

## **PECAN POINT SUBDIVISION, FIRST ADDITION**

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

The plat illustrates the proposed 9 lot, 4.3  $\pm$  acres subdivision which is located at the Northwest corner of Howells Ferry Road and Raymond Tanner Road. The subdivision is served by public water and sanitary sewer.

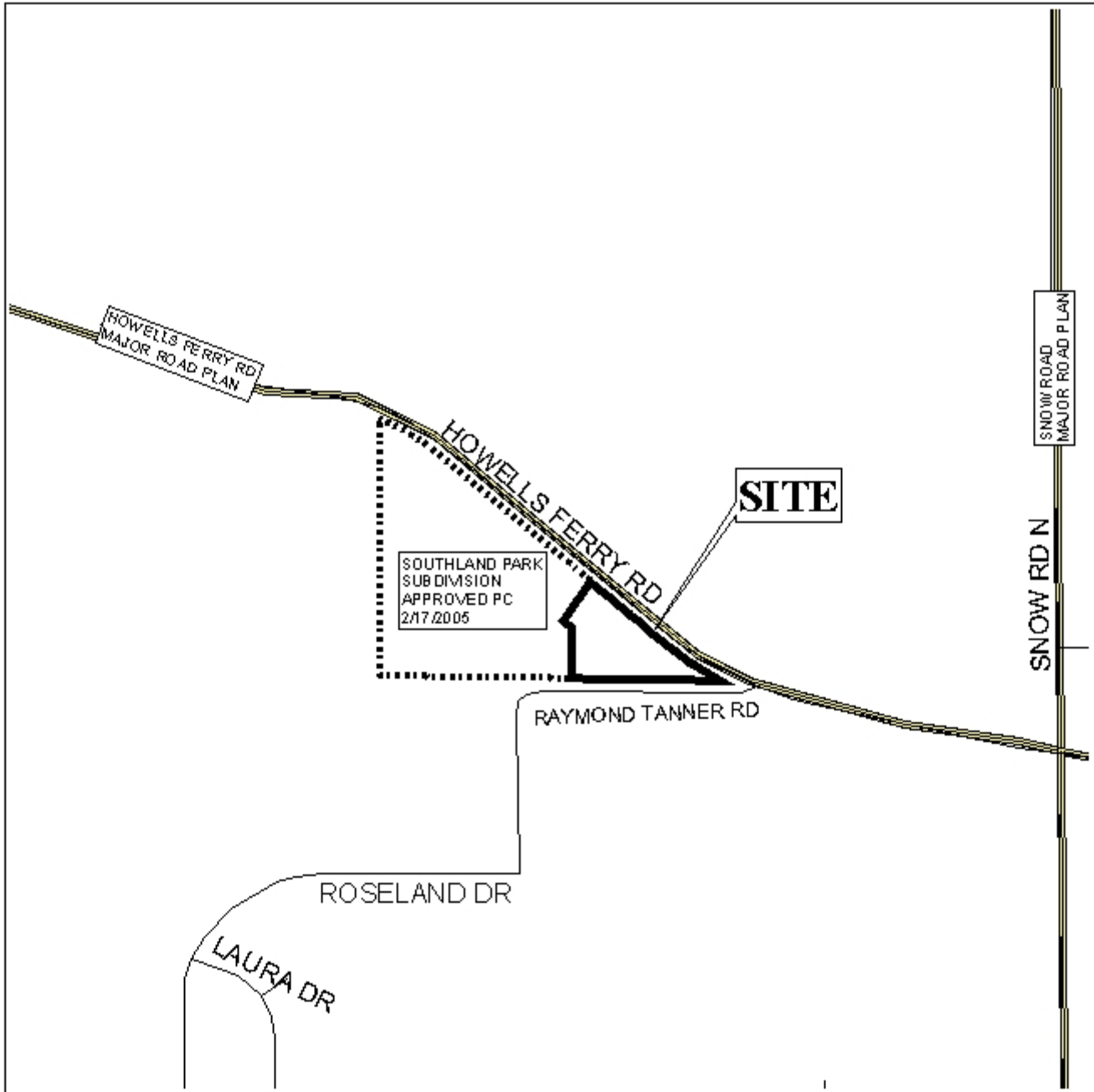
The purpose of this application is to create a nine-lot subdivision from a metes and bounds parcel.

The site fronts Howells Ferry Road, a planned major street which has an existing right-of-way of 80-feet. As Howells Ferry Road is a planned major street requiring a 100-foot right-of-way, the dedication of sufficient right-of-way to provide 50-feet from the centerline should be required. Additionally, as a means of access management, the placement of a note on the final plat stating that Lots 1 through 5 are limited to a total of three curb cuts to Howells Ferry Road, with the size, location and design to be approved by County Engineering, should be required.

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.

With modifications, the plat will meet 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 Howells Ferry Road; 2) the placement of a note on the final plat stating that Lots 1 through 5 are limited to a total of three curb cuts to Howells Ferry Road, with the size, location and design to be approved County Engineering; and 3) the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

# LOCATOR MAP



APPLICATION NUMBER 16 DATE March 17, 2005

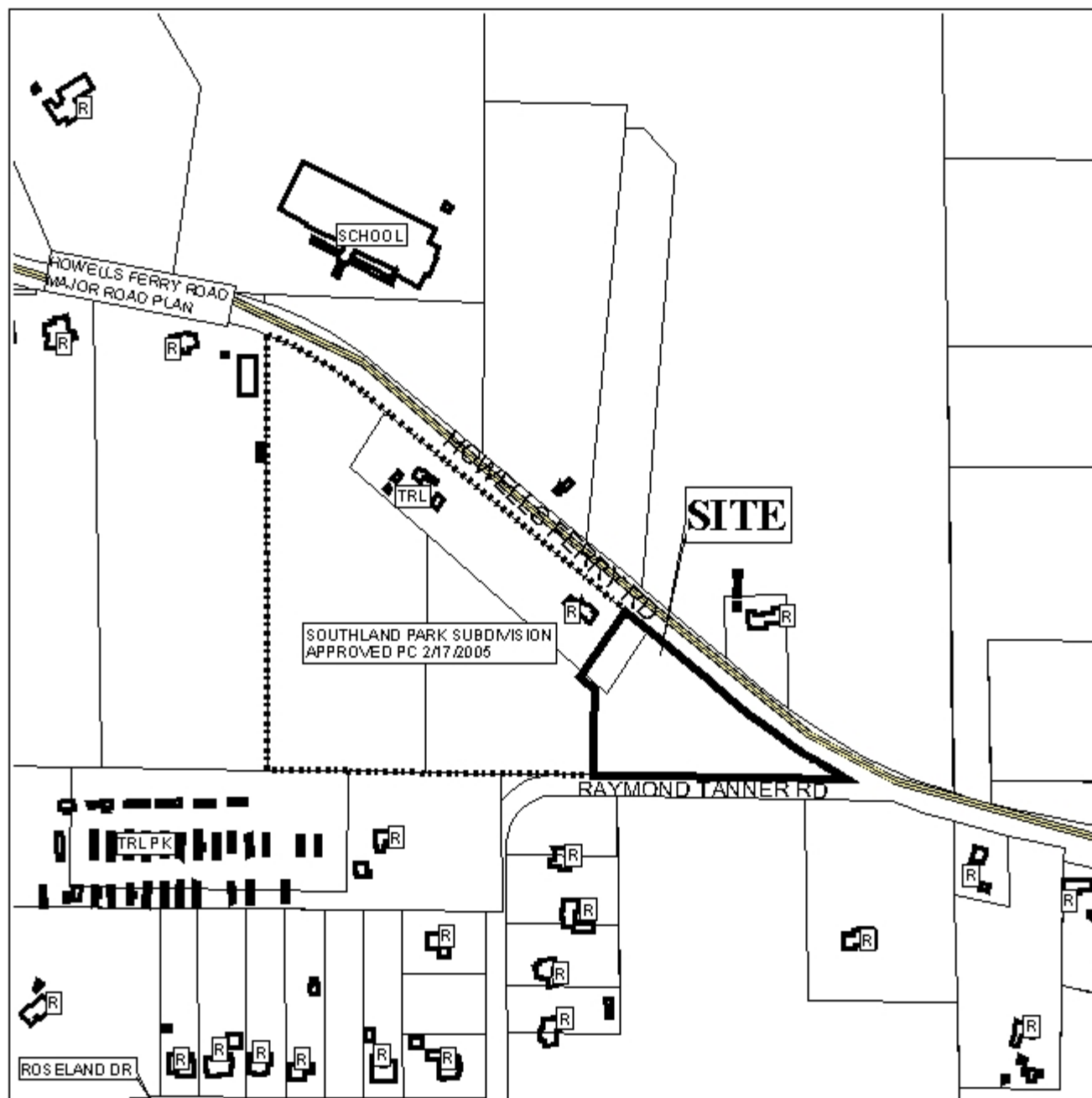
APPLICANT Pecan Pointe Subdivision, First Addition

REQUEST Subdivision



NTS

# PECAN POINTE SUBDIVISION, FIRST ADDITION



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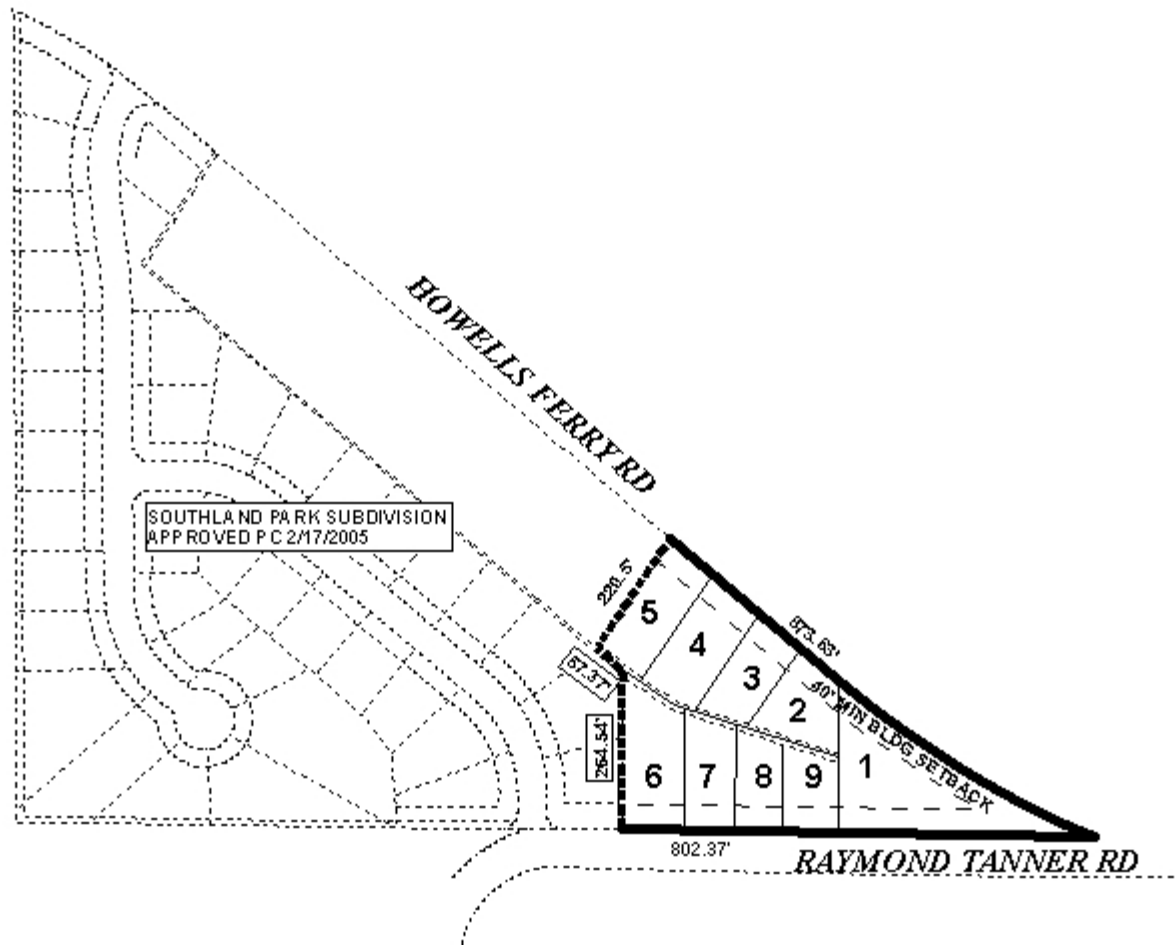
LEGEND

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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