

CASSIE HERRIN SUBDIVISION

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

The plat illustrates the proposed 13.6 ± acres, 2 lot subdivision which is located on the West side of Theodore Dawes Road, 300'± South of Helton Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to subdivide multiple parcels into two lots of record.

Theodore Dawes Road, which is a planned major street, has an existing right-of-way in compliance with the Major Street Plan. With the site being located on a major street, access management is a concern; therefore the placement of a note on the final plat stating that Lot 1 is limited to one curb cut and Lot 2 is limited to two curb cuts to Theodore Dawes 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.

As proposed, Lot 1 would exceed the width to depth ratio, therefore a waiver of Section V.D.3 would be required.

On the proposed plat, the 25-foot setback line is placed in the “flag” portion of Lot 1; this setback line should be placed where the lot is 60-feet wide (the minimum buildable lot width).

With a waiver of Section V.D.3., the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that Lot 1 is limited to one curb cut and Lot 2 is limited to two curb cuts Theodore Dawes Road, with the size, location and design to be approved by County Engineering; 2) the placement of a note on the final plat stating that if any 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 3) that the 25-foot setback line for Lot 1 be placed where the lot is 60-feet wide (the minimum buildable width).

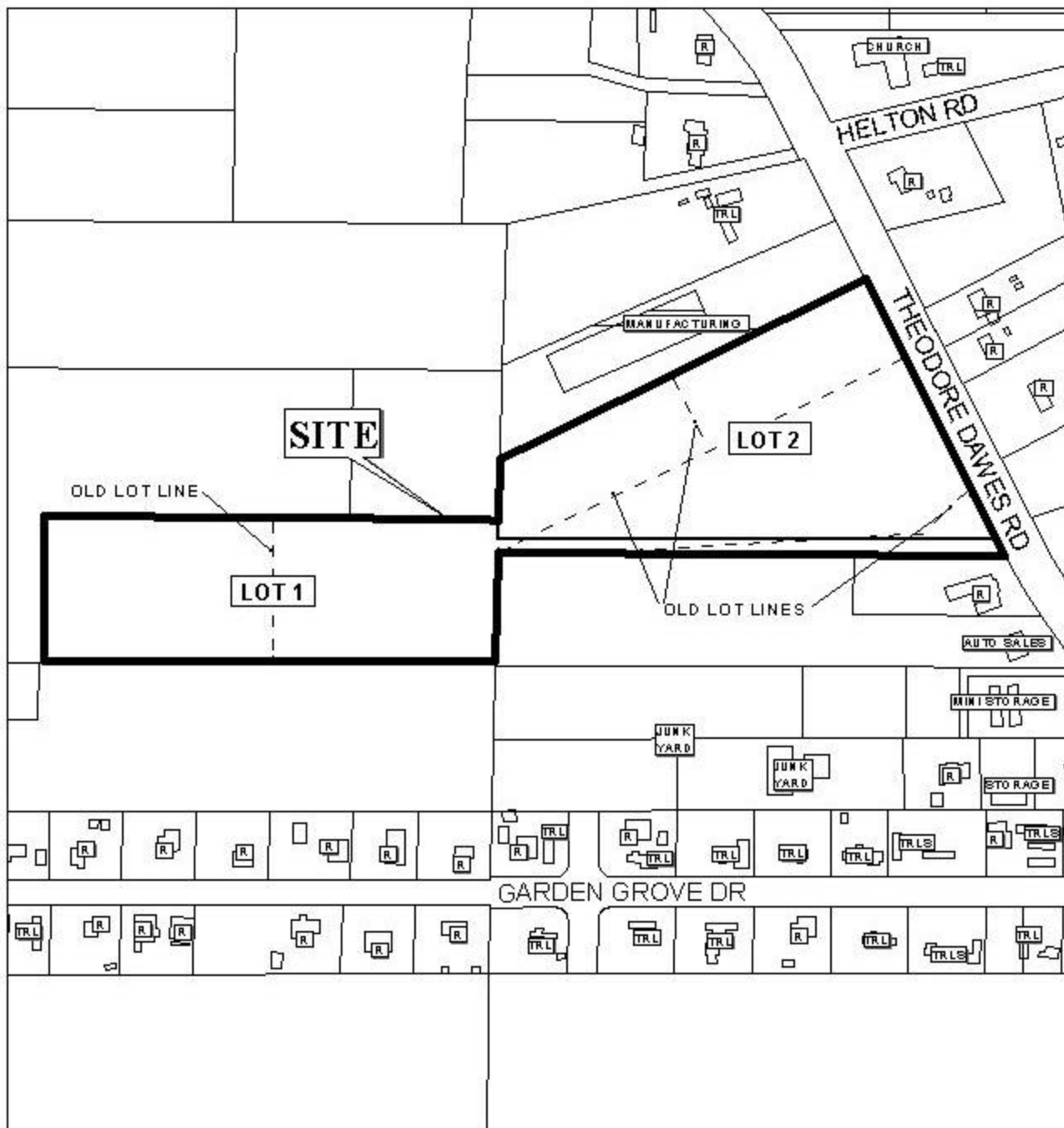
LOCATOR MAP



APPLICATION NUMBER 12 DATE January 9, 2003
APPLICANT Cassie Herrin Subdivision



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APPLICATION NUMBER 12 DATE January 9, 2003

LEGEND

