

GLEN ACRES SUBDIVISION, 1ST ADDITION, RESUBDIVISION OF LOTS 10 & 11, BLOCK "A"

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

The plat illustrates the proposed 3 lot, 2.0 \pm acres subdivision which is located on the North side of Glen Acres Drive North at the North terminus of Riley Street. The subdivision is served by public water and individual septic systems.

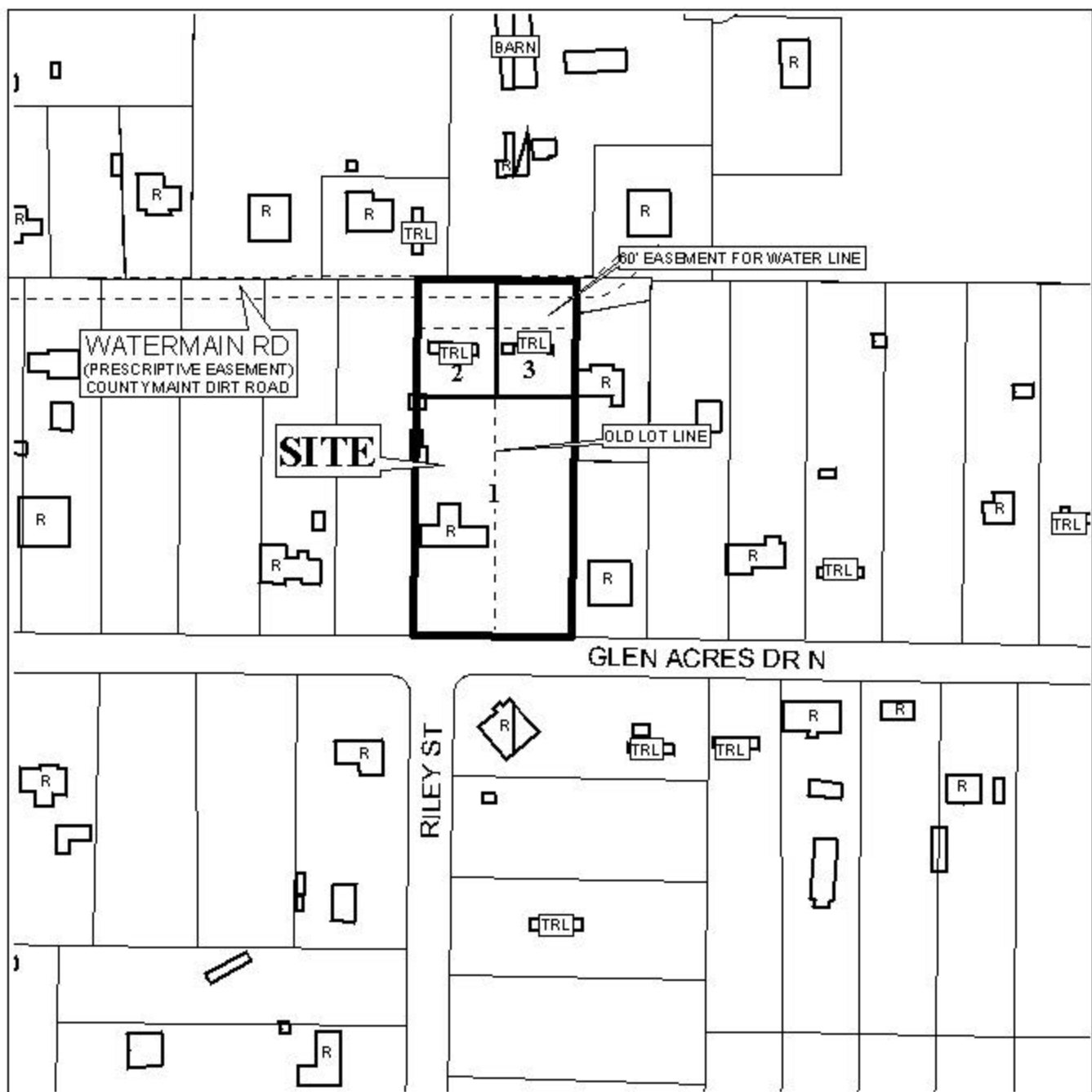
The purpose of this application is to create a three-lot subdivision from two legal lots of records.

As illustrated on the plat, Lots 2 and 3 front Watermain Street, which is a prescriptive right-of-way connecting with Hubert Pierce Road. Based upon staff research the traveled roadway is no wider than 20' 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. This is to ensure adequate access, and to allow for future development of property. The current application would create two additional lots on a substandard (dirt) road. Additionally, the two existing lots access Glen Acres Drive North, which is paved; this application would create two new lots with a dirt road as the only access.

The 25-foot minimum setback line is not shown but would be required on the final plat.

Based upon the preceding, this application is recommended for denial for the following reasons: 1) the plat would increase the number of lots that access a substandard (dirt) road; and 2) the lack of access to a public street for Lots 2 and 3, as required by Section V.D.4. of the Subdivision Regulations.

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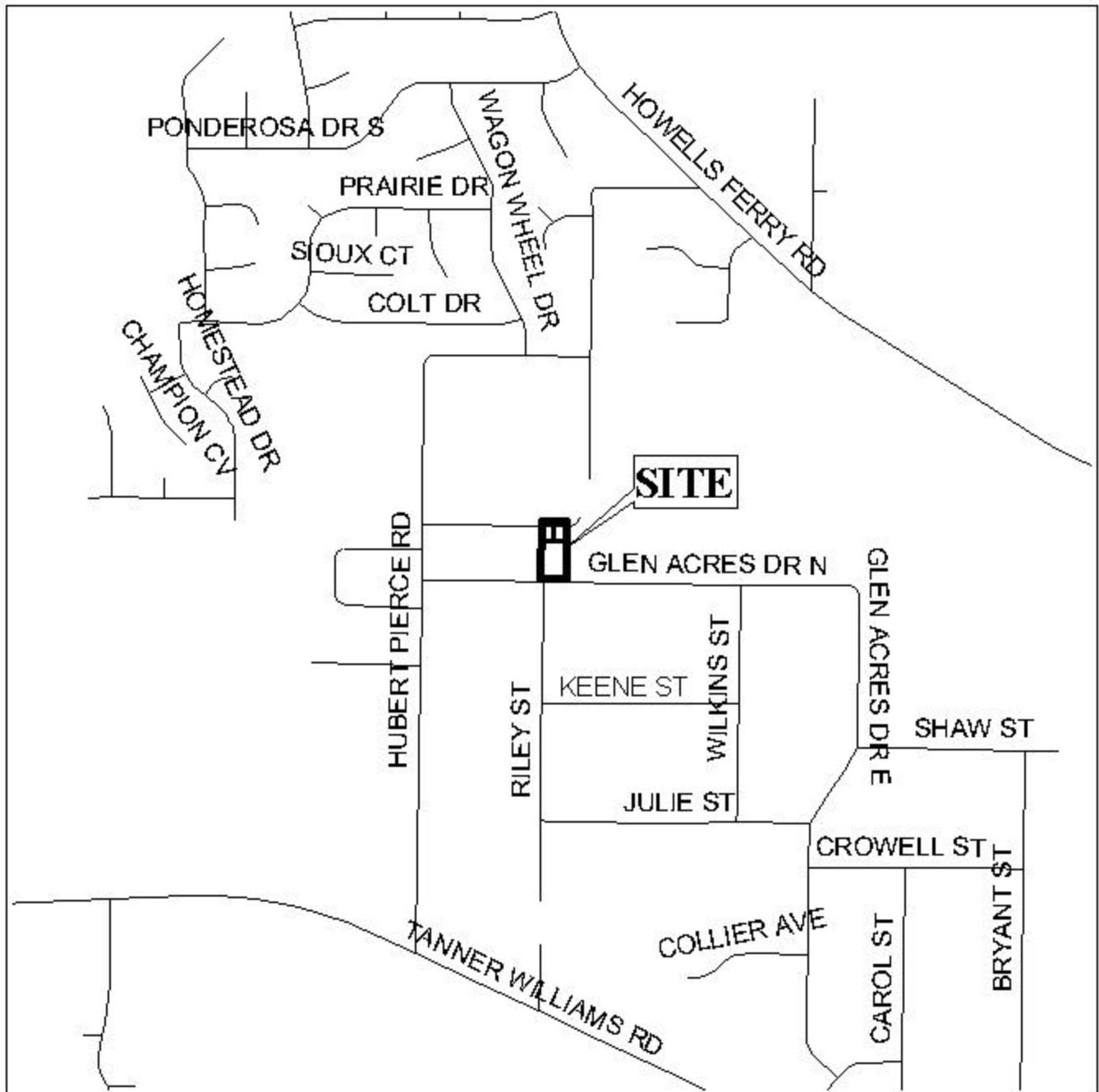
APPLICATION NUMBER 13 DATE November 20, 2003

LEGEND



NTS

LOCATOR MAP



APPLICATION NUMBER 13 DATE November 20, 2003

APPLICANT Glen Acres Subdivision, 1st Addition,
Resubdivision of Lots 10 7 11, Block "A"

REQUEST Subdivision

