

STONE GATE SUBDIVISION, **RESUBDIVISION OF LOT 19**

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

MAWSS Comments: No Comments.

The plat illustrates the proposed 54-lot, 28.6± acre subdivision which is located on the North side of Stone Road, ½ mile± West of McCrary Road. The subdivision is served by public water and individual septic systems.

The purpose of the application is to subdivide one lot into 54 lots.

The plat was granted Tentative Approval in 1999 (19 lots), and only one unit (18 lots) has been recorded; thus, the approval has expired. The applicant proposes to create 54 legal lots of record from one legal lot.

The site fronts Stone Road South and Stone Road West, both minor streets, illustrating 60-feet of right-of-way for both streets. The minimum right-of-way width for minor streets lacking curb and gutter, such as Stone Road South and Stone Road West, is 60 feet; therefore, the existing right-of-way meets the required minimum width standards as required by Section V.A.14. of the Subdivision Regulations. The site also fronts a future major street (Eight Mile Creek Parkway), as illustrated on the Major Street Plan component of the Comprehensive Plan, which requires a 100-foot right-of-way.

The plat provides two points of access for the proposed lots, one each to Stone Road West and Stone Road South. The plat also depicts a 75' setback from the future major street (Eight Mile Creek Parkway), which runs along the North boundary of the Subdivision; this would provide for a 25' building setback, as well as the needed 50' right-of-way from the centerline. 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 Eight Mile Creek Parkway for Lots 20-28.

The new roads for the site are to be dedicated and constructed to meet County Engineering Standards. Additionally, since Lots 4, 5, 19, 20, 34, 37, 39, 48, 50, 63 and 64 are corner lots, a note should be placed on the Final Plat stating that Lots 4, 5, 19, 20, 34, 37, 39, 48, 50, 63 and 64 are limited to one curb-cut each with the size, design and located to be determined by County Engineering.

One area of concern is the possibility of acquiring the 50-foot for the construction of the future major street (Eight Mile Creek Parkway) would decrease the size of the lots along this proposed right-of-way. The Subdivision Regulations require 15,000 square feet for lots that are served by public water or an improved private water supply system and individual sanitary sewage (septic) system. However, it is illustrated on the preliminary plat that all lots do meet the minimum size requirements for developments with access to public water and individual sanitary (septic) sewer

as required in Section V.D.2. of the Subdivision Regulations. Therefore, a waiver of Section V.D.2. of the Subdivision Regulations may be appropriate, due to the time frame of the actual acquisition and construction of the future major street. Possibly, the entire subdivision may be served by public sewer by the time of completion of the major street.

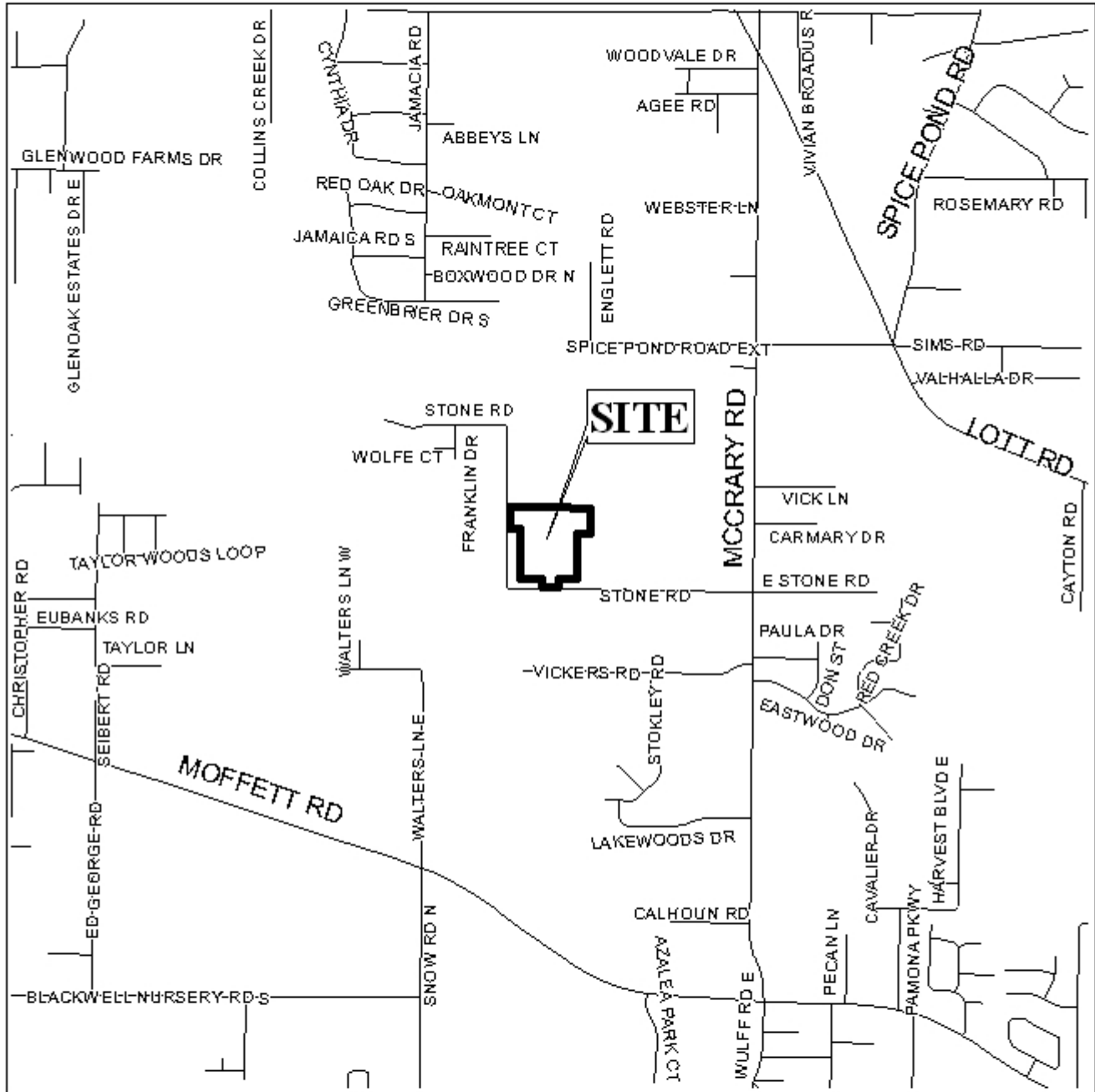
Common areas are illustrated on the plat as being either for detention or recreation; thus the placement of a note should be required on the final plat, designating the common area for detention or recreation, and stating that maintenance thereof shall be the responsibility of the property owners. The plat should also be revised to depict lot sizes to be illustrated in square feet either through labeling or the provision of a table on the Final Plat.

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.

With a waiver of Section V.D.2. (Minimum Dimensions), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) the placement of a note on the Final Plat stating that direct access to the future major street (Eight Mile Creek Parkway) is denied for Lots 20-28;
- 2) the placement of a note on the Final Plat stating that Lots 4, 5, 19, 20, 34, 37, 39, 48, 50, 63 and 64 are corner lots, are limited to one curb cut, with the size, design and location to be determined by County Engineering;
- 3) all areas not designated as lots should be labeled as common areas (including wetlands and detention areas), and a note placed on the final plat stating that maintenance of all common areas is the responsibility of the property owners (association);
- 4) submission and approval of individual applications for each phase or unit, to ensure that development occurs in a manner to provide the most points of access in a timely and efficient manner;
- 5) 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;
- 6) 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; and
- 7) labeling of all lots with size in square feet, or placement of a table on the plat containing the lot size information.

LOCATOR MAP



APPLICATION NUMBER 20 DATE June 21, 2007

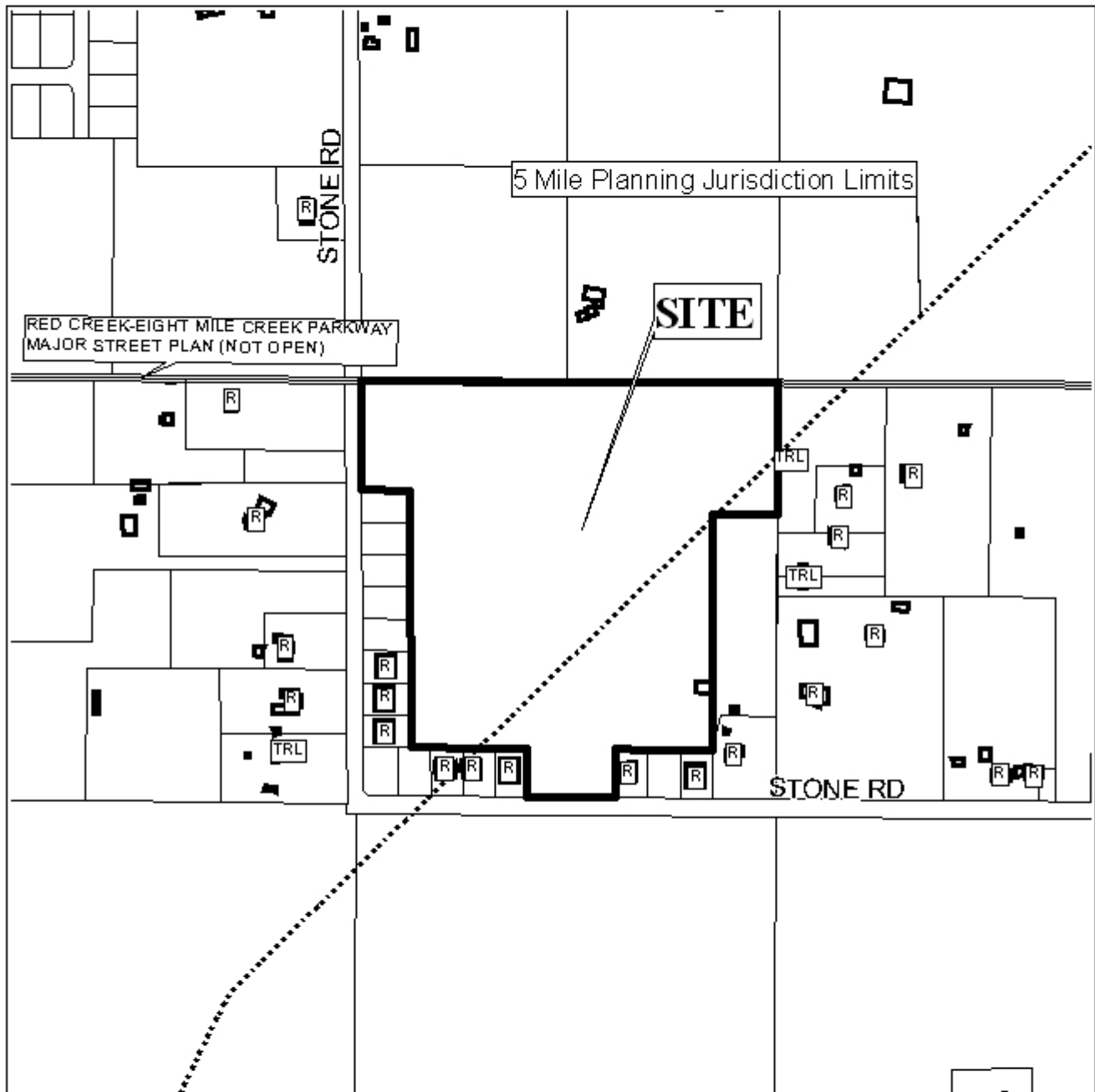
APPLICANT Stone Gate Subdivision, Resubdivision of Lot 19

REQUEST Subdivision



NTS

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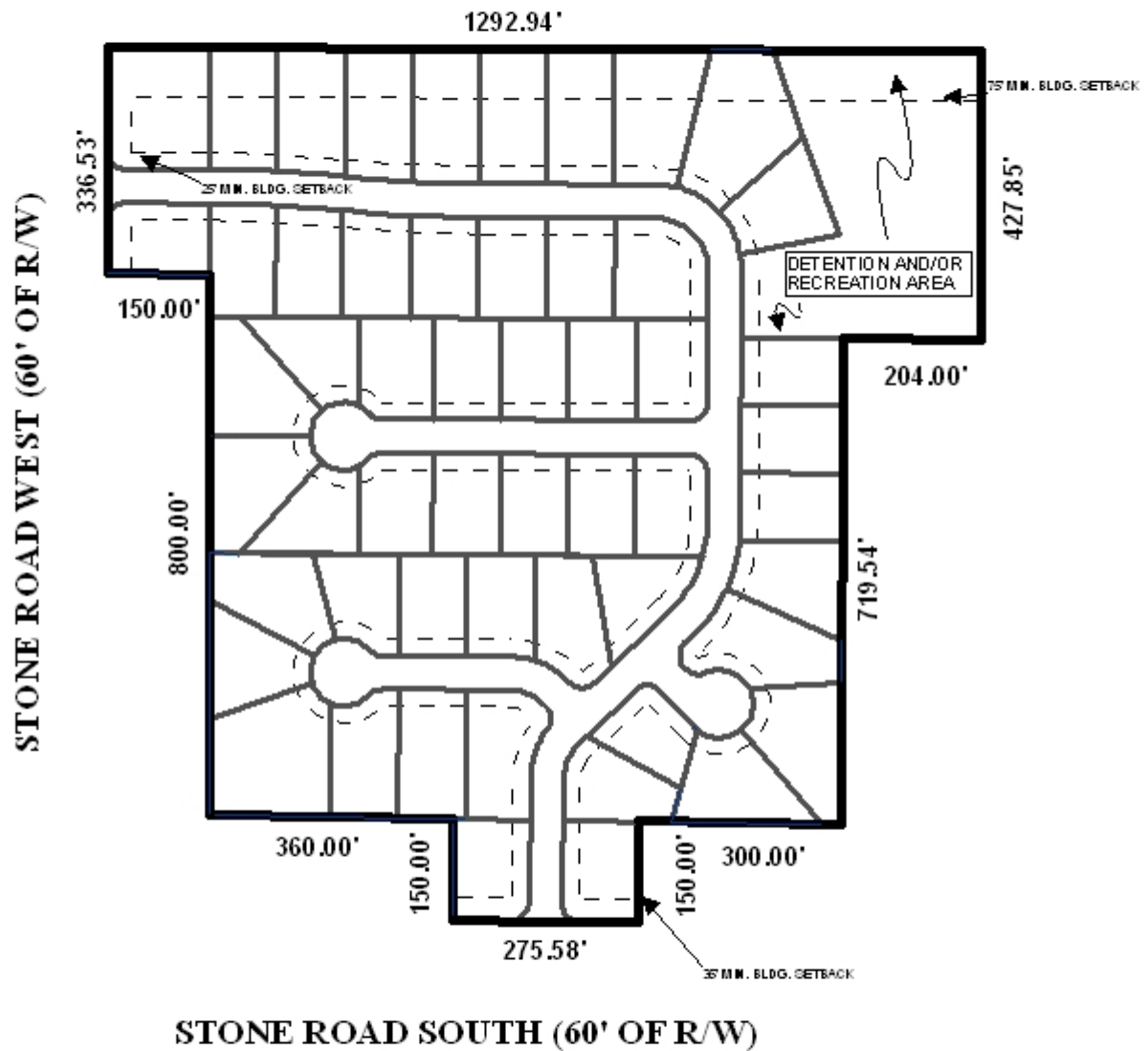
LEGEND

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



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DETAIL SITE PLAN



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