

## **WARREN LEE SUBDIVISION**

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

The plat illustrates the proposed one-lot, 3.5 ± acre subdivision, which is located at the Northwest corner of Hayfield Road and Old Pascagoula Road. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a one-lot subdivision from a metes and bounds parcel created by court order, which has been reviewed by Urban Development staff. Urban Development requested that the other party to the court case participate in the subdivision, but could not require it due to the court order; the other party declined to participate.

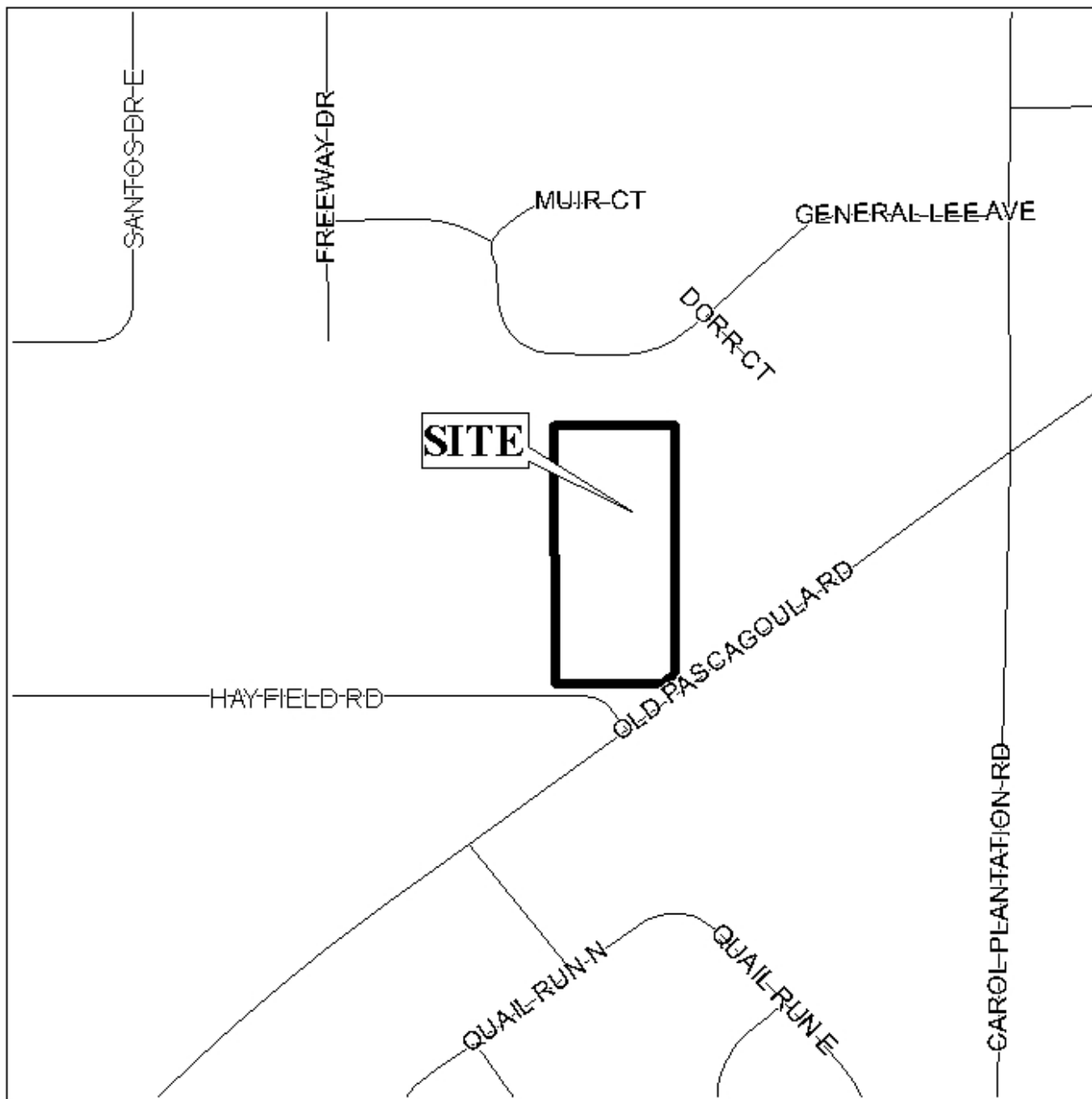
The site fronts Hayfield Road, with a 50-foot right-of-way, and Old Pascagoula Road, with an apparent 80-foot right-of-way at the site; no dedication would be required. As a means of access management, the site should be limited to a single curb cut to Hayfield Road, with size, location, and design subject to County Engineering approval; and denied direct access to Old Pascagoula Road.

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

This site is located in the County; thus any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

Based on the preceding, the application is recommended for Tentative Approval, subject to the following conditions: 1) the placement of a note on the final plat stating that the site is limited to a single curb cut to Hayfield Road, with size, location, and design subject to Traffic Engineering approval, and that direct access to Old Pascagoula Road is denied; 2) the placement of the 25-foot building setback lines on the final plat; and 3) the placement of a note on the final plat stating that a buffer, in compliance with Section V.A.7 shall be provided where the commercial properties adjoin residential property.

## LOCATOR MAP

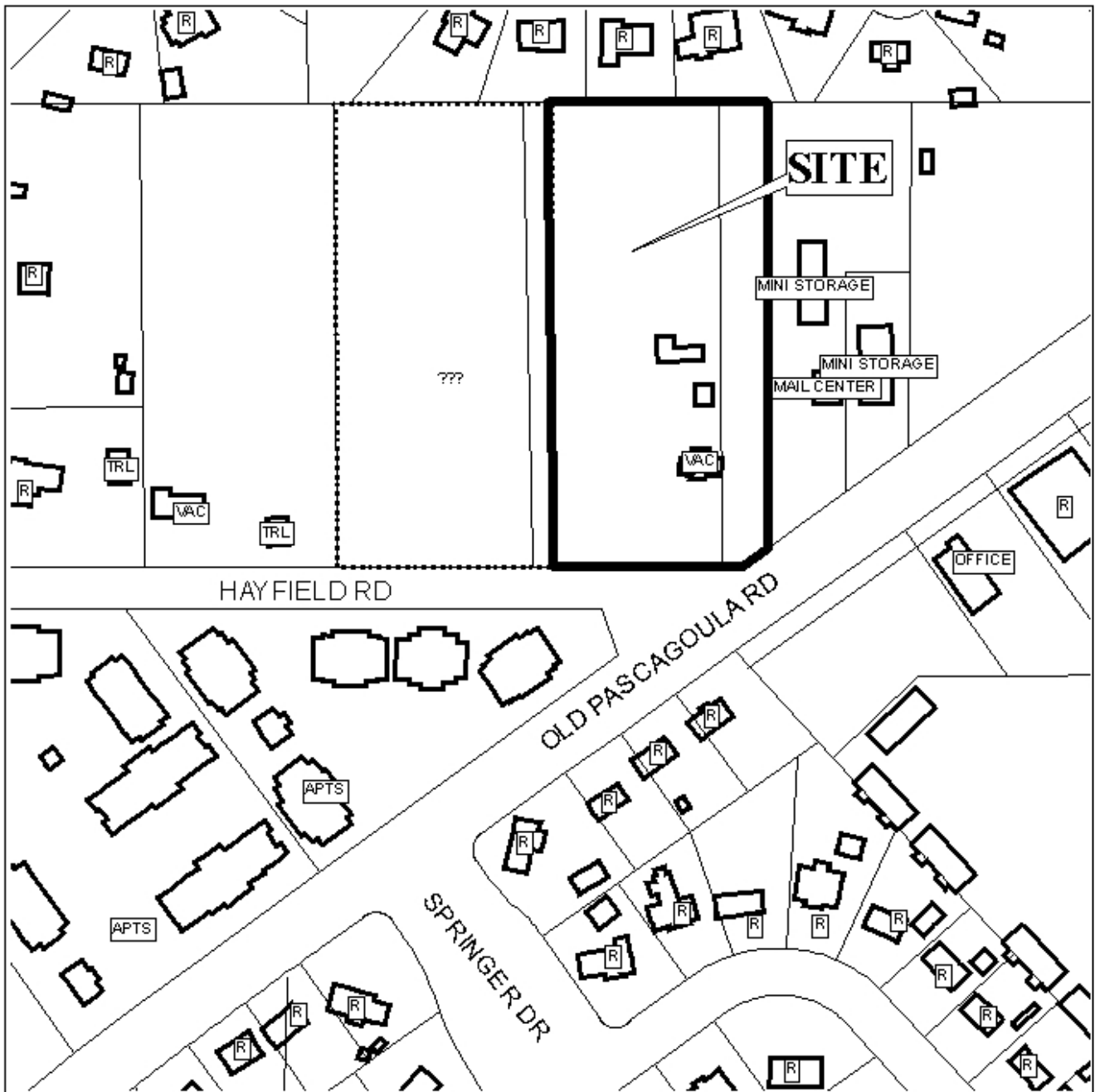


APPLICATION NUMBER 2 DATE July 20, 2006  
APPLICANT Warren Lee Subdivision  
REQUEST Subdivision



NTS

# WARREN LEE SUBDIVISION



APPLICATION NUMBER 2 DATE July 20, 2006

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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