

**GLEN ACRES, 1<sup>ST</sup> ADDITION, BLOCK A,**  
**RESUBDIVISION OF LOTS 4, 5, 6, 7, 8, & 9**

Engineering Comments: Development of property must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 3-lot, 6.2± acre subdivision which is located on the North side of Glen Acres Drive North, 320' ± East of Hubert Pierce Road. The subdivision is served by city water and individual septic systems.

The purpose of the application is to create three legal lots of record from six existing lots of record.

The site fronts Glen Acres Drive North, which has a 50-foot right-of-way. Additionally, as illustrated on the Vicinity Map Watermain Street, which is a prescriptive right-of-way connecting with Hubert Pierce Road, this is located at the rear property line of Lot 1 of the proposed subdivision. Based on staff research the traveled roadway is no wider than 20-feet from Hubert Pierce Road to the site. This prescriptive right-of-way is essentially a dirt road that is graded frequently by the County. It is the practice of the Planning Commission to deny applications that would increase the number of lots on substandard (dirt) roads. However, the current application would not require access from Watermain Street; therefore, Lot 1 should be denied access to Watermain Street. Moreover, it has been the practice by County Engineering to require dedication of sufficient right-of-way of 30-feet along each side of the centerline of the existing traveled roadway.

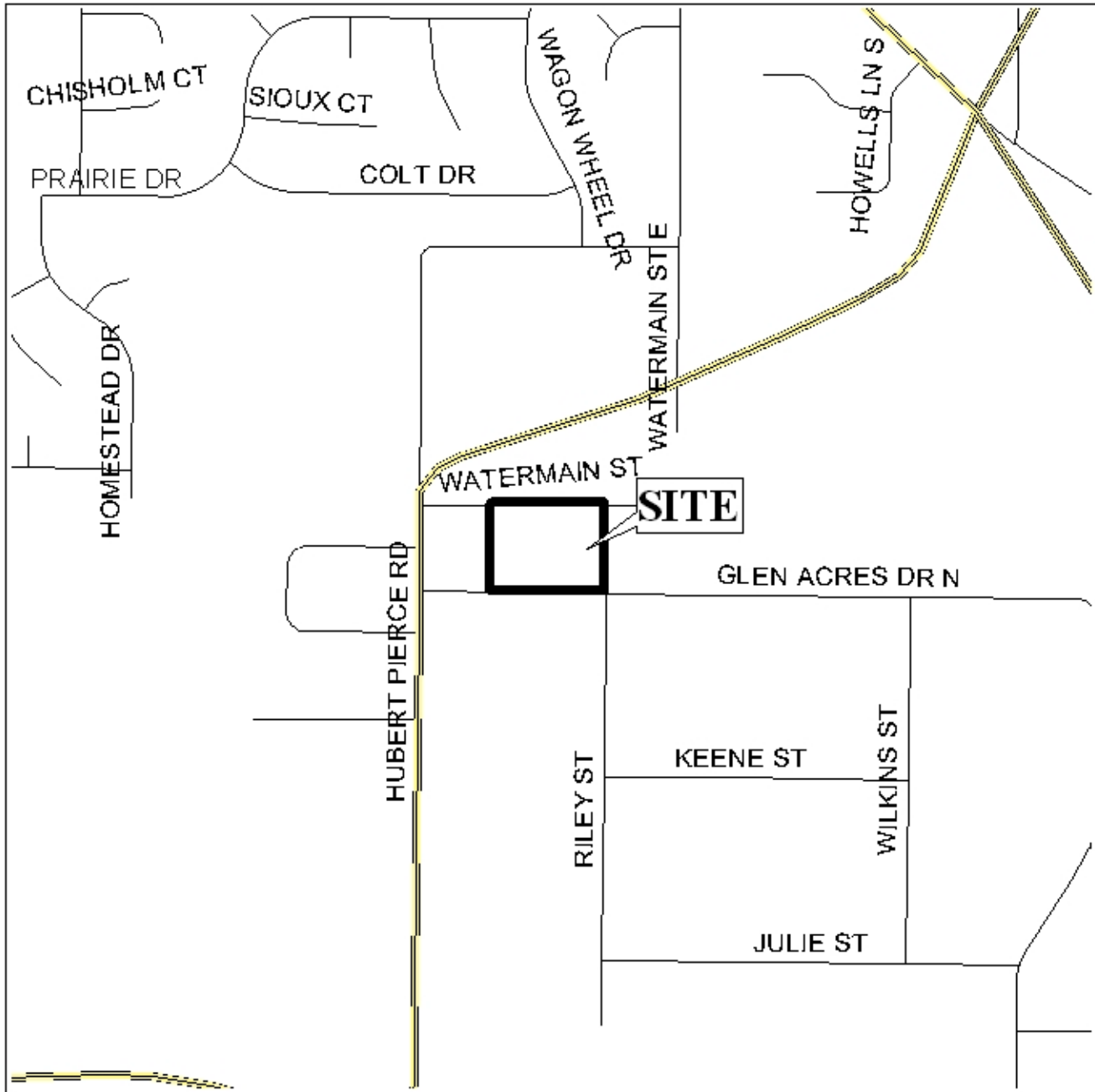
The site would provide more than the 15,000 square foot minimum required by City Subdivision Regulations and the Alabama Department of Public Health for sites served by public water and individual septic systems.

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 does not show the 25-foot front building setbacks, which will be required on the final plat.

The plat meets the minimum standards 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 access to Watermain Street (prescriptive right-of-way) be denied; 2) dedication of sufficient right-of-way of 30-feet along each side of the centerline of the traveled roadway; 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; and 4) the placement of the 25-foot minimum building setbacks on the final plat.

## LOCATOR MAP



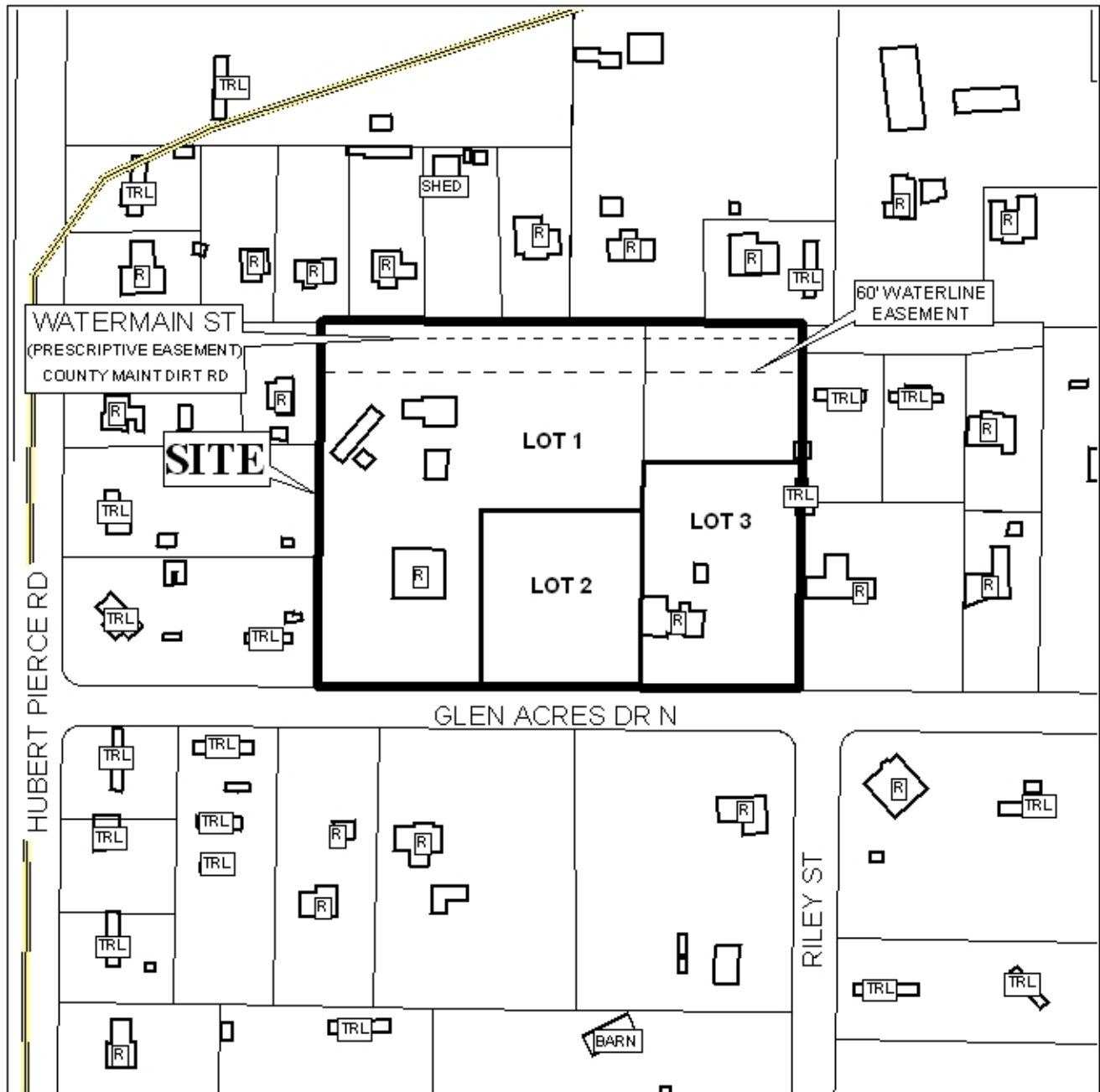
APPLICATION NUMBER 10 DATE May 18, 2006

APPLICANT Glen Acres Subdivision, 1st Addition, Block A, Resubdivision of Lots 4, 5, 6, 7, 8, & 9

REQUEST Subdivision



# **GLEN ACRES SUBDIVISION, 1ST ADDITION, BLOCK A, RESUBDIVISION OF LOTS 4, 5, 6, 7, 8, & 9**



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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

N  
NTS