

HOLDOVER
REVISED
GOLDEN POND SUBDIVISION

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

The plat illustrates the proposed 41.0 ± acres, 3 lot subdivision which is located on the Southwest corner of McDonald Road and Golden Pond Lane (private road), extending West to the East side of Maurice Poiroux Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to subdivide a metes and bounds parcel into three lots.

McDonald Road, which has an existing right-of-way of 60-feet, is shown as a major street on the Major Street Plan, and as such requires a 100-foot right-of-way; therefore, the dedication of sufficient right-of-way to provide 50-feet from the centerline should be required. Maurice Poiroux Road, which has an existing right-of-way of 30-feet, is a minor street, and as such requires a 60-foot right-of-way; therefore, the dedication of sufficient right-of-way to provide 30 feet from the centerline should be required. It should be noted that Golden Pond Lane is a private drive with an existing right-of-way of 20'.

This site is located in the 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.

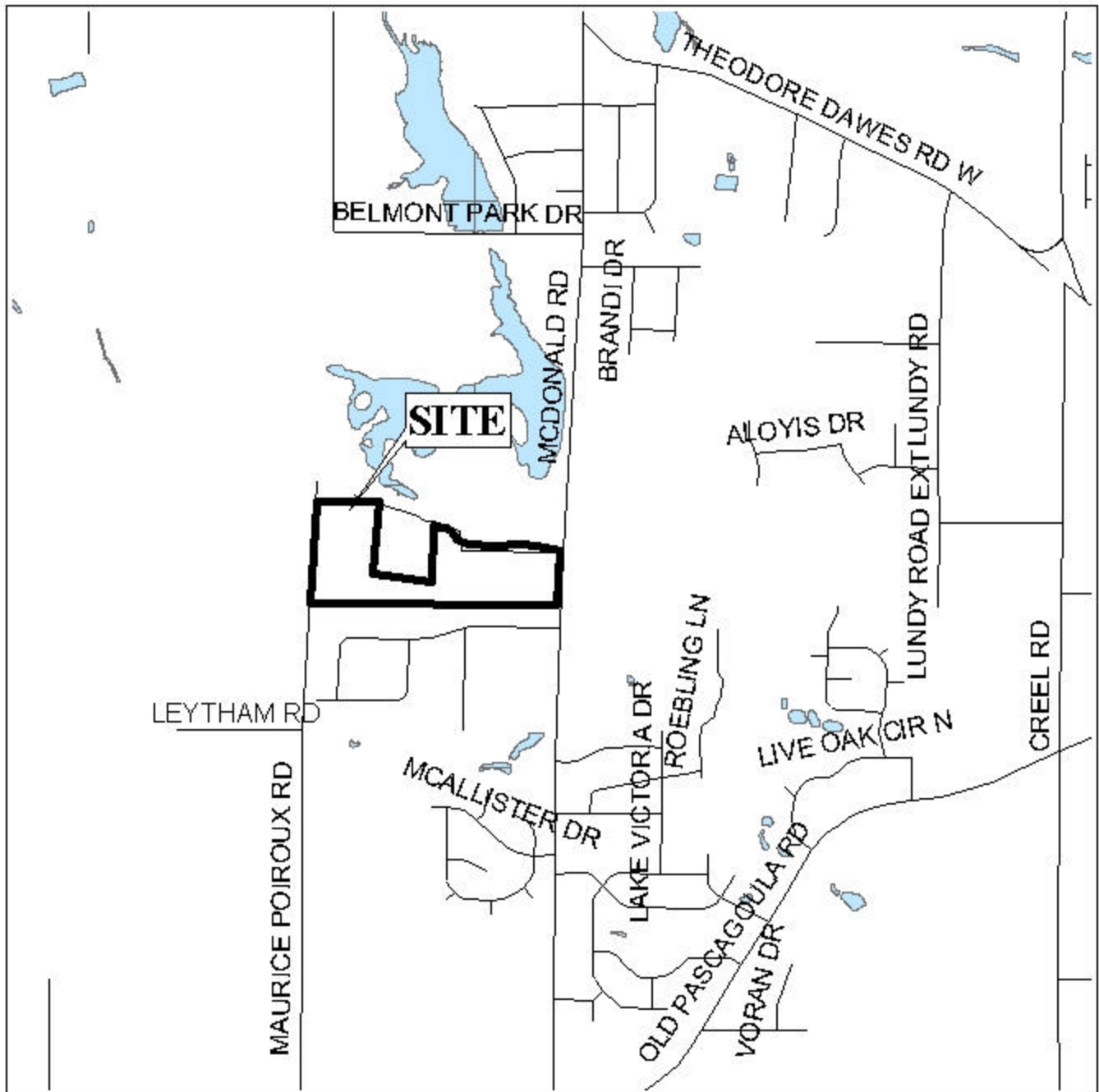
The twenty-five foot minimum building setback line is not shown but would be required on the final plat.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of sufficient right-of-way to provide 50-feet from the centerline of McDonald Road; 2) the dedication of sufficient right-of-way to provide 30 feet from the centerline of Maurice Poiroux Road; 3) the placement of a note on the final plat stating that if the property is developed commercially and adjoins residential property, a buffer, in compliance with Section V.A.7. of the Subdivision Regulations will be provided; and 4) the placement of the twenty-five foot minimum building setback line on the final plat.

County Engineering notified the Land Use Department that the portion of Maurice Poiroux Road adjoining the site is not maintained by the County. The applicant has submitted a revised plat for a two-lot subdivision with Lot 2 having frontage on McDonald Road. Because Lot 2 also fronts the unopened portion of Maurice Poiroux Road, Lot 2 should be denied direct access to Maurice Poiroux Road until it is constructed to County standards.

*The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval for a **two-lot** subdivision subject to the following conditions: 1) the dedication of sufficient right-of-way to provide 50-feet from the centerline of McDonald Road; 2) the dedication of sufficient right-of-way to provide 30-feet from the centerline of Maurice Poiroux Road; 3) the placement of a note on the final plat stating that if the property is developed commercially and adjoins residential property, a buffer, in compliance with Section V.A.7. of the Subdivision Regulations will be provided; 4) the placement of note on the final plat stating that Lot 2 is denied direct access to Maurice Poiroux Road until it is constructed to county standards; and 5) the placement of the twenty-five foot minimum building setback line on the final plat.*

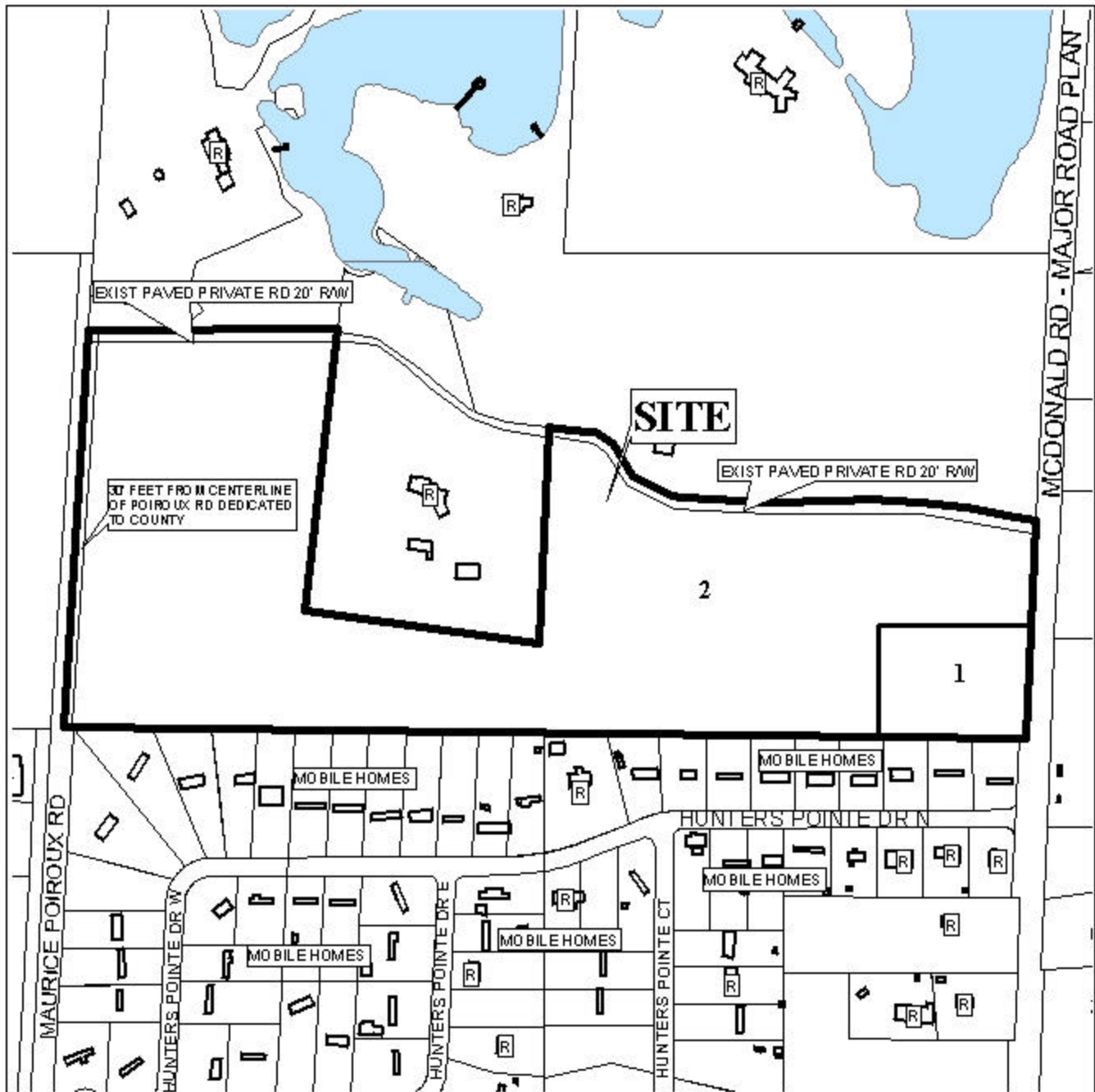
LOCATOR MAP



APPLICATION NUMBER Holdover DATE May 15, 2003
APPLICANT Golden Pond Subdivision
REQUEST Subdivision



GOLDEN POND SUBDIVISION



APPLICATION NUMBER Holdover DATE May 15, 2003

LEGEND



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