

# **HOLDOVER**

*Revised*

## **GRACELAND COURT SUBDIVISION**

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

The plat illustrates the proposed 11.0± acre, 23 lot subdivision, which is located on the South side of Jeff Hamilton Road, 1000'± East of Snow Road. The site is served by public water and sanitary sewer.

The purpose of the application is the creation of a 23-lot subdivision from two existing metes and bounds parcels.

The site fronts Jeff Hamilton Road, which has a right-of-way of 80 feet. As the subdivision involves the creation of a new street, construction and dedication will be required. As proposed, the new street would be closed-ended and exceed 600' in length. However, there is a large parcel to the east that has received subdivision approval (Spring Grove, Unit Two) with a street stub extending west to the site; thus a street stub to the east connecting to the Spring Grove street stub should be required, and would resolve the issue of the closed-end street.

The plat also illustrates a detention pond in the southeast corner, which would conflict with the street stub connecting to Spring Grove; furthermore, no access easement is shown to the detention pond. The detention pond should be moved to eliminate this conflict, and if the detention pond does not have frontage on the new street, an access easement should be provided. A note should also be required on the final plat stating that the maintenance of the detention pond shall be the responsibility of the property owners.

As a means of access management, Lots 1 and 23 should be denied access to Jeff Hamilton Road.

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 meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) the construction and dedication of the new street; 2) the provision of a street stub to the east, to be coordinated with and connect to the Spring Grove street stub; 3) the movement of the detention pond to a site that does not conflict with the required street stub; 4) the provision of street frontage or an access easement for the detention pond; 5) the placement of a note on the final plat stating that the maintenance of the detention pond shall be the responsibility of the property owners; 6) the placement of a note on the final plat stating that Lots 1 and 23 are denied access to Jeff Hamilton Road; 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.

*Revised for the June 2<sup>nd</sup> meeting:*

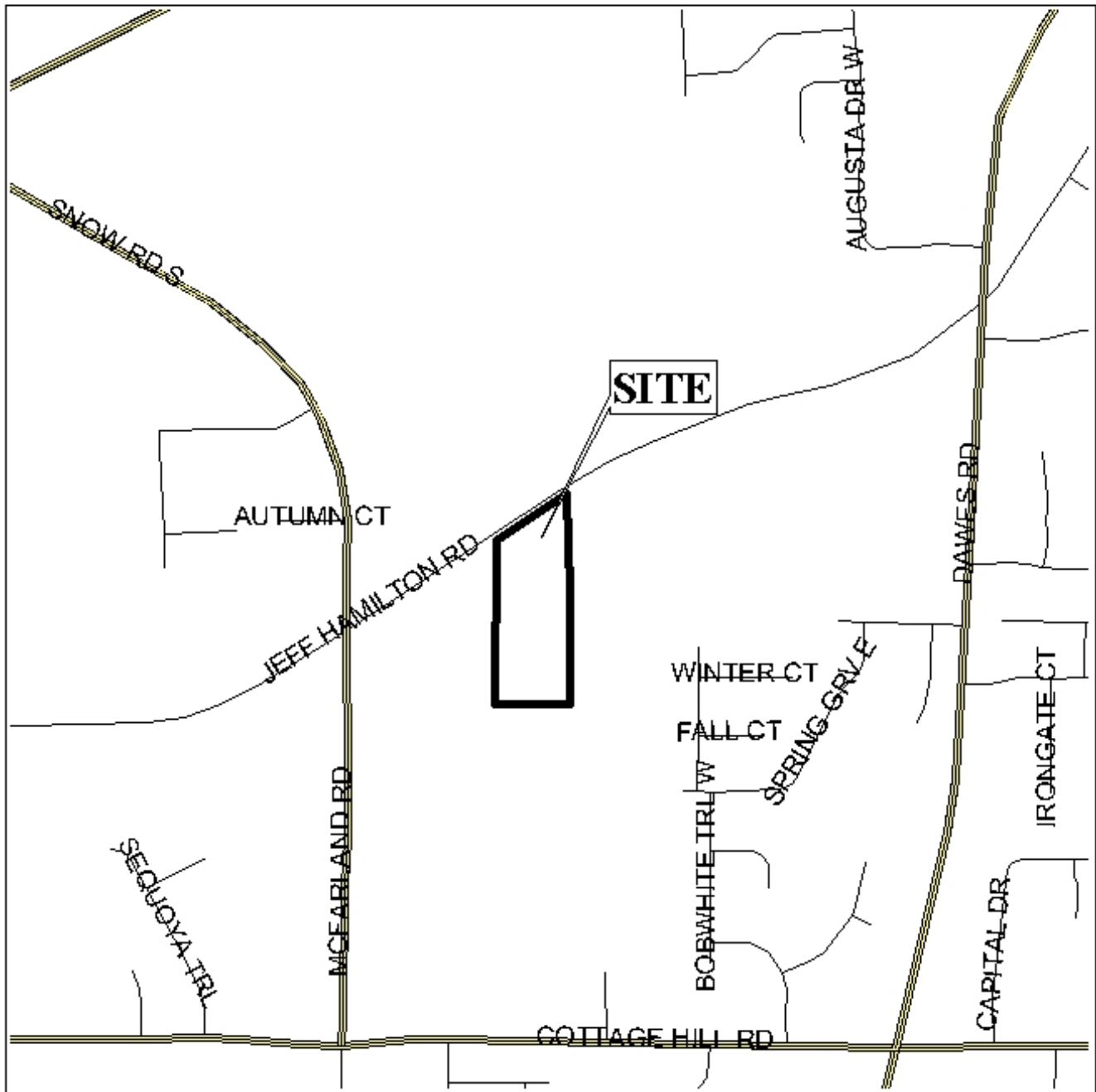
*This application was held over from the May 19<sup>th</sup> meeting at the applicant's request. No revisions have been submitted.*

*Revised for the June 16<sup>th</sup> meeting:*

*This application was held over from the June 2<sup>nd</sup> meeting at the applicant's request. The applicant has submitted a revised plat illustrating a street stub to the East, connecting to the Spring Grove Street stub; and street frontage for the detention area. These revisions address concerns identified in the previous report. The revised plat does not show the 25' minimum building setback lines for all proposed lots, and would be required for all lots with the following exception: corner lots are illustrated with 20' setbacks (side yard) along Jeff Hamilton Road and along the street stub, which is acceptable.*

*With these revisions, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) 1) the construction and dedication of the new street; 2) the depiction of the required 25' building setback lines on the final plat, except for the Jeff Hamilton Road frontage of proposed lots 1 and 23, and the street stub frontage of proposed lot 10, which may have a 20' building setback; 3) the placement of a note on the final plat stating that the maintenance of the detention pond shall be the responsibility of the property owners; 4) the placement of a note on the final plat stating that Lots 1 and 23 are denied access to Jeff Hamilton Road; and 5) 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



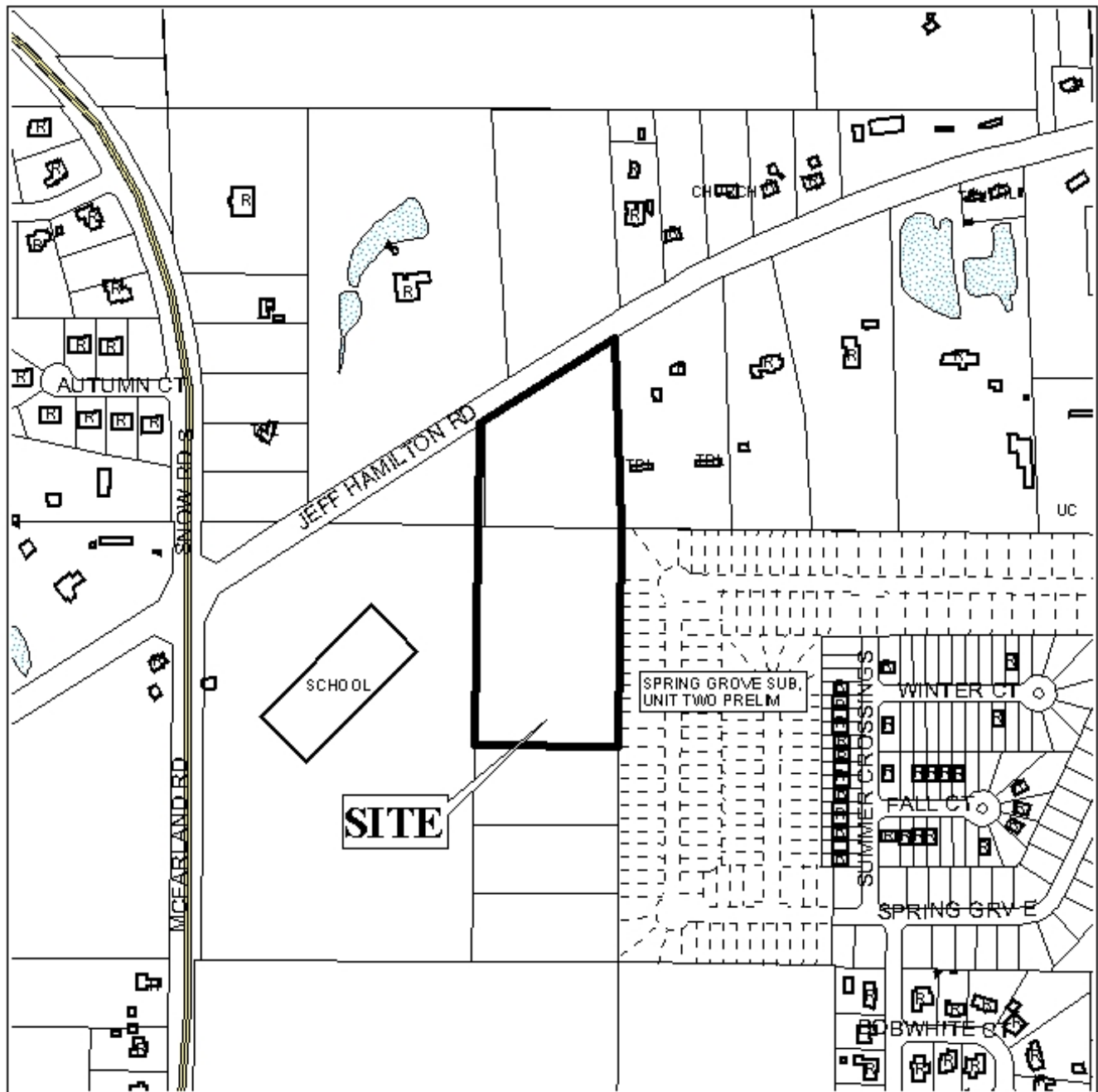
APPLICATION NUMBER Holdover DATE June 16, 2005

APPLICANT Graceland Court Subdivision

REQUEST Subdivision



# GRACELAND COURT SUBDIVISION

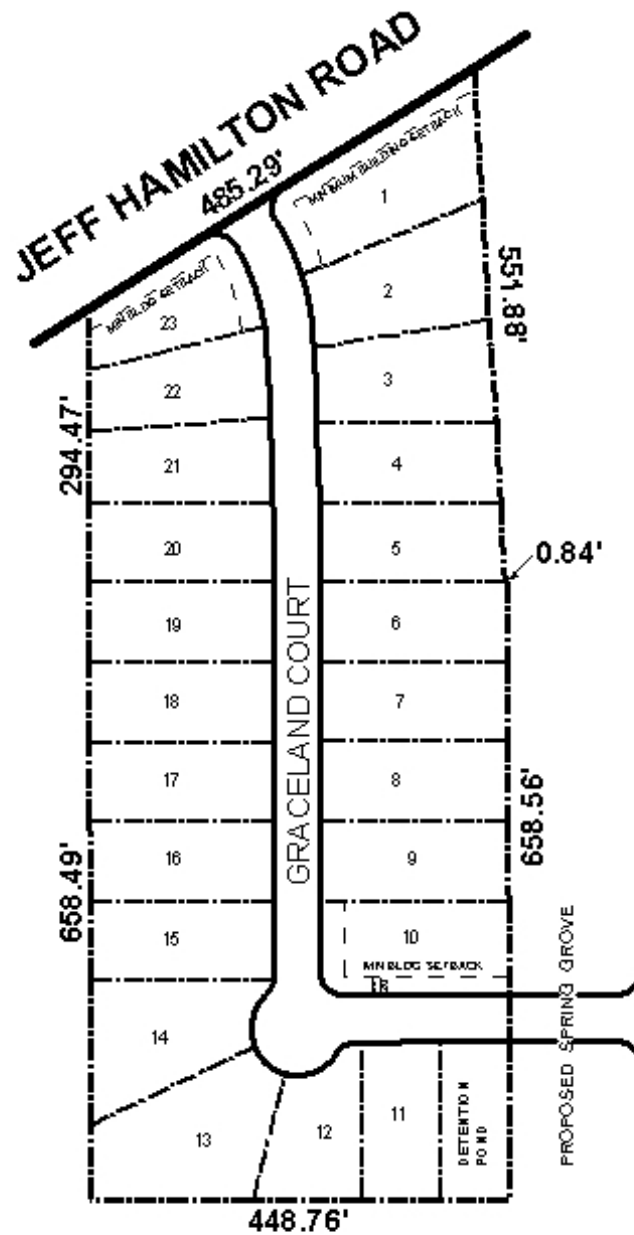


APPLICATION NUMBER Holdover DATE June 16, 2005

LEGEND



# DETAIL SITE PLAN



APPLICATION NUMBER Holdover DATE June 16, 2005  
APPLICANT Graceland Court Subdivision  
REQUEST Subdivision

