

HOLDOVER

Revised

WHITESTONE ESTATES SUBDIVISION

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

The plat illustrates the proposed 33.1± acre, 41-lot subdivision, which is located at the North terminus of Whitestone Drive, which has a 50-foot right-of-way.

The purpose of the application is to create 41 lots of record from a portion of a large metes and bounds parcel.

The site has twice been granted Subdivision approval, as part of Eagle Creek Subdivision in October 2004 (which has since expired), and in its entirety as Ward Woods Subdivision in June 2005 (with 91 lots). Whereas earlier applications stated that the site would be served by public sewer, the present application states that the site is served by public water and individual septic systems; in this case, the minimum lot size would increase from 7200 square feet to 15,000 square feet.

The plat shows several lots that would not meet this requirement. Thus, the applicant must either illustrate that sewer service is available, or must redraw the lots with larger dimensions.

It should also be noted that the plat received by Urban Development refers to a second sheet illustrating the remainder of the parcel, designated for future development; however, this sheet was not received. Future submissions must illustrate the entire parcel, whether on one or multiple sheets.

Based on the preceding, this application is recommended for holdover until the January 19th meeting, to allow the applicant to submit revised plats showing the entire parcel and illustrating adequately sized lots or evidence that public sanitary sewer is available. These materials should be received by Urban Development by January 9th to be considered.

Revised for the January 19th meeting:

This application was held over to allow the applicant to submit additional materials illustrating that all 41 lots met the minimum lot sizes for a subdivision not served by public sanitary sewer; and illustrating the land designated for future development. Revised materials illustrate these requirements, although the legal description has not been revised to include the “future development” area.

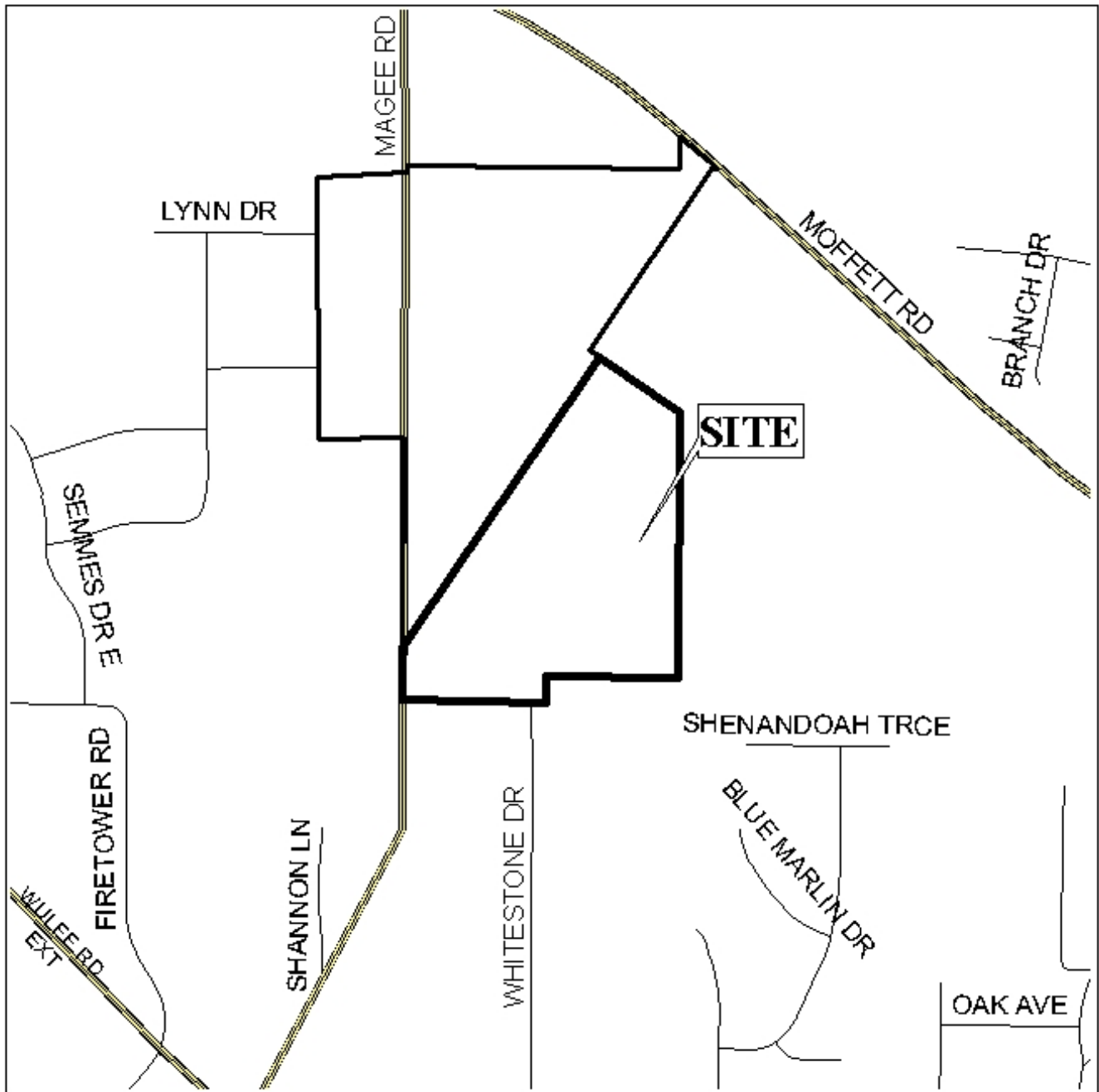
Overall, the site meets the minimum requirements of the Subdivision Regulations, but the site is complicated by its adjacency to the Magee Road planned major street, which will require a 100 foot right-of-way, and will therefore impact the present site (Lots 5 and 6—though not necessarily reducing them to an unbuildable size) and the future development area. In addition to necessitating right-of-way dedication, or at least a large building setback, this would make street connections to the new major street highly desirable, especially because the overall site,

once developed, will likely include around 100 households, and should have more than one point of access (currently Whitestone Drive).Based on the plat, the most appropriate response to this future road would be the provision of a temporary turnaround on Whitestone Court, to become an outlet to Magee Road upon its construction.

It should also be noted that, as in the previous approval, receipt of approval from all applicable agencies will be required prior to the issuance of any permits, due to wetlands in the area. It should also be noted that, while no detention is shown on the final plat, compliance with the Mobile County Flood Damage Prevention Ordinance is nevertheless mandatory and the responsibility of the property owners. As the site is located in the County, a note will be required 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.

Based on the preceding, this application is recommended for approval, subject to the following conditions: 1) the construction and dedication of all new streets to County Engineering standards; 2) the provision of a street stub with a temporary turnaround where Whitestone Court adjoins the future Magee Road right-of-way; 3) the depiction of a 75-foot building setback line on the final plat where Lots 5 & 6 adjoin the future Magee Road right-of-way , to provide for the future construction of Magee Road; 4) the configuration of Lots 5 and 6 to guarantee that the construction of Magee Road will not reduce them to fewer than 15,000 square feet; 5) the placement of a note on the final plat stating that compliance with the Mobile County Flood Damage Prevention Ordinance is to be the responsibility of the property owners; 6) receipt of all necessary federal, state and local approvals prior to the issuance of any permits; 7) the placement of a note on the final plat stating that all lots are denied direct access to Magee Road and are limited to a single curb cut each; 8) 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 9) the revision of the legal description to include the “future development” area.

LOCATOR MAP



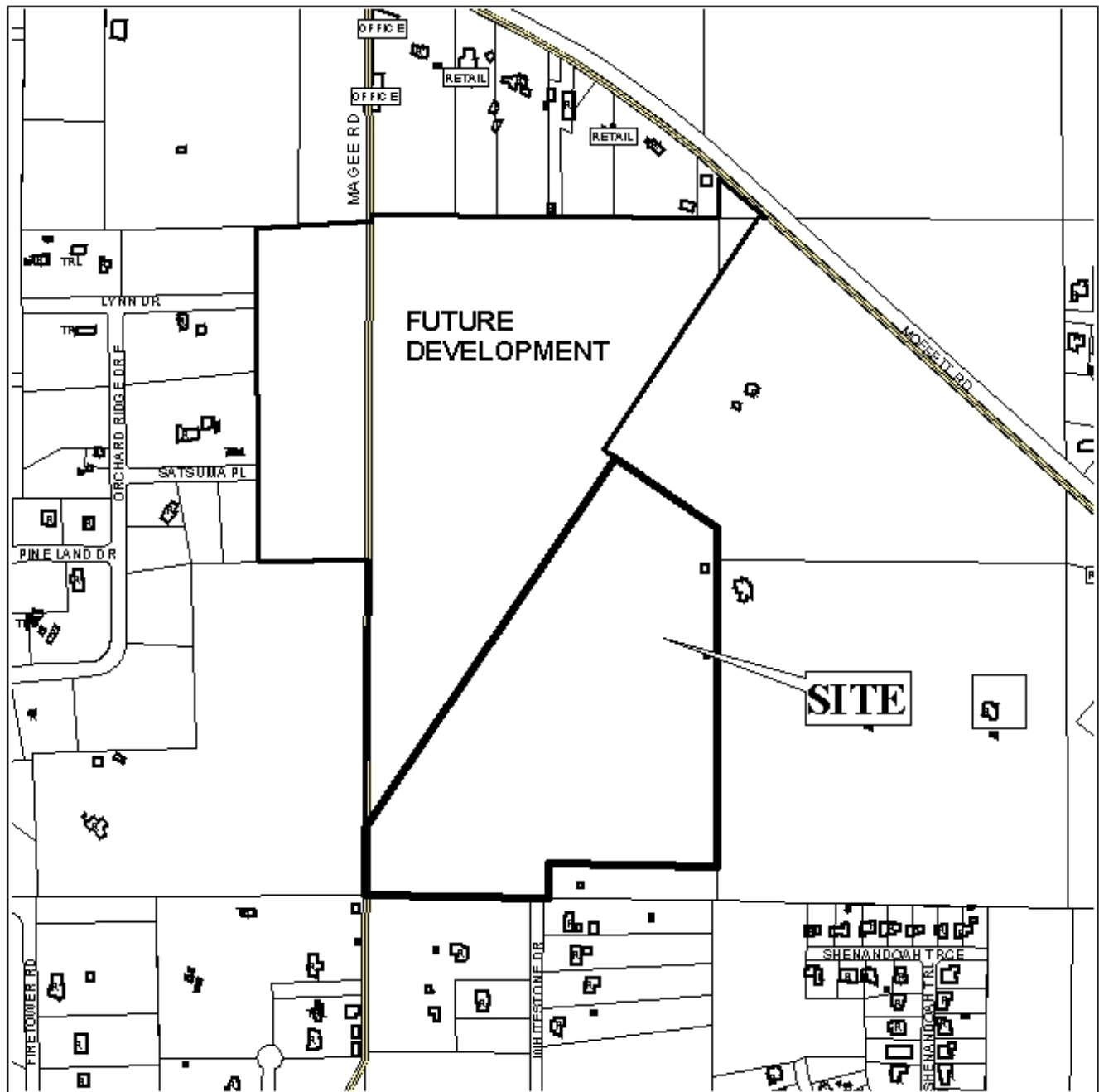
APPLICATION NUMBER Holdover DATE January 19, 2006

APPLICANT Whitestone Estates Subdivision

REQUEST Subdivision



WHITESTONE ESTATES SUBDIVISION

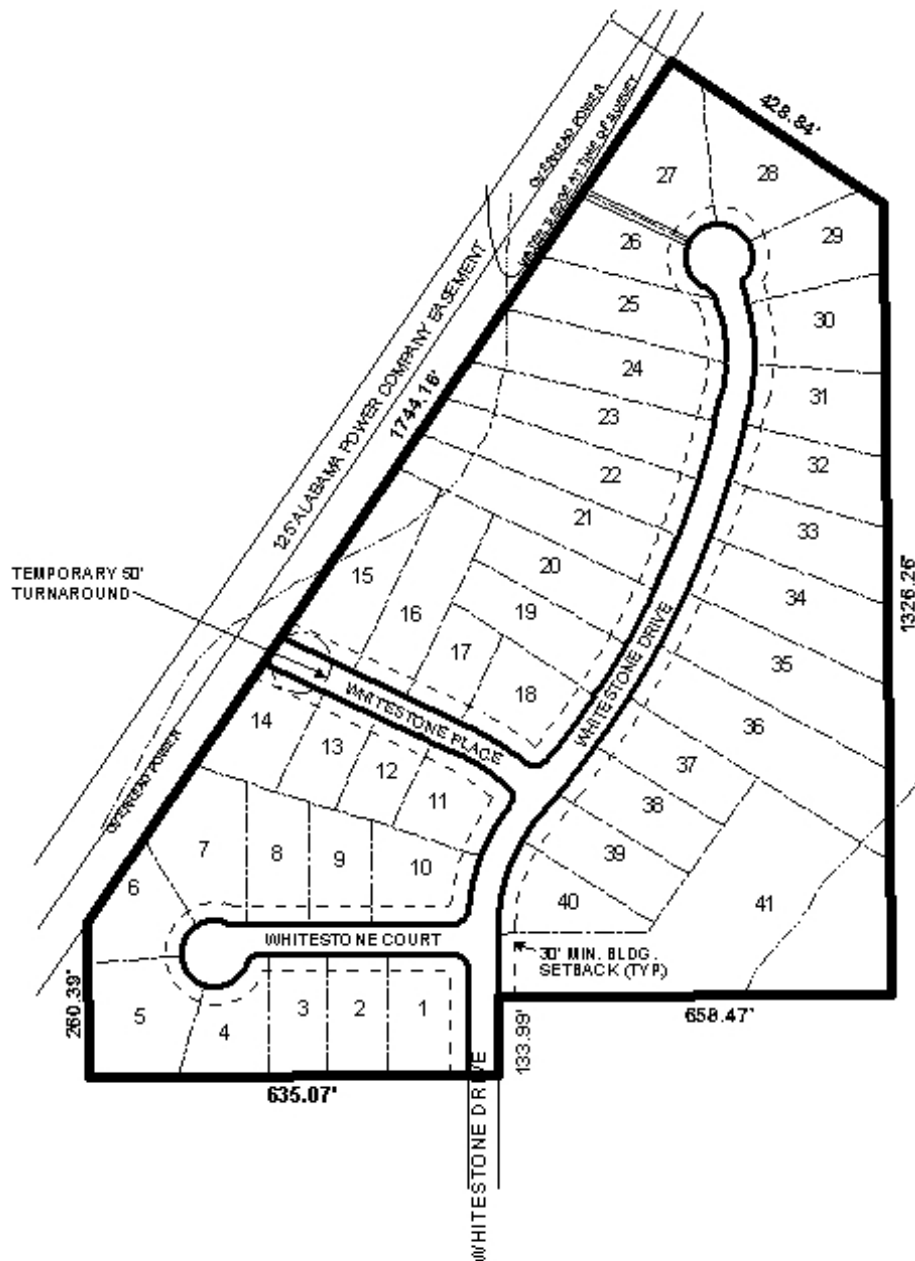


APPLICATION NUMBER Holdover DATE January 19, 2006

LEGEND



DETAIL SITE PLAN



APPLICATION NUMBER 13 DATE January 5, 2006
APPLICANT Whitestone Estates Subdivision
REQUEST Subdivision

