waiver should be approved to allow the closed end street to exceed the 600-foot requirement and the street stub shown on the preliminary plat should be removed.

Illustrated on the preliminary plat is a detention area, which should be denoted as a common area, and a note placed on the final plat stating the maintenance thereof shall be the responsibility of the property owners.

The required twenty-five foot minimum building setback lines are not illustrated, but will be required on the final plat.

With modifications and a waiver of Section V.B.6., the plat will meet 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 Lots 1 and 30 are denied access to Johnson Road South; 2) that the detention area be labeled as common area and as detention, with a note on the final plat stating maintenance of all common areas shall be the responsibility of the property owners; 3) placement of the required 25-foot minimum building setback line on the final plat; and 4) the construction and dedication of the proposed street to county standards.

# LOCATOR MAP



APPLICATION NUMBER 12 DATE May 1, 2003

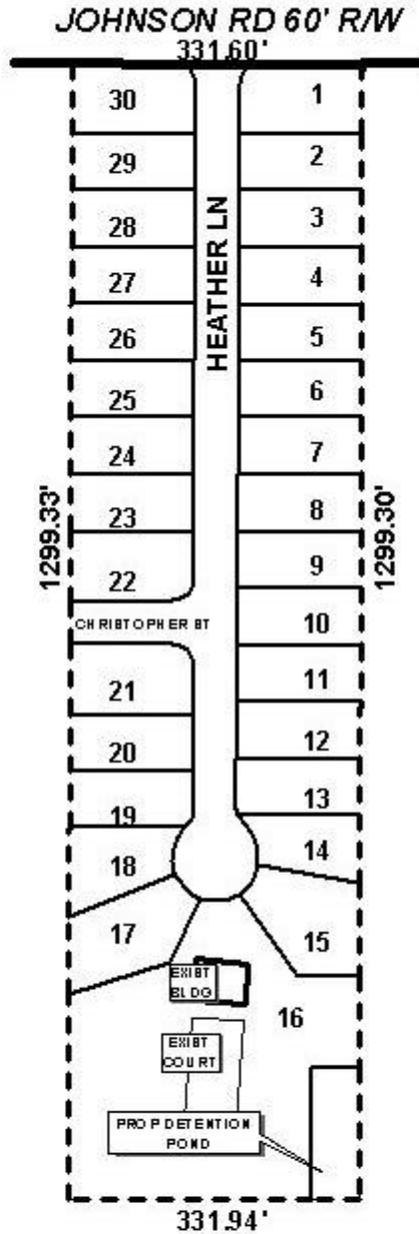
APPLICANT Heather Court Subdivision

REQUEST Subdivision





# DETAIL SITE PLAN



APPLICATION NUMBER 12 DATE May 1, 2003

APPLICANT Heather Court Subdivision

USE/REQUEST Subdivision

