

MIDDLE BAY MARINE SUBDIVISION

Engineering Comments: Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

The plat illustrates the proposed 9.6 acre \pm , 1 lot subdivision which is located on the East side of Dauphin Island Parkway, 190' \pm North of Terrell Road. The subdivision is served by city water and sanitary facilities.

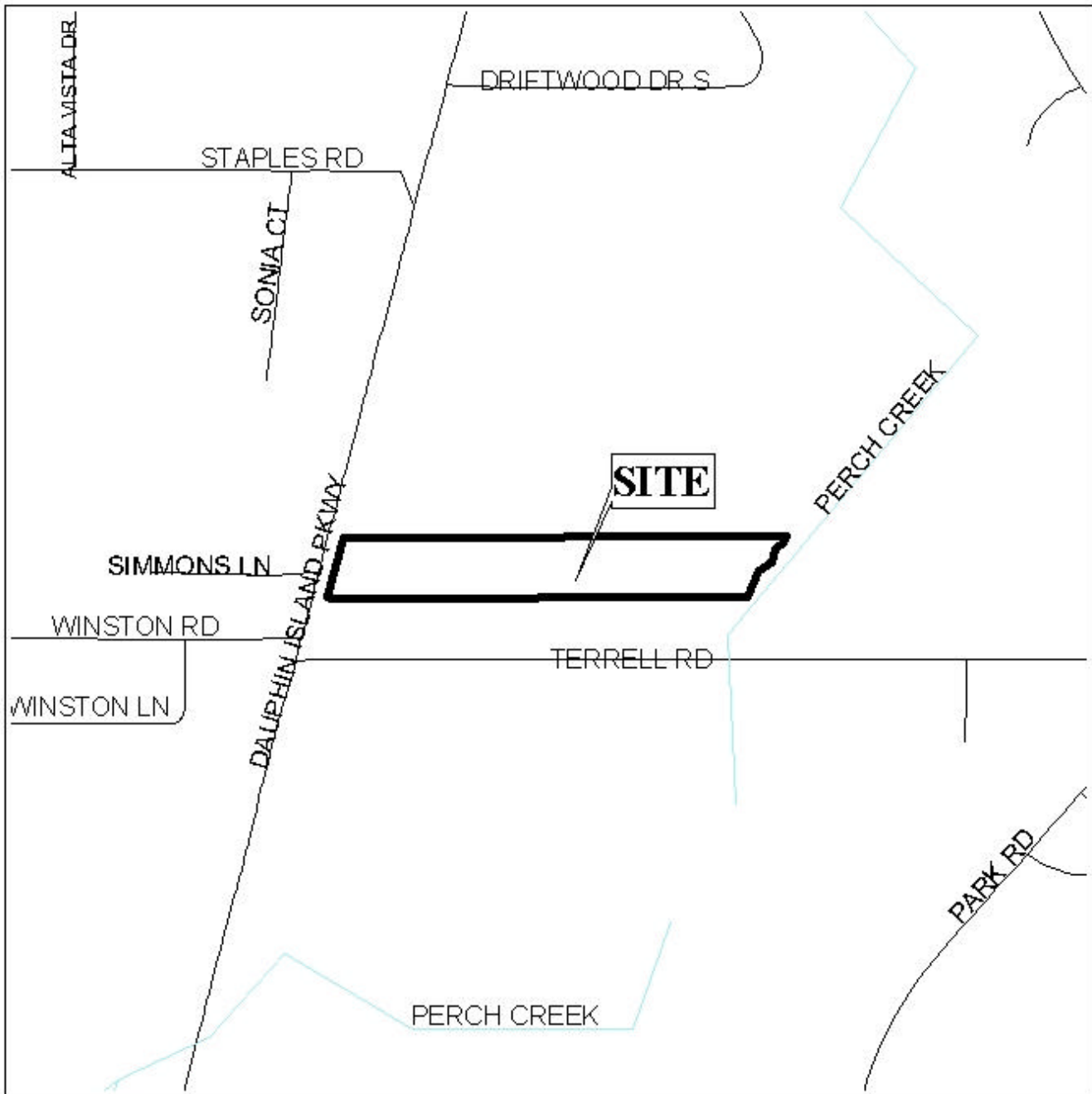
Dauphin Island Parkway, which has an existing right-of-way of 115', is in compliance with the right-of-way requirement of the Major Street Plan component of the Comprehensive Plan. Given the existing development along this section of Dauphin Island Parkway, development of service roads is not practical; therefore, a limitation on the number of curb cuts would be an acceptable method of access management. With less than 300' of frontage, limiting the site to one curb cut would be appropriate.

There is some discrepancy regarding the ownership of a 50' strip along Perch Creek. The applicant's deed indicates that this strip is a City of Mobile drainage easement. However, the Tax Assessor's map indicates it as a separate parcel owned by the City of Mobile. The City Real Estate office has a copy of a 1967 document whereby payment was made for the condemnation of the parcel. As this parcel is included in the proposed subdivision, this issue should be resolved prior to consideration of the application.

Additionally, a PUD application for this site has been submitted and will be considered by the Commission on April 17. Therefore, it would be logical that the Subdivision application be held over until that meeting so the applications could be considered together. This should also allow the applicant time to resolve the ownership issue and, if necessary, submit revised drawings.

Based on the preceding, it is recommended that this application be held over until April 17, to be considered with the pending PUD application.

LOCATOR MAP



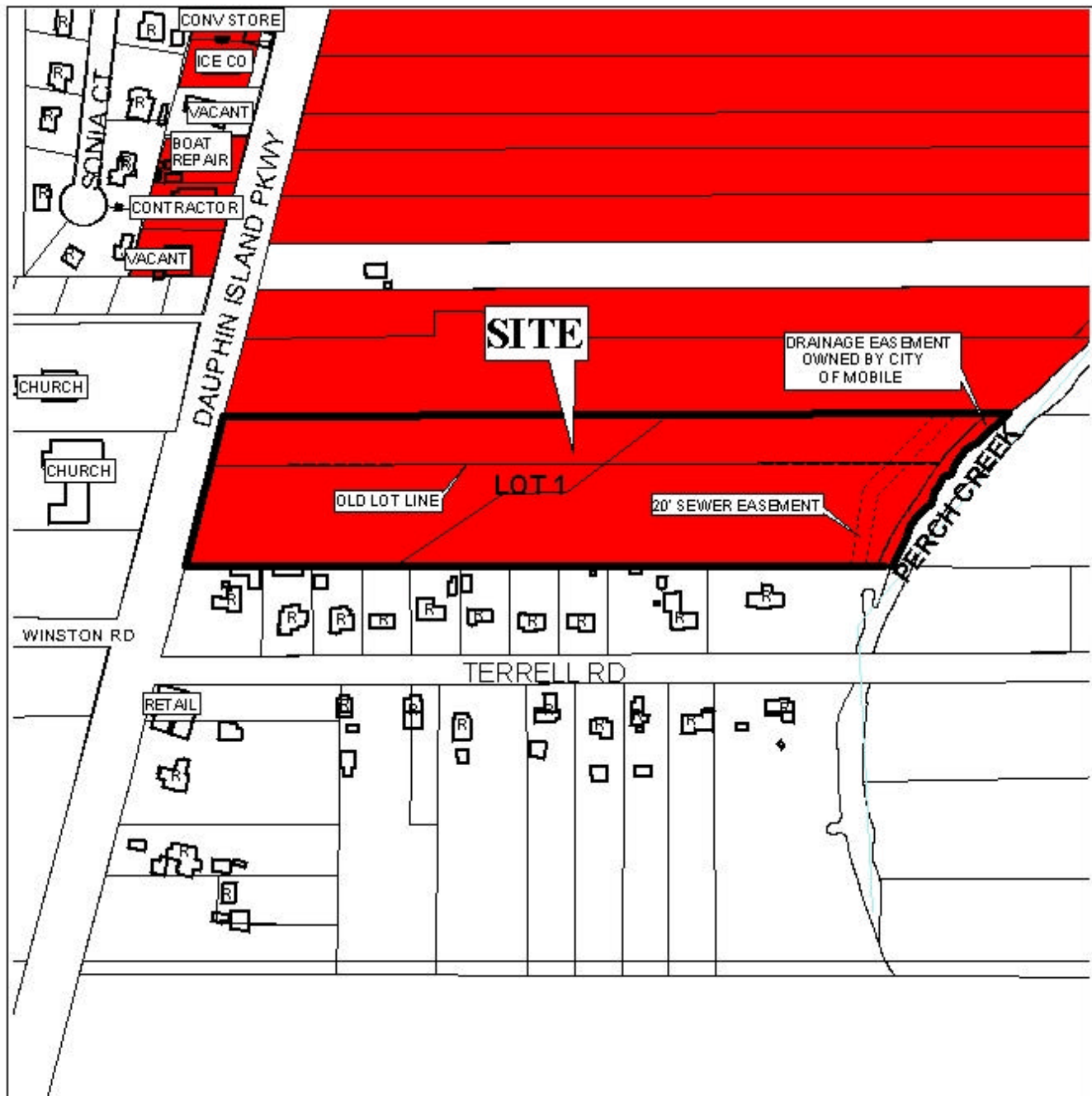
APPLICATION NUMBER 10 DATE April 3, 2003

APPLICANT Middle Bay Marine Subdivision

REQUEST Subdivision

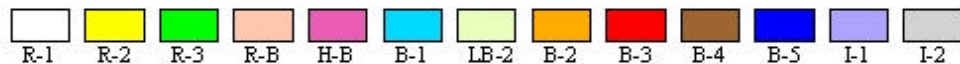


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