

KENDALL PLACE SUBDIVISION

Engineering Comments: Development of property must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 2 lot, 3.0± acre subdivision which is located on the North side of Moffett Road, 300'± West of Denmark Road. The subdivision is served by city water and sanitary facilities.

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

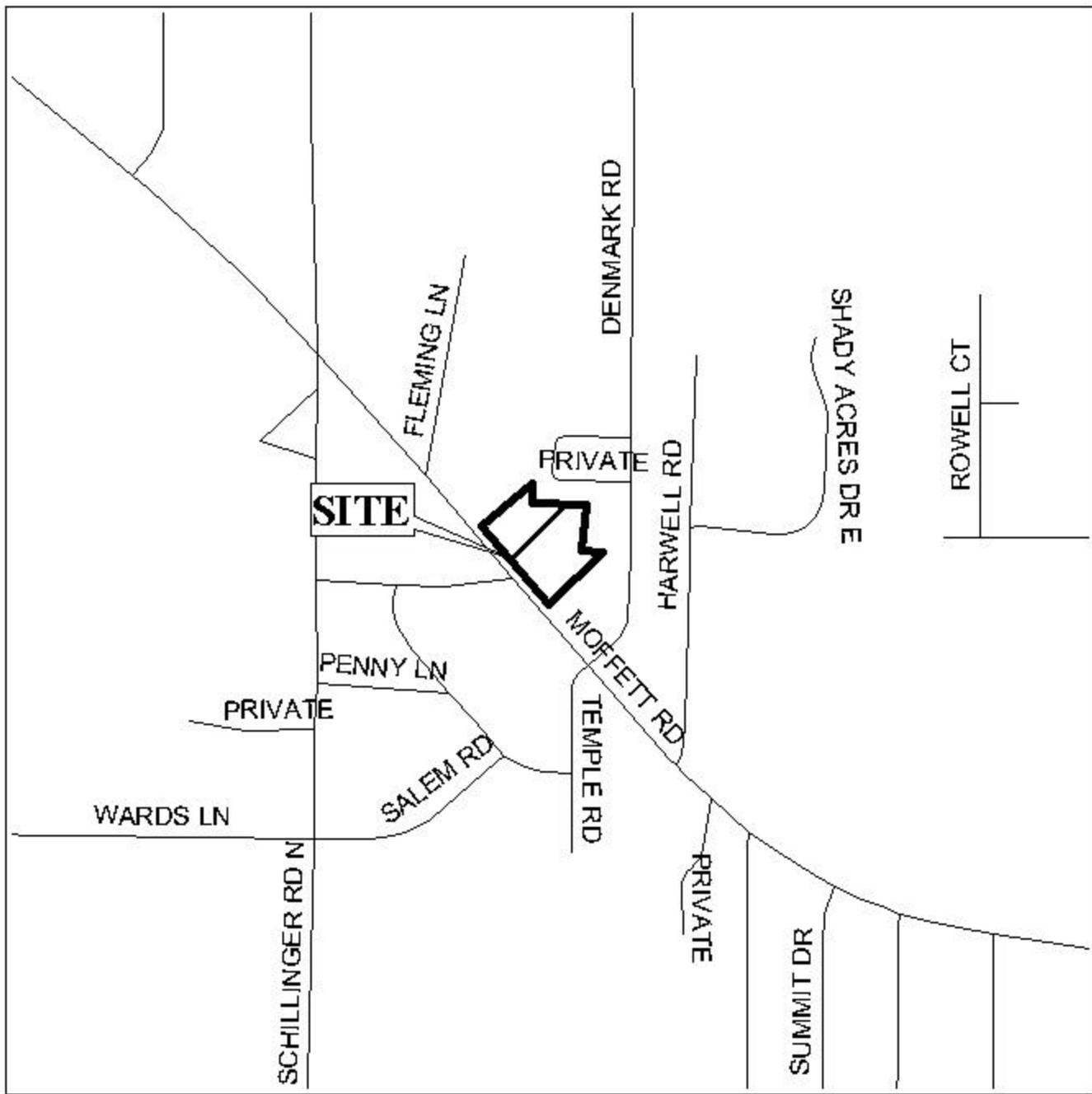
The site fronts Moffett Road, a planned major street, which has an existing right-of-way of 85-feet. The Major Street Plan requires a 100-foot right-of-way; therefore, the dedication of sufficient right-of-way to provide 50-feet from the centerline of Moffett Road, should be required. Additionally, as the site is located on a major street, access management is a concern; therefore, Lots A & B should be limited to one curb cut each to Moffett Road, with the location and design to be approved by County Engineering.

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

The 25-foot minimum building setback line will be from the dedication of the adequate right-of-way.

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 the necessary right-of-way to provide 50-feet from the centerline of Moffett Road; 2) the placement of a note on the final plat stating that the each lot is limited to the one curb cut to Moffett Road; 3) the placement of a note on the final plat stating that a buffer, in compliance with Section V.A.7. will be provided where the site adjoins residentially developed property; and 4) placement of the required 25-foot minimum building setback line (from the dedicated right-of-way) on the final plat.

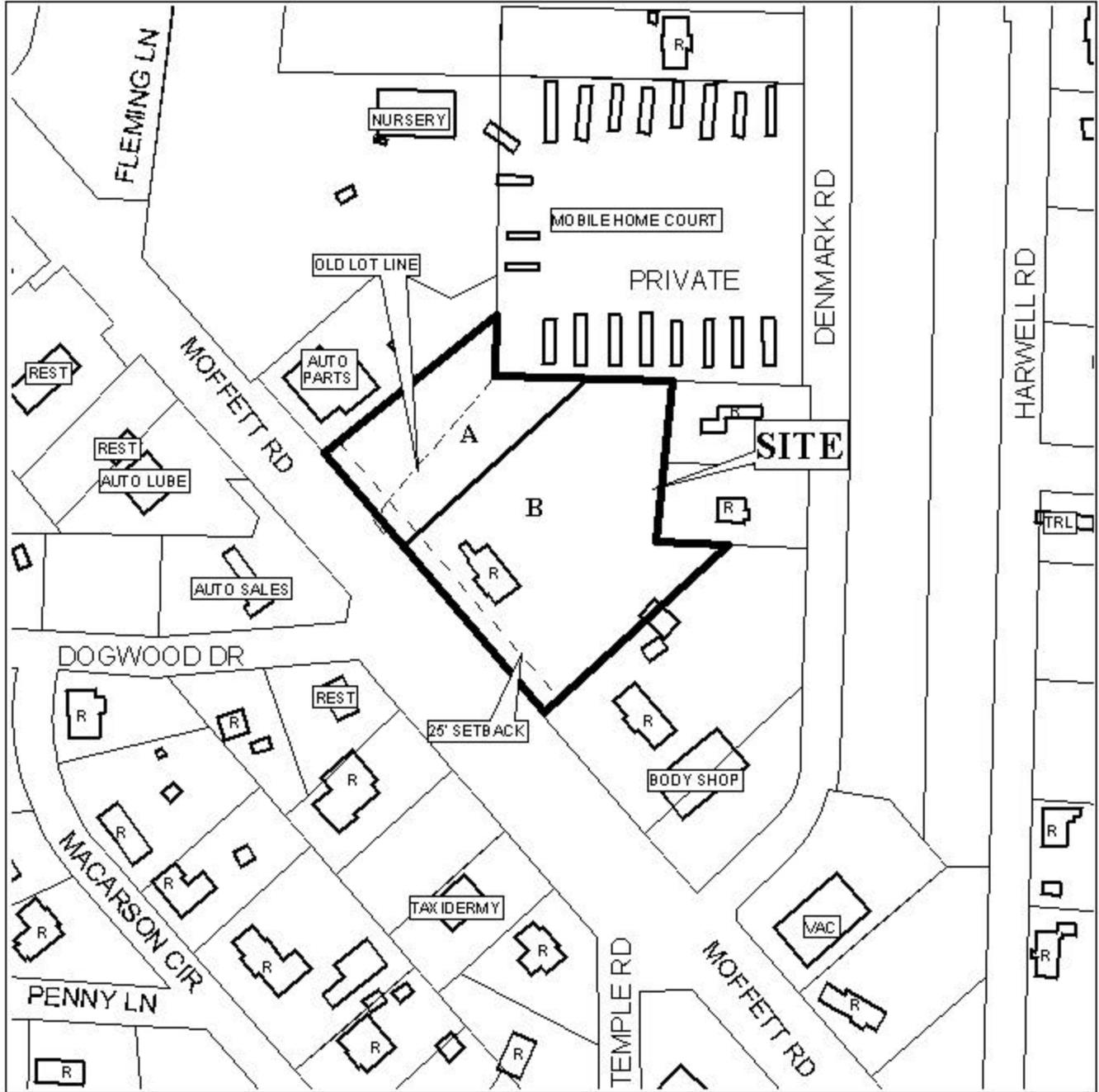
LOCATOR MAP



APPLICATION NUMBER 8 DATE August 21, 2003
APPLICANT Kendall Place Subdivision
REQUEST Subdivision



KENDALL PLACE SUBDIVISION



APPLICATION NUMBER 8 DATE August 21, 2003

LEGEND

