

WOOD DUCK POND SUBDIVISION, 1ST ADDITION

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

The plat illustrates the proposed 3 lot, 2.4 ± acre subdivision which is located at the West side of Hubert Pierce Road, 445'± North of Tanner Williams Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create a 3-lot subdivision from one lot and two parcels. The subdivision, if approved, will eliminate a land-locked parcel condition that appears to have been created in 1961..

The site fronts onto Hubert Pierce Road, a proposed major street. The existing right-of-way varies, however, as part of the Silver Pine Road proposed major street, the right-of-way should be 100 feet in width. Therefore, the plat should be revised to depict the minimum building setback line at 75 feet from the centerline of Hubert Pierce Road, as required in Section V.D.9. of the Subdivision Regulations (50 feet measured from the centerline for the proposed major street right-of-way, plus the 25 foot minimum building setback).

As Hubert Pierce Road is a proposed major street, access management is a concern. A note should be placed on the final plat, if approved, stating that the proposed lots are limited to one curb-cut each onto Hubert Pierce Road, with the size, design and location to be approved by the Mobile County Engineering Department.

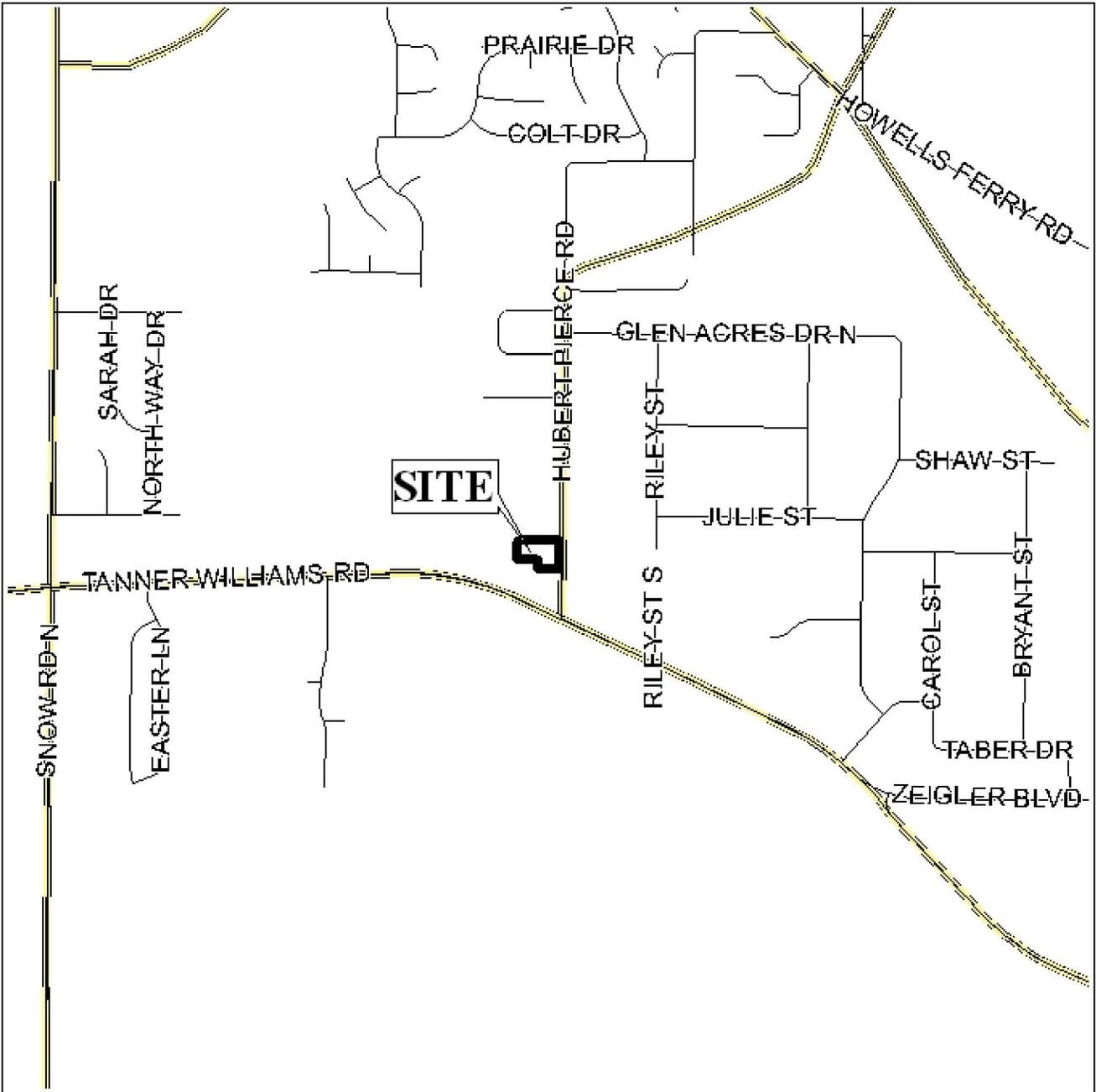
The proposed Lot 2 will be a flag lot, with 25 feet of frontage onto Hubert Pierce Road, and with a 210 foot ± long “pole” to the main portion of the lot. The parcel that will comprise the bulk of Lot 2 is currently “land-locked,” and the proposed subdivision will rectify the situation. Several odd-shaped parcel and lots, including flag-shaped parcels and lots, exist within one mile of the site. Approval of a flag-lot will require a waiver of Section V.D.1. of the Subdivision Regulations, and such a waiver may be appropriate as this subdivision will correct a land-locked condition for a parcel not otherwise large enough to justify the construction of a road to County standards. Therefore, a note should be required on the plat stating that no permanent structures may be built on the “handle” or “pole” portion of Lot 2. Also, a note should be placed on the plat stating that no future subdivision of Lot 2 shall be permitted unless adequate frontage on an improved public or private street meeting minimum standards is provided.

This site is located in Mobile County, thus a note should be placed on the Final Plat, if approved, 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.

With a waiver of Section V.D.1. to accommodate the flag lot, the plat is recommended for Tentative Approval, subject to the following conditions: 1) the depiction of the minimum building setback line 75 feet from the centerline of Hubert Pierce Road, as required in Section

V.D.9. of the Subdivision Regulations (50 feet measured from the centerline for the proposed major street right-of-way, plus the 25 foot minimum building setback); 2) placement of a note on the plat stating that the proposed lots are limited to one curb-cut each onto Hubert Pierce Road, with the size, design and location to be approved by the Mobile County Engineering Department; 3) placement of a note on the plat stating that no permanent structures may be built on the “handle” or “pole” portion of Lot 2; 4) placement of a note on the plat stating that no future subdivision of Lot 2 shall be permitted unless adequate frontage on an improved public or private street meeting minimum standards is provided for each proposed lot; and 5) 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.

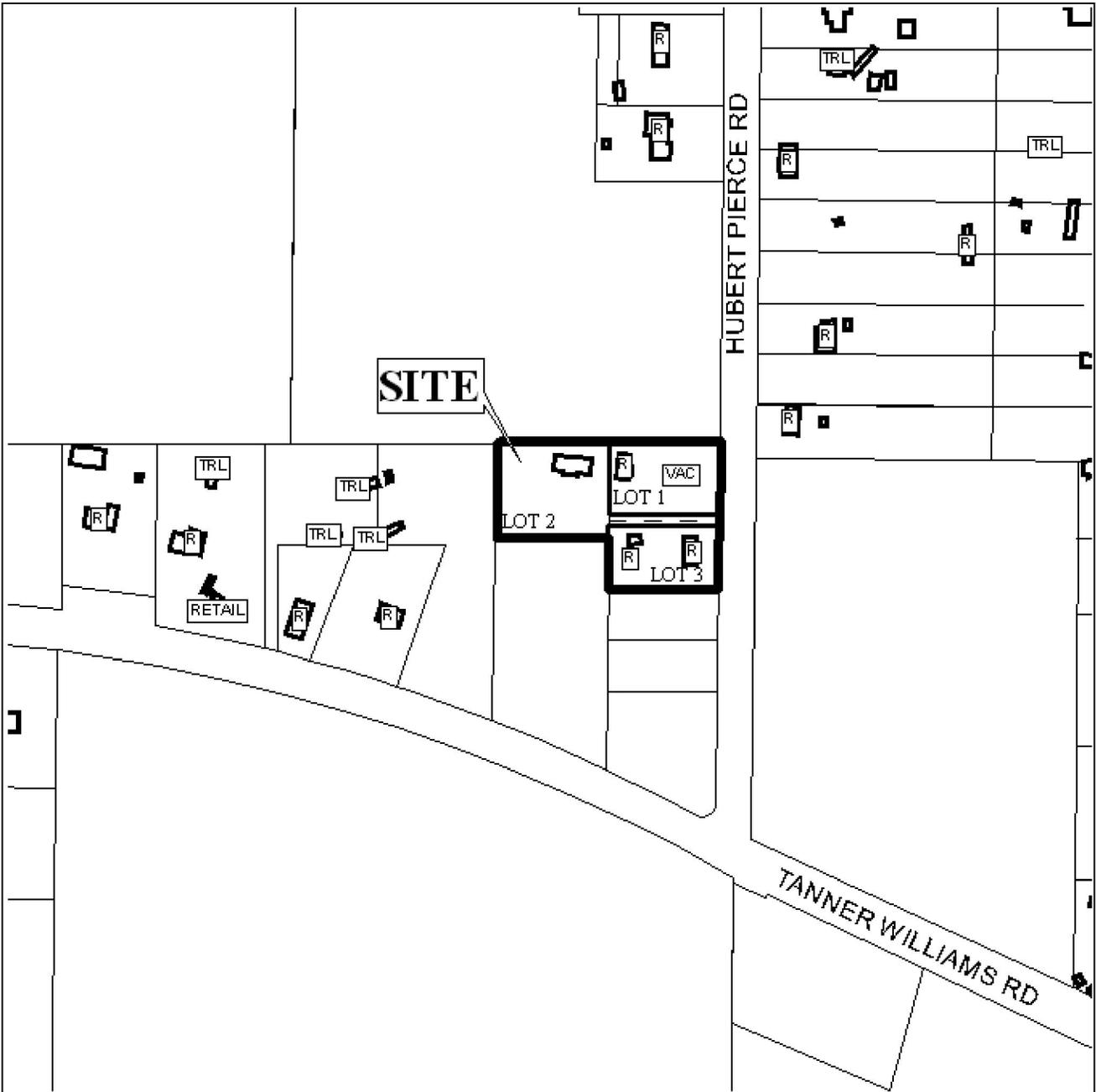
LOCATOR MAP



APPLICATION NUMBER 11 DATE August 17, 2006
APPLICANT Wood Duck Pond Subdivision, 1st Addition
REQUEST Subdivision



WOOD DUCK POND SUBDIVISION, 1ST ADDITION



APPLICATION NUMBER 11 DATE August 17, 2006

- 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 |

