

STONE GATE SUBDIVISION, 1st, 2nd, AND 3rd

ADDITIONS

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

The plat illustrates the proposed 28.7± acre, 54-lot subdivision, which is on the North side of Stone Road South, 500'± East of Stone Road West, extending to the East side of Stone Road West, 950'± North of Stone Road South. The site is served by public water and sanitary sewer.

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

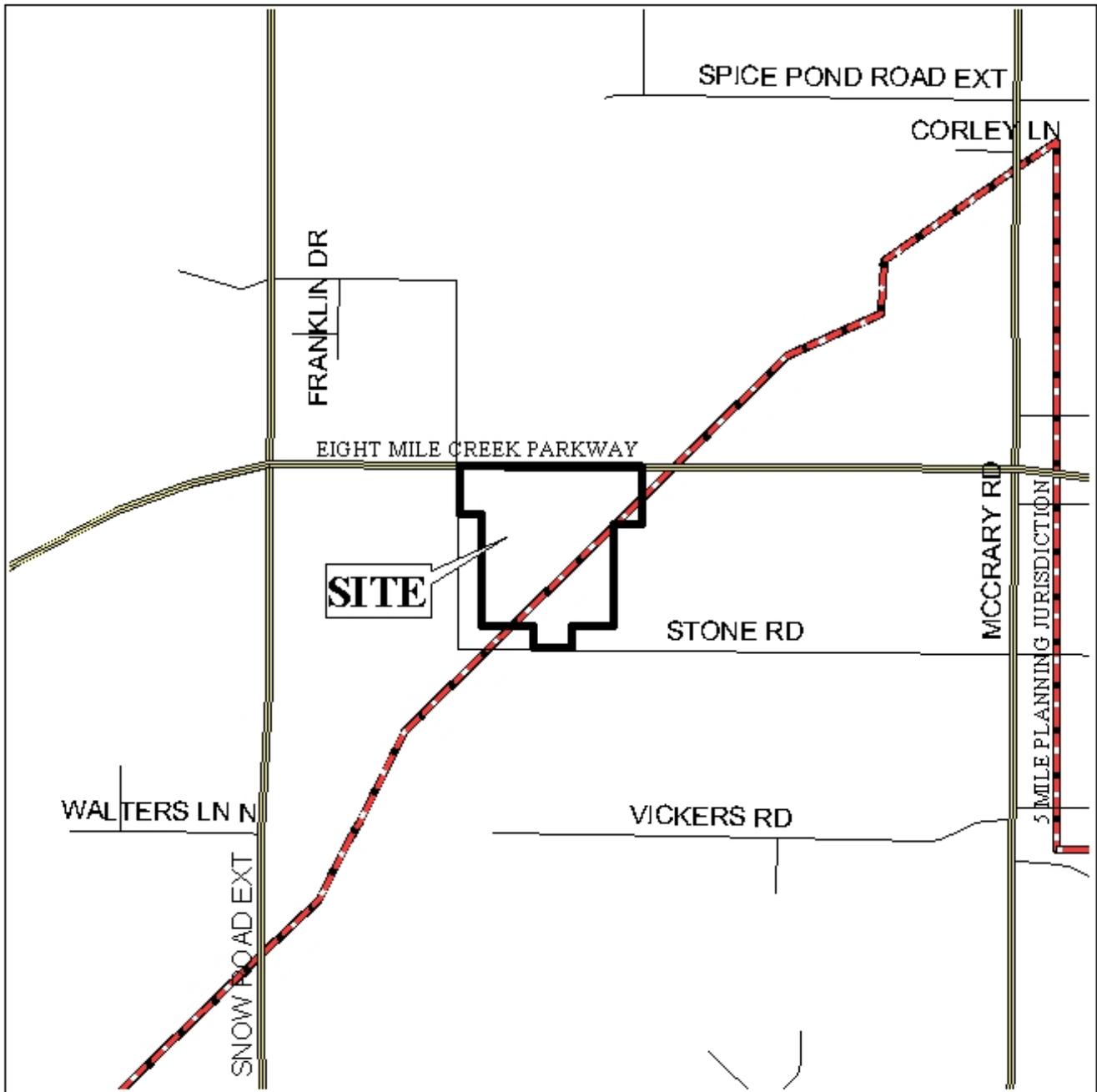
The plat was granted Tentative Approval in 1999, and only one unit was recorded; thus the approval has expired. The plat provides two points of access for the proposed lots, one each to Stone Road West and Stone Road South. The plat also depicts a 75' setback from the future major street (Eight Mile 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 10-18 (3rd Addition).

Common areas are shown 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 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 placement of a note on the final plat stating that direct access to Eight Mile Creek Parkway is denied for Lots 10-18 (3rd Addition); 2) the placement of a note 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; and 3) 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



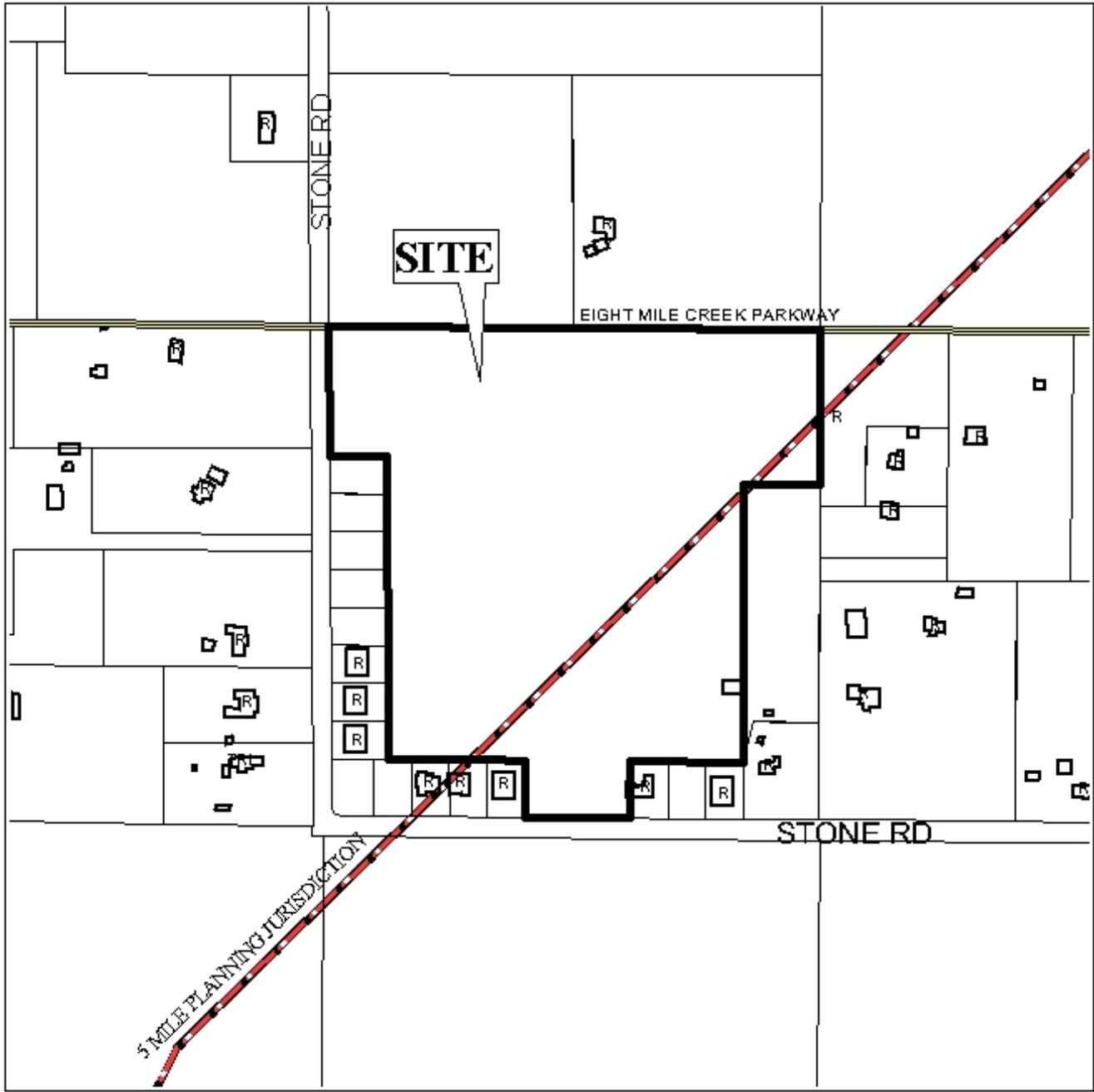
APPLICATION NUMBER 17 DATE March 17, 2005

APPLICANT Stone Gate Subdivision, 1st, 2nd, and 3rd Additions

REQUEST Subdivision



STONE GATE SUBDIVISION, 1ST, 2ND, AND 3RD ADDITIONS



APPLICATION NUMBER 17 DATE March 17, 2005

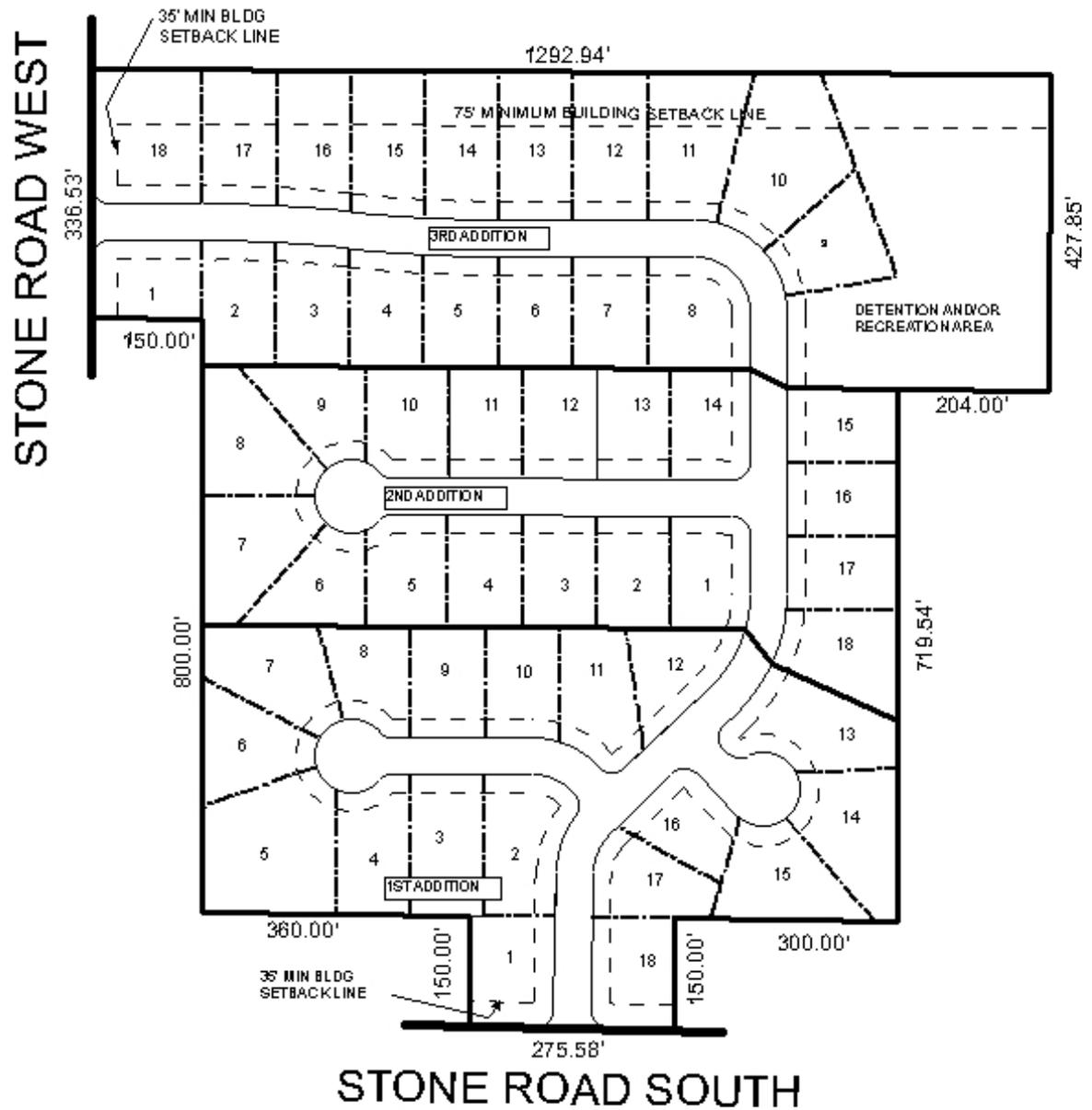
LEGEND

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|  |  |  |  |  |  |  |  |  |  |  |  |  |
| R-1 | R-2 | R-3 | R-B | H-B | B-1 | LB-2 | B-2 | B-3 | B-4 | B-5 | I-1 | I-2 |



NTS

DETAIL SITE PLAN



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