

WINSTON SQUARE SUBDIVISION

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

The plat illustrates the proposed 2.8 \pm acres, 11 lot subdivision which is located on the South side of Old Government Street Road, 130' \pm West of Willow Pointe Drive, extending to the East side of an unopened, unnamed public right-of-way. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide multiple metes and bounds parcels into 11 lots.

As proposed, Lots 1 and 11 would have frontage along Old Government Street Road and the new street; therefore, the placement of a note on the final plat stating the Lots 1 and 11 are denied direct access to Old Government Street Road, should be required.

As illustrated on the plat, the applicant is proposing to vacate 30' of unopened right-of-way along the western boundary. As this "strip" of land is essential to subdivision approval, the vacation process should be completed prior to the recording of the final plat.

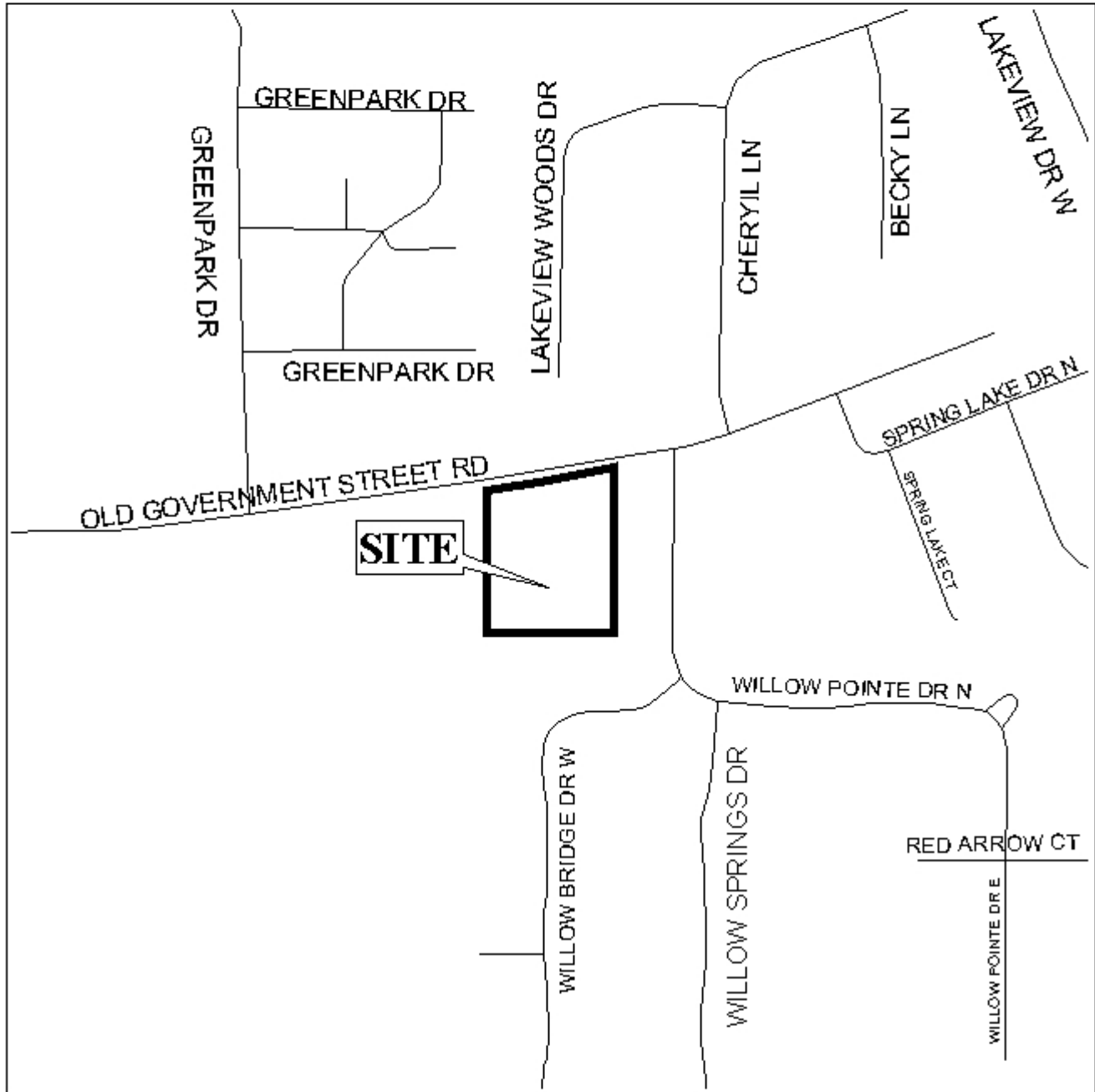
The applicant is proposing a 15' side yard setback along Old Government Street Road. The Planning Commission typically does not allow a reduced setback unless the subdivision is part of a Planned Unit Development or because of a physiographic problem. The applicant has not stated why a 15' setback is requested. The Subdivision Regulations require a 25' front yard setback from the property line; however, the Planning Commission typically refers to the Zoning Ordinance when an applicant requests a reduced setback on a corner lot. The Zoning Ordinance allows a 20' minimum setback for corner lots to allow for increased visibility at intersections. It should be noted that Lots 1 and 11 are the two largest lots of the proposed subdivision and a 20' side yard setback would be more appropriate and is typical of the Planning Commission approvals for corner lots.

There is an area labeled for detention but not labeled as a common area; therefore, a note identifying this area as detention, as well as a note stating that the maintenance of the common area is the responsibility of the property owners should be required on the final plat.

This site is located in the County, thus a note should be placed 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.

The plat meets 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 the Lots 1 and 11 are denied direct access to Old Government Street Road; 2) the vacation process be completed prior to the recording of the final plat; 3) the provision of a 20' side yard setback along Old Government Street Road; 4) the detention pond be labeled as common area and a note placed on the final plat stating that the maintenance thereof is the responsibility of the property owners; and 5) the placement of a note on the final plat stating 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.

LOCATOR MAP



APPLICATION NUMBER 21 DATE June 17, 2004

APPLICANT Winston Square Subdivision

REQUEST Subdivision



NTS

WINSTON SQUARE SUBDIVISION



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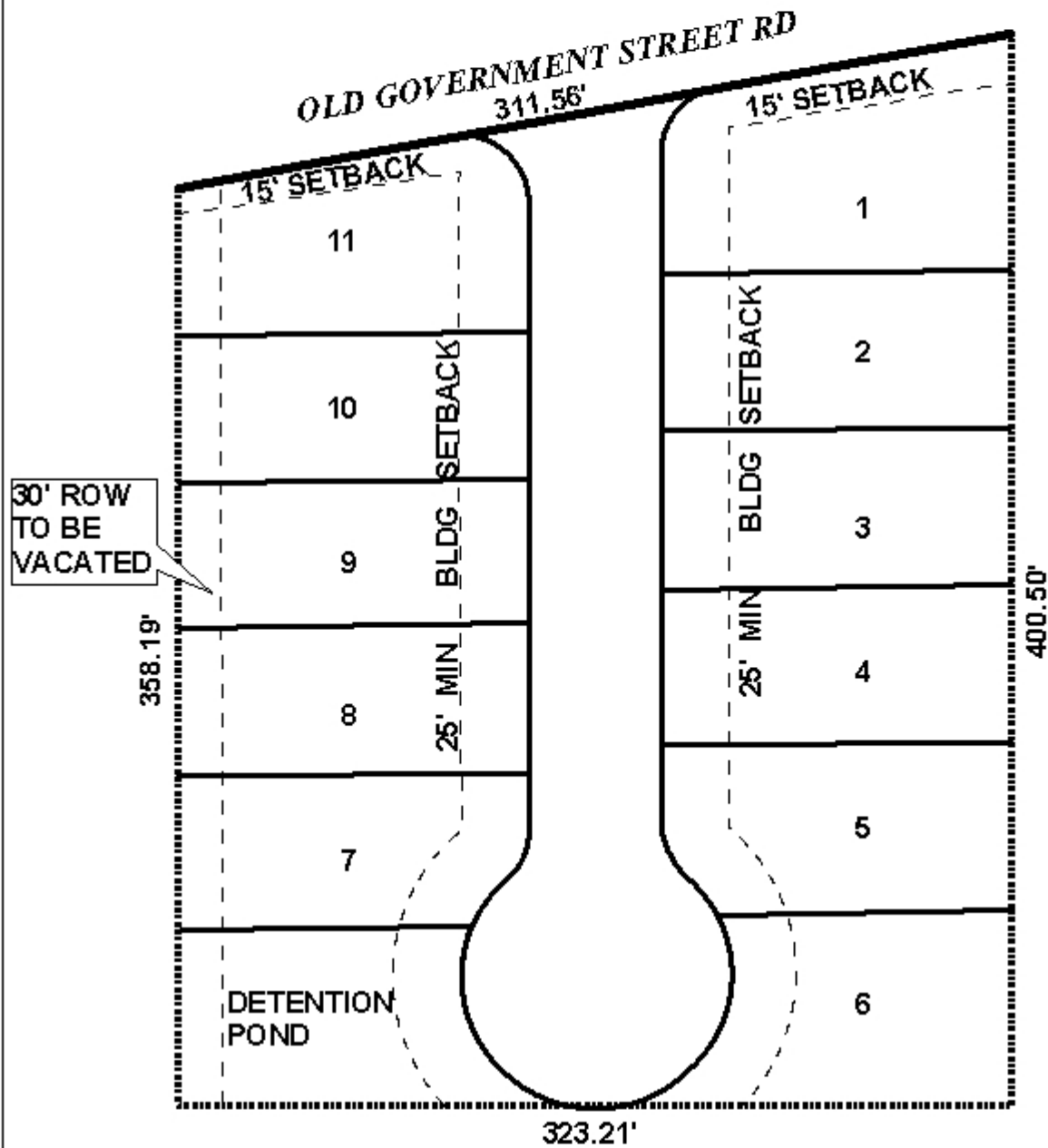
LEGEND

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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NTS

