

GRACELAND SUBDIVISION

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

The plat illustrates the proposed 3 lot, 11.5 ± acres subdivision which is located on the North side of Howells Ferry Road, ¼ mile ± East of the North terminus of Havens Road. The subdivision is served by public water and sanitary sewer provided by South Alabama Utilities.

The purpose of this application is to create a three-lot subdivision from an existing lot of record.

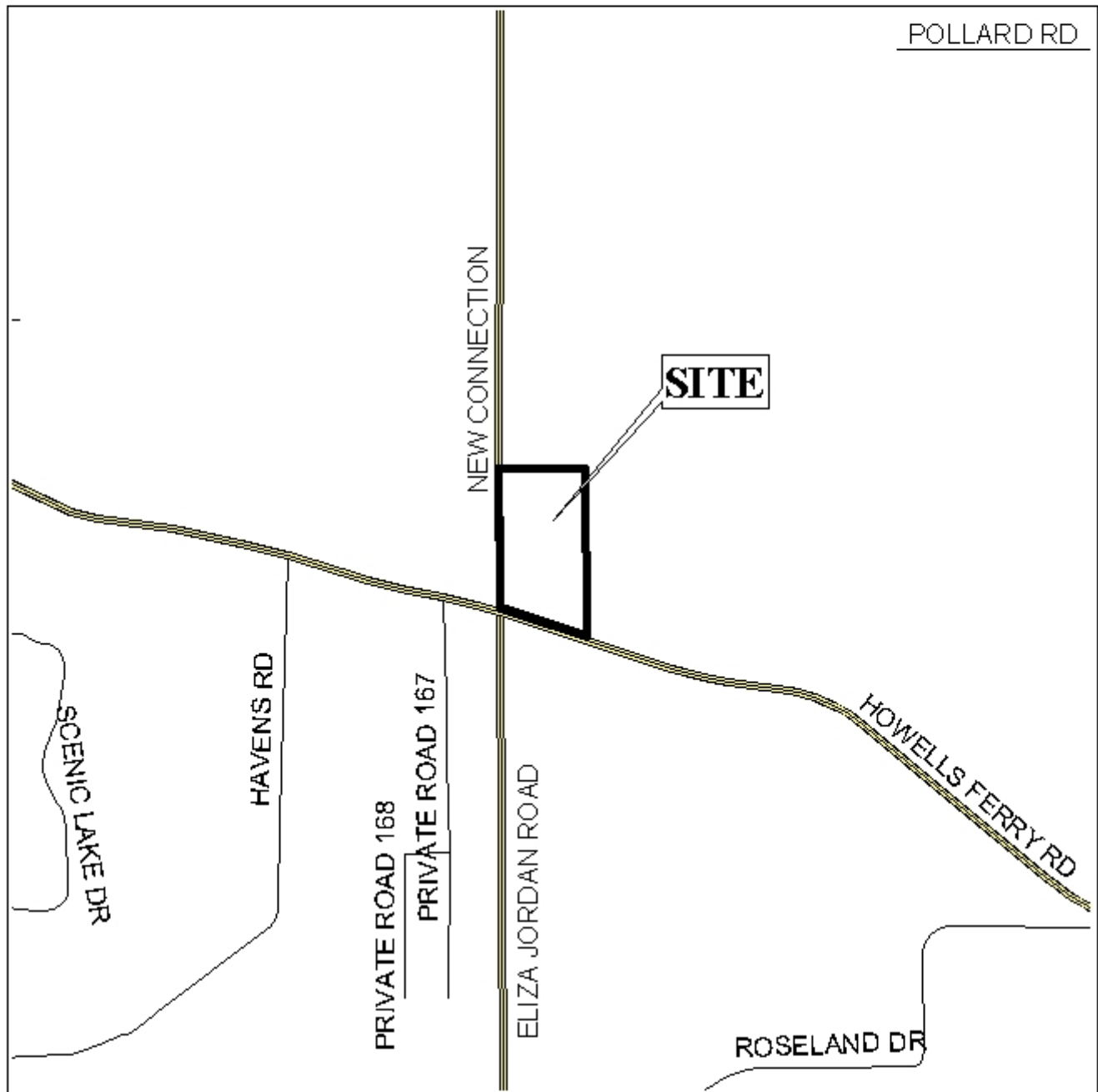
The site fronts Howells Ferry Road, a planned major street, which has an existing right-of-way shown of 80-feet; the Major Street Plan requires a 100-foot right-of-way. However, the dedication of adequate right-of-way to provide 50-feet from the centerline of Howells Ferry Road is shown on plat. Additionally, as a means of access management, the placement of a note on the final plat stating that Lots 1, 2 and 3 are limited to one curb cut each to Howells Ferry Road, with the size, location and design to be approved by County Engineering should be required. Furthermore, the site is adjacent to a new connection for Eliza Jordan Road, a planned major street, which requires a 100-foot right-of-way. Therefore, the provision of a 75-foot setback (which includes the required 25-foot minimum building setback) for Lot 1 from the centerline of the new connection, to provide for the right-of-way of the planned major street, should be required.

Each lot exceeds the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3., would be required for approval. Furthermore, there are other lots to the East and South of the site that are similar in width.

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 a waiver of Section V.D.3. (width to depth ratio), 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, 2 and 3 are limited to one curb cut each to Howells Ferry Road, with the size, location and design to be approved by County Engineering; 3) the provision of a 75-foot setback (which includes the required 25-foot minimum building setback) for Lot 1 from the centerline of the new connection; and 4) the placement of a note 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.

LOCATOR MAP



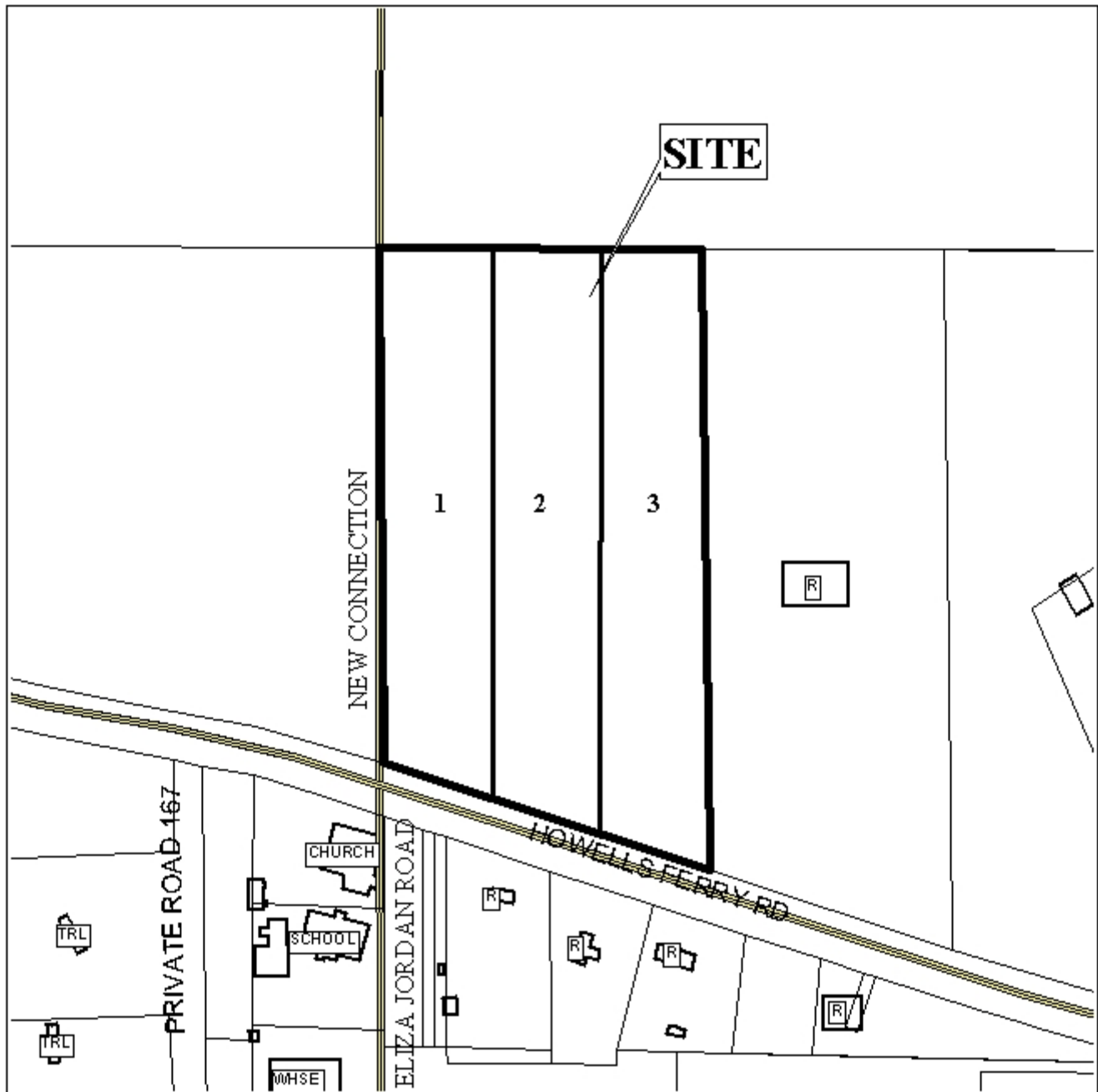
APPLICATION NUMBER 5 DATE January 19, 2006

APPLICANT Graceland Subdivision

REQUEST Subdivision



GRACELAND SUBDIVISION



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LEGEND



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