

## **WICKER SUBDIVISION**

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

The plat illustrates the proposed 5 lot, 4.3  $\pm$  acres subdivision which is located on the North side of Hayfield Road, 400'  $\pm$  East of the North terminus of Johnson Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create a five-lot subdivision from a metes and bounds parcel that was established prior to 1984.

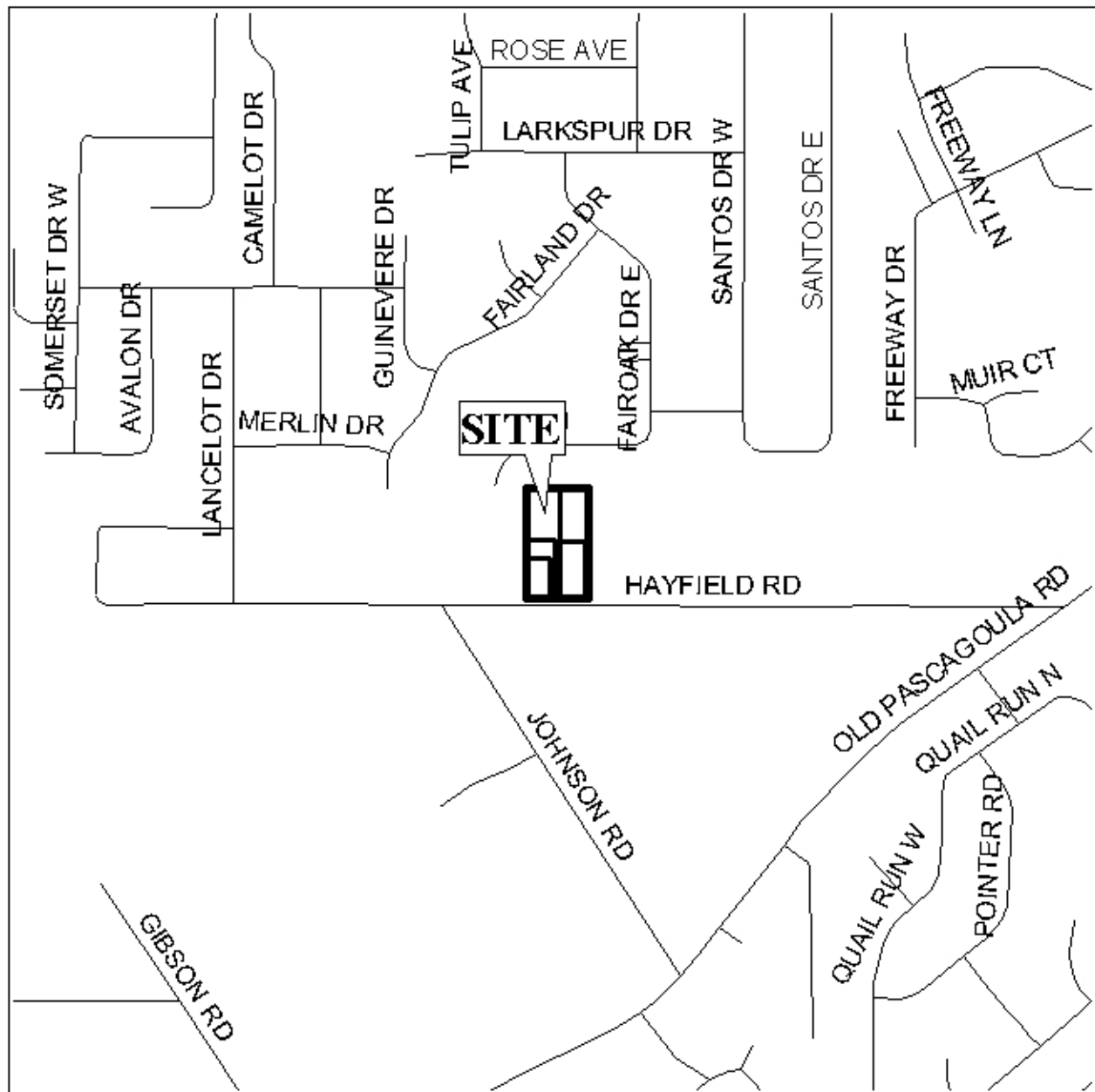
This site is located in the County, thus a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

The 25-foot minimum building setback lines are not shown but would be required on the final plat.

As proposed, Lots 2, 3 and 4 are flag shaped lots that have only 25-feet of frontage on a public road, which would require a waiver of Section V.D.3. (width to depth ratio) of the Subdivision Regulations. Given the number of flag shaped lots and size of the property, dedication and construction of a street would be appropriate, especially given the size of the flag shaped lots and their potential for resubdivision. Furthermore, flag-shaped lots are not characteristic the surrounding area; therefore, Section V.D.3. should not be waived.

Based upon the preceding, this application is recommended for denial for the following reason: 1) the proposed configuration does not comply with Section V.D.3. (width to depth ratio).

## LOCATOR MAP



APPLICATION NUMBER 29 DATE August 5, 2004  
APPLICANT Wicker Subdivision  
REQUEST Subdivision



# WICKER SUBDIVISION



APPLICATION NUMBER 29 DATE August 5, 2004

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

