MADDOX PLACE SUBDIVISION

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

The plat illustrates the proposed 71 lot, 20.0 ± acre subdivision which is located on the West side of McFarland Road, 290 feet ± South of Hamilton Creek Drive. The subdivision is served by both public water and sanitary sewer.

The purpose of the subdivision is to create 71 lots and two common areas from one parcel.

The site fronts McFarland Road, a minor street with a 60-foot right-of-way. Even though McFarland Road is a minor street, access management is a concern. A note should be placed on the plat stating that all lots and common areas fronting McFarland Road are denied access to McFarland Road.

The site has property lines at an intersection corner. Section V.D.6. of the Subdivision Regulations requires that *"property lines at street intersection corners shall be arcs having radii of at least 10 feet or shall be chords of such arcs."* The plat should be revised to reflect this requirement at the South side of the McFarland Road intersection.

There appear to be discrepancies in some of the lot line measurements, though it does appear that all lots meet minimum size requirements. However, the plat should be revised to ensure that all depicted bearings and measurements are correct. Furthermore, the lots should be labeled with their size in square feet, or a table should be provided depicting the same information.

Two common areas are depicted on the preliminary plat. It is also implied that an island will be provided at the entrance to the subdivision. All common areas should be depicted on the plat, and a note should be placed on the final plat, if approved, stating that maintenance of the common areas is the responsibility of the subdivision's property owners.

The 25-foot minimum building setback line, required in Section V.D.9., is depicted on the plat, but is not depicted for those lots with frontage onto McFarland Road. The plat should be revised to show the minimum building setback line from all streets.

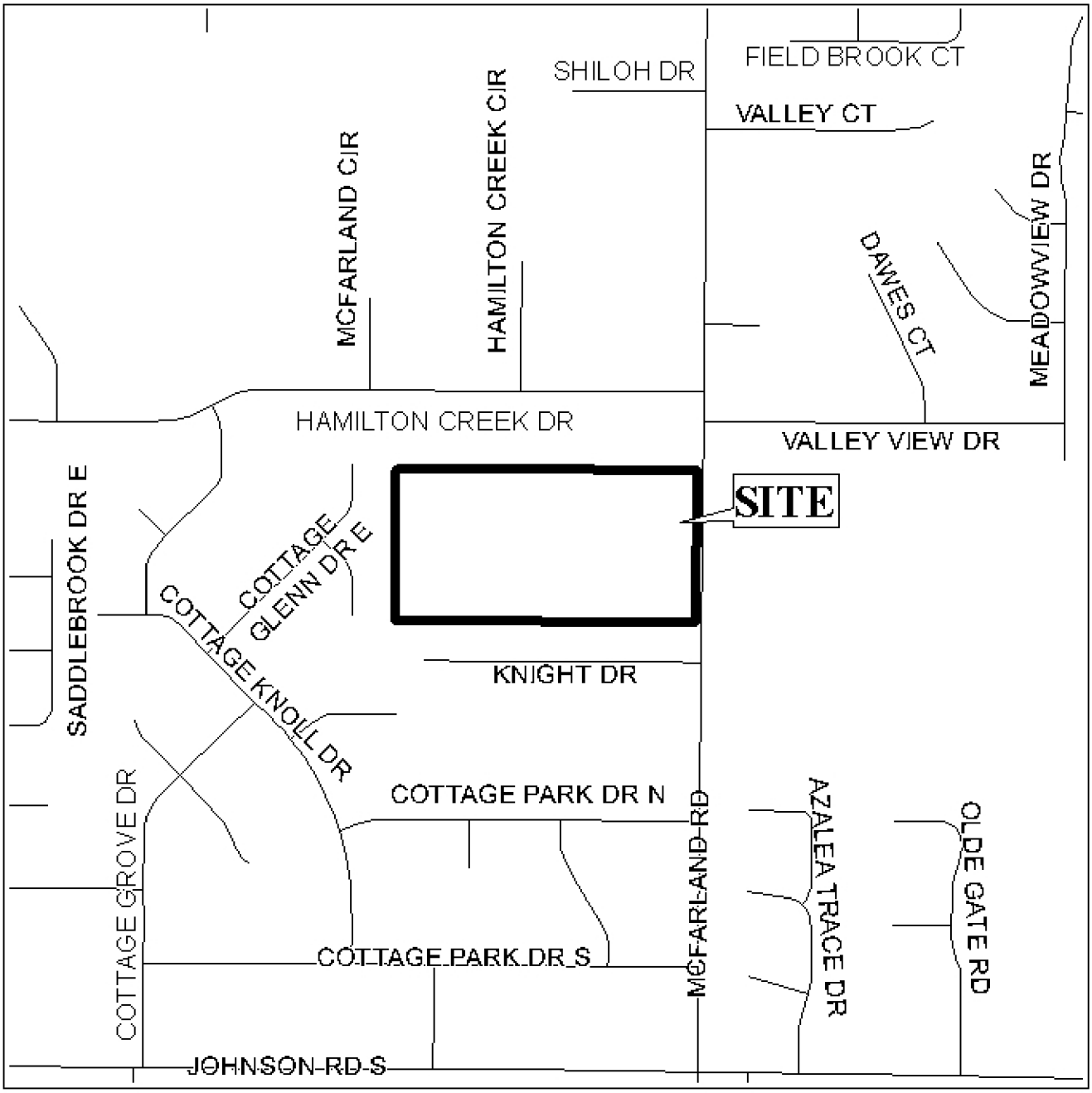
It should be noted that South of the site are a combination of 9 lots and parcels that are land-locked - they do not have frontage on a public street. The area in question does appear to have access to an existing private accessway, a portion of which is paved.

This site is located in Mobile 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.

Based upon the preceding, the plat is recommended for Tentative Approval subject to the following conditions:

1) placement of a note the plat stating that all lots and common areas fronting McFarland Road are denied access to McFarland Road; 2) revision of the plat to comply with Section V.D.6. of the Subdivision Regulations (*property lines at street intersection corners shall be arcs having radii of at least 10 feet or shall be chords of such arcs*) at the McFarland Road intersection; 3) depiction and labeling of all common areas; 4) placement of a note on the final plat stating that maintenance of the common areas is the responsibility of the subdivision's property owners; 5) depiction of the 25-foot minimum building setback line from all streets; 6) revision of the plat to correct any discrepancies regarding lot line measurements or bearings; 7) labeling of all lots with size in square feet, or placement of a table on the plat containing the lot size information; and 8) placement of a note 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.

LOCATOR MAP



APPLICATION NUMBER 9 DATE September 7, 2006

APPLICANT Maddox Place Subdivision

REQUEST Subdivision

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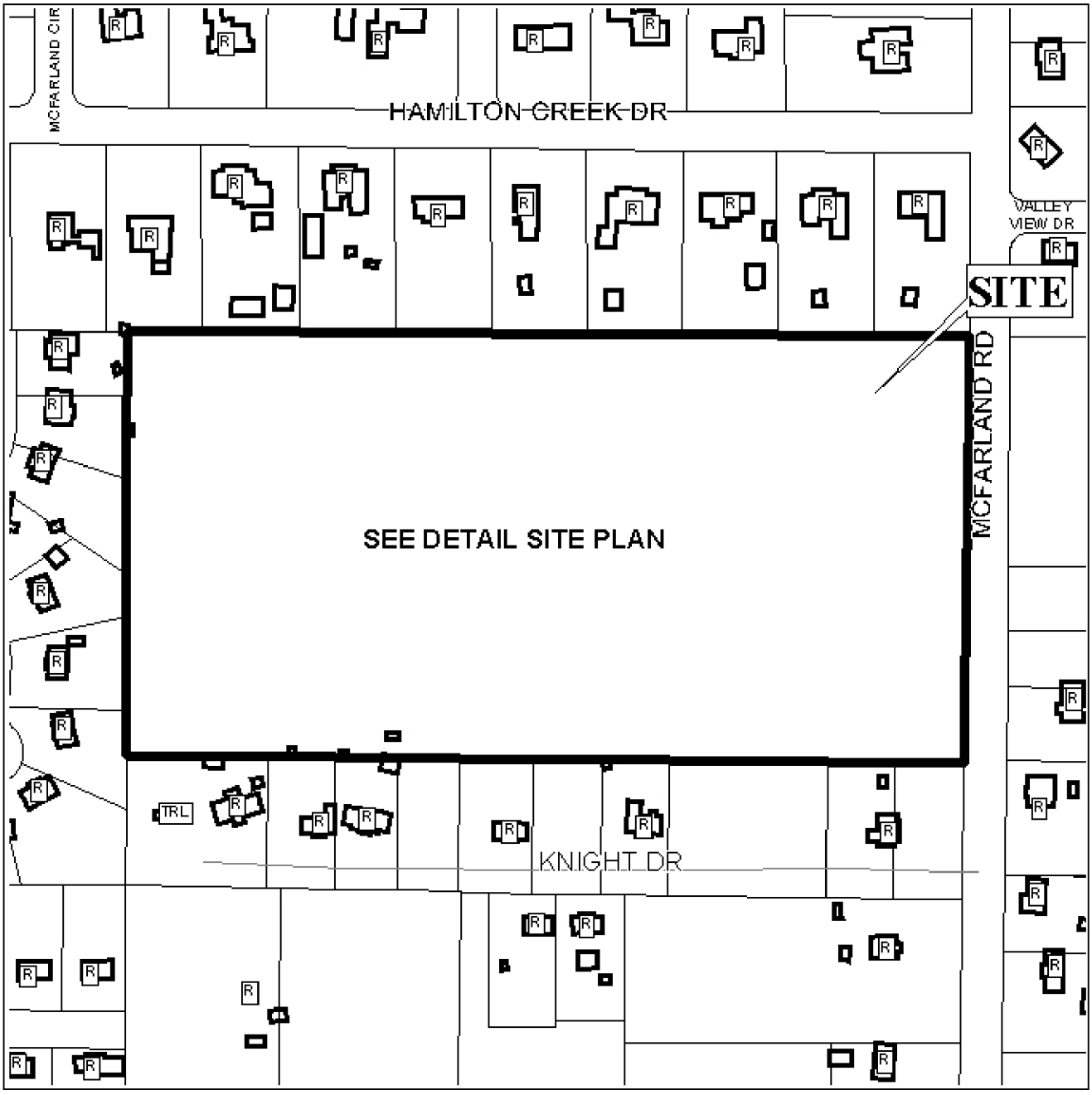
NTS

MADDOX PLACE 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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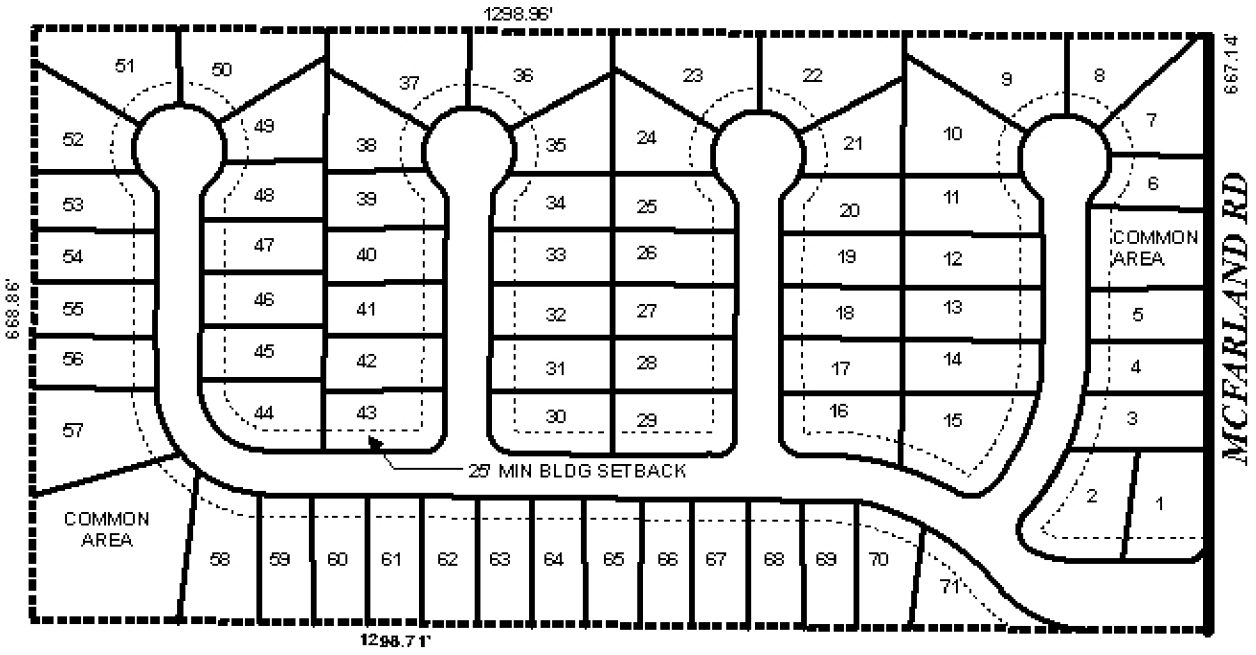
DETAIL SITE PLAN



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