

MCRAE PLACE SUBDIVISION

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

The plat illustrates the proposed 19.0± acre, 46 lot 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 subdivision is to create a 46 lot subdivision from existing metes and bounds parcel(s).

The site fronts Johnson Road, which has an existing 60' right-of-way. As a means of access management, a note should be placed on the final plat stating that Lots 1 and 46 are denied direct access to Johnson Road.

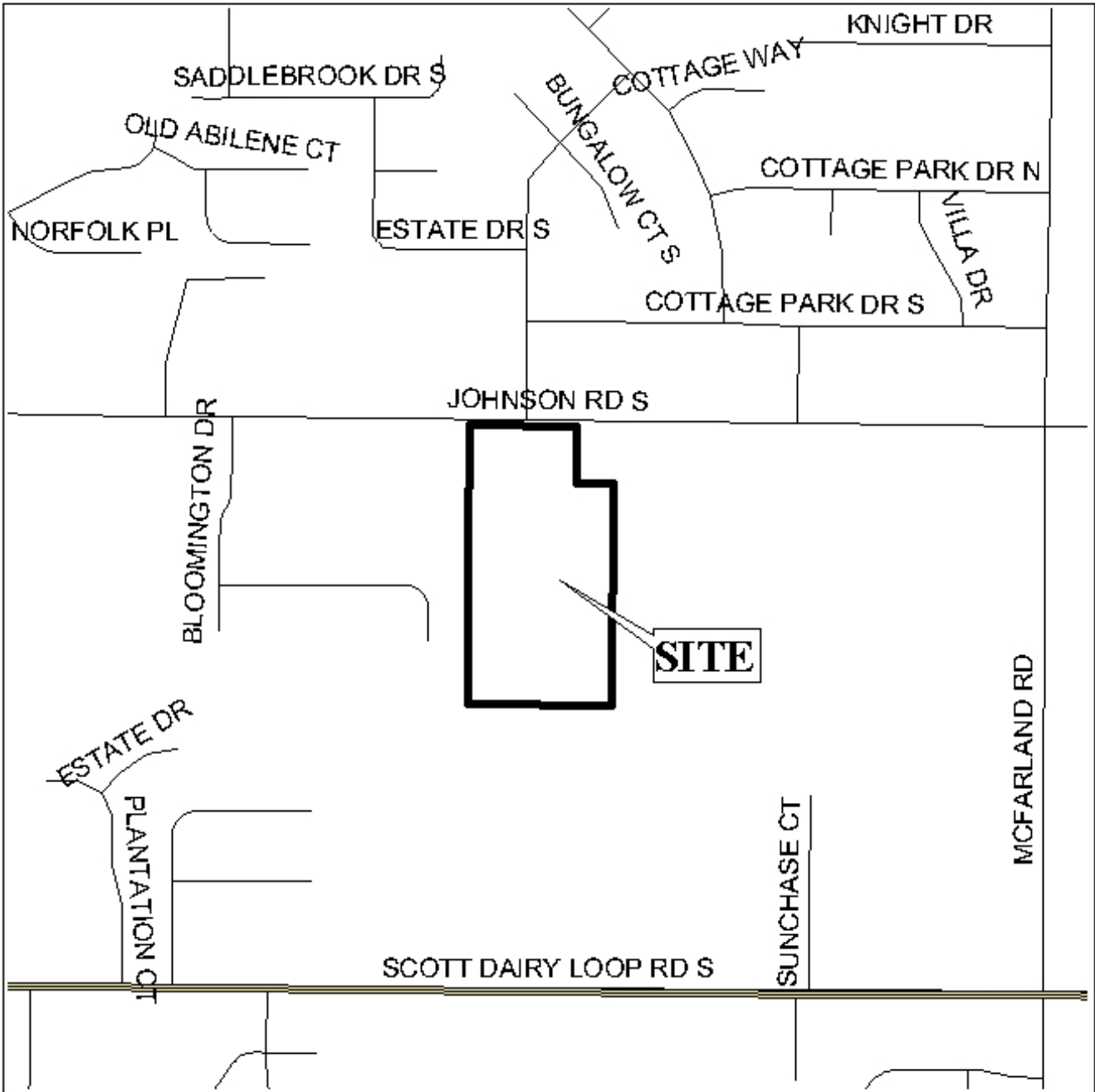
The subdivision involves the creation of new streets; all new streets should be constructed to County Engineering standards and dedicated. As the site abuts large undeveloped parcels to the East and South, street stubs to the East and South should be required. Furthermore, there is a subdivision to the West (Spring Brook), of which only two units have been recorded. However, a condition of approval for Spring Brook required a street stub East; thus a street stub connecting to the Spring Brook stub should be required.

The required 25' building setback lines are not shown but would be required on the final plat. Additionally, the islands within the roadways should be labeled as common areas, and a note should be placed on the final plat stating that the maintenance of the common areas and detention area shall be the responsibility of the property owners.

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 modifications, the plat will meet the 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 Lots 1 and 46 are denied direct access to Johnson Road; 2) the provision of street stubs to the East and South, and a street stub to the West to connect with Spring Brook; 3) the construction and dedication of the new streets; 4) the depiction of the 25' building setback lines on the final plat; 5) that all islands within the roadways be labeled as common areas; 6) the placement of a note stating that maintenance of common areas and the detention area shall be the responsibility of the property owners; and 7) 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.

LOCATOR MAP



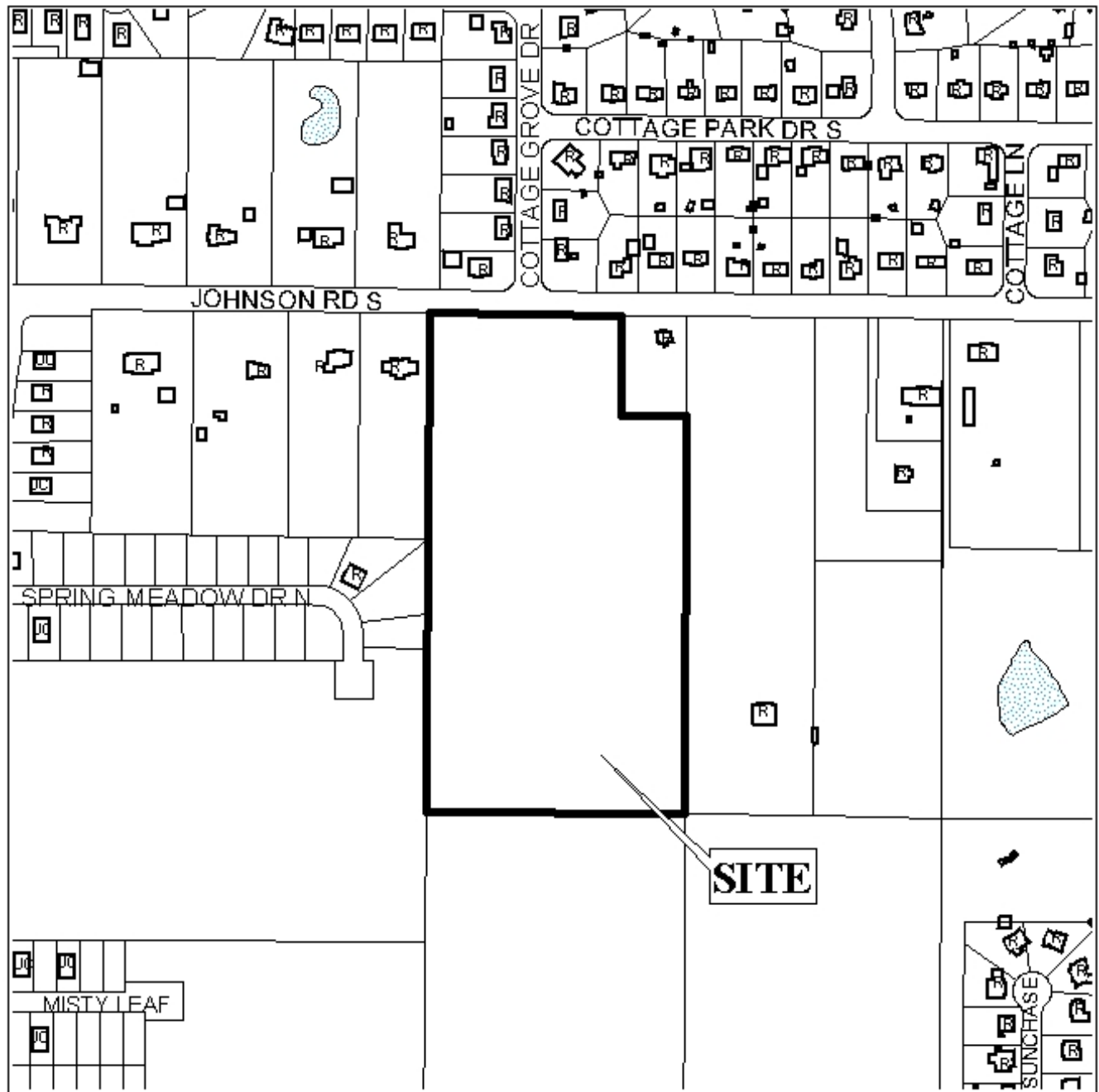
APPLICATION NUMBER 22 DATE April 7, 2005

APPLICANT McRae Subdivision

REQUEST Subdivision



MCRAE SUBDIVISION



APPLICATION NUMBER 22 DATE April 7, 2005

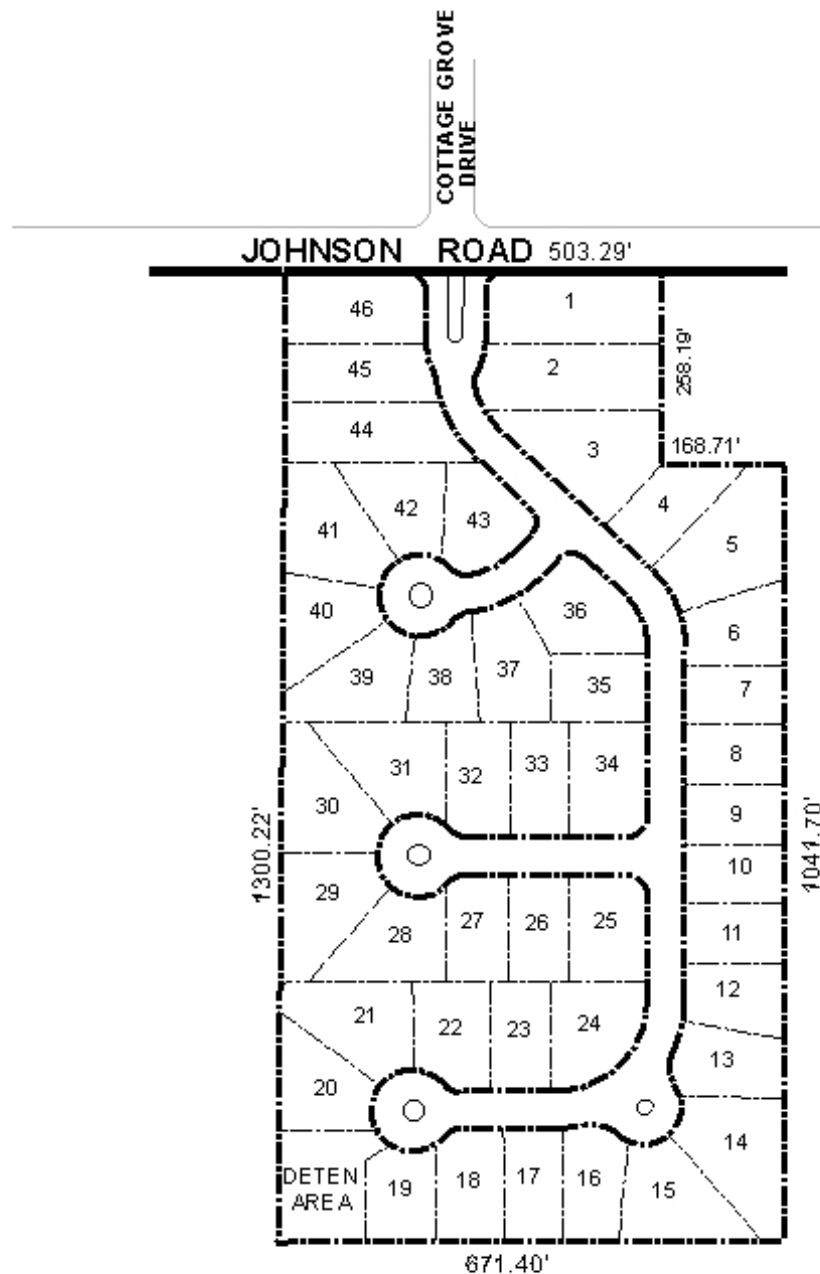
LEGEND



NTS



DETAIL SITE PLAN



APPLICATION NUMBER 22 DATE April 7, 2005
APPLICANT McRae Place Subdivision
REQUEST Subdivision

