

## **PECAN POINTE SUBDIVISION, 2<sup>ND</sup> ADDITION**

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

The plat illustrates the proposed 5.0± acre, 8-lot subdivision located on the South side of Howells Ferry Road, 870'± West of Raymond Tanner Road. The site is served by public water and sanitary sewer.

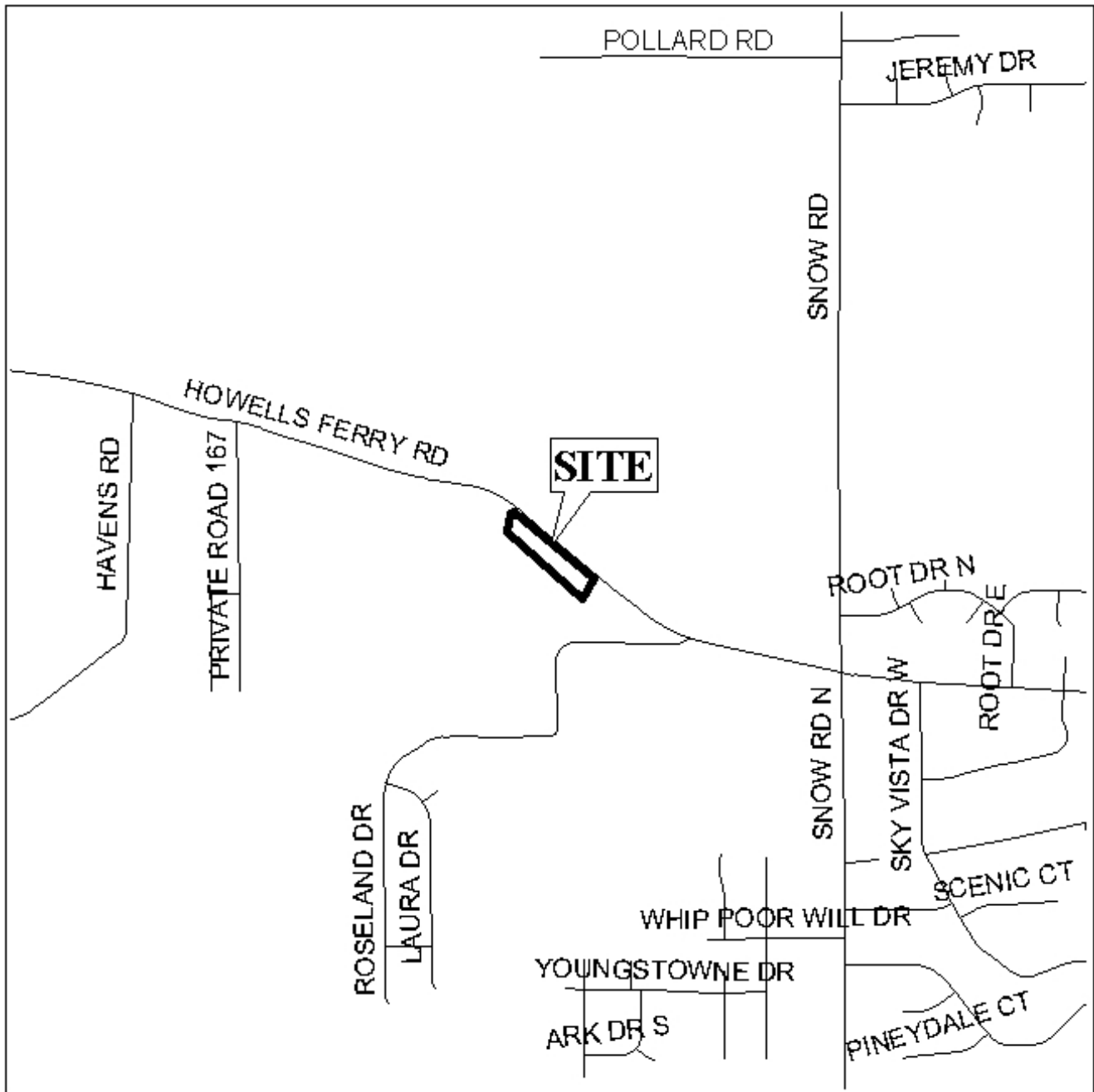
The purpose of the application is the subdivision of an existing metes and bounds parcel into eight lots of record.

The site fronts Howells Ferry Road, which has an 80' right-of-way. As Howells Ferry Road is a planned major street requiring a 100' right-of-way, it is presently substandard in width; the plat illustrates the dedication of 10 feet, which should also be shown on the final plat. While a 45' building setback is shown, only 25' is required, and should be shown on the final plat. Additionally, as a means of access management, a note should be required on the final plat stating that Lots 1 through 8 are limited to a total of four curb cuts to Howells Ferry Road, with the size, location, and design to be approved by County Engineering.

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 depiction of the 25' minimum building setback; 2) the dedication of 10' as illustrated on the plat; 3) the placement of a note on the final plat stating that Lots 1 through 8 are limited to a total of four curb cuts to Howells Ferry Road, with the size, location, and design to be approved by County Engineering; and 4) 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.

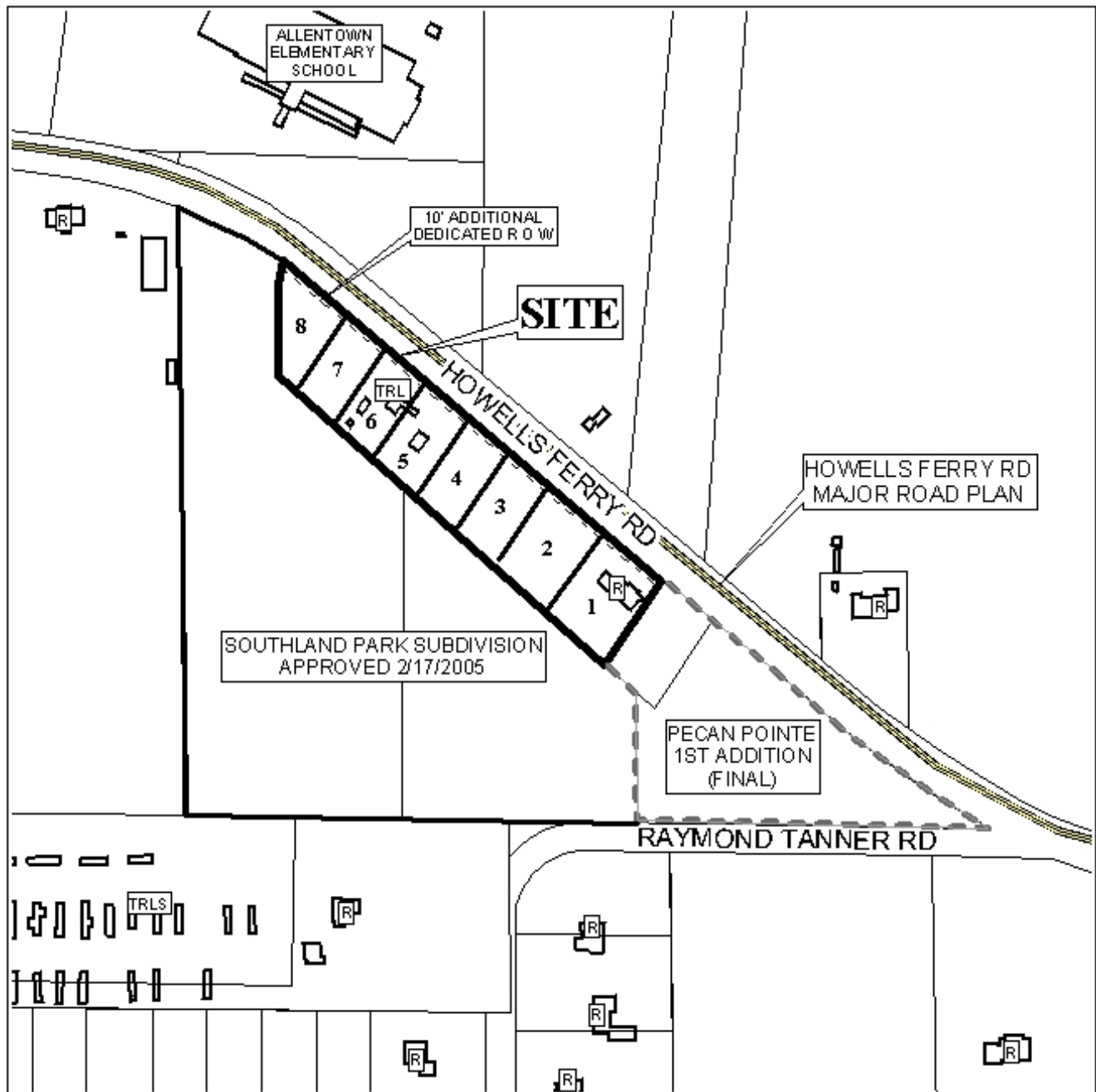
## LOCATOR MAP



APPLICATION NUMBER 8 DATE June 2, 2005  
APPLICANT Pecan Pointe Subdivision, 2nd Addition  
REQUEST Subdivision



# PECAN POINTE SUBDIVISION, 2nd ADDITION



APPLICATION NUMBER 8 DATE June 2, 2005

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