

COLLINS SUBDIVISION, FIRST ADDITION

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

The plat illustrates the proposed 12.9 ± acres, 23 lot subdivision which is located on the West side of U.S. Highway 90 West, at the West terminus of Kooiman Road. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to combine multiple metes and bounds parcels into 23 lots.

US Highway 90, which has a variable right-of-way, is shown as a major street on the Major Street Plan, and as such requires a 250-foot right-of-way; therefore, the dedication of sufficient right-of-way to provide 125-feet from the centerline should be required.

As proposed, Lots 1 and 23 would have frontage along US Highway 90 and the new street, and Lot 15 would front Willis Road and the new street. In order to provide proper access management, the placement of a note on the final plat stating the Lots 1, 15 and 23 are denied direct access to US Highway 90 and Willis Road, should be required.

As illustrated on the plat, there are parcels that are not included in the subdivision; however, the applicant has submitted deeds establishing them as lots of record prior to 1984, thus they are not required to participate in this application.

The detention area is labeled as common area; thus a note labeling this area as a detention area and stating that the maintenance thereof is the responsibility of the property owners, should be required on the final plat.

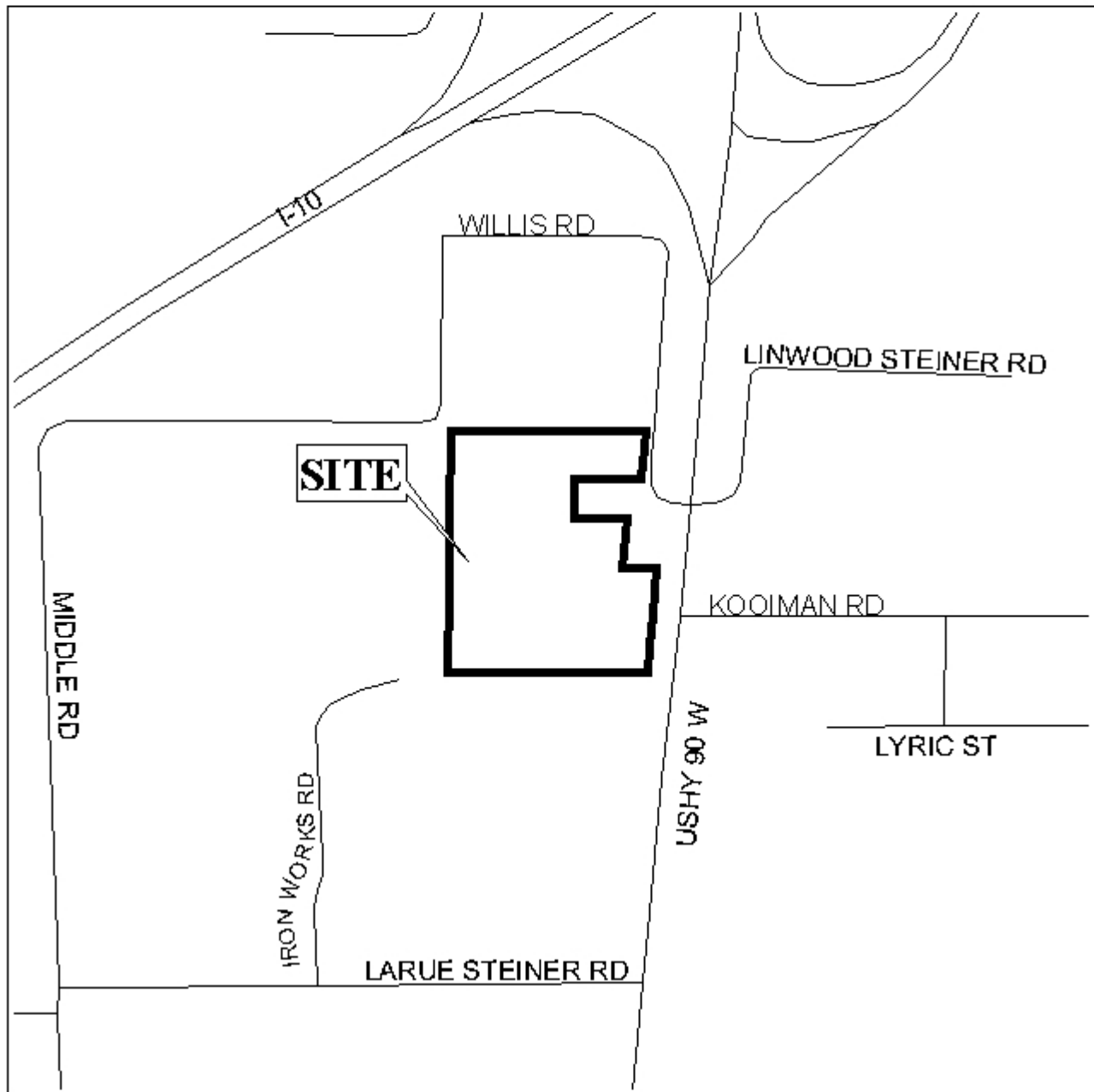
This site is located in the County, thus a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property, must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

As proposed, Lot 18 would exceed the width to depth ratio; therefore a waiver of Section V.D.3 would be required.

The 25-foot minimum building setback line is not shown but would be required on the final plat.

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 dedication of sufficient right-of-way to provide 125-feet from the centerline of US Highway 90; 2) the placement of a note on the final plat stating the Lots 1, 15 and 23 are denied direct access to US Highway 90 and Willis Road; 3) the placement of notes on the final plat labeling the common area and stating that the maintenance of the common area is the responsibility of the property owners; 4) the placement of a note on the final plat stating 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; and 5) the placement of the 25-foot minimum building setback line on the final plat.

LOCATOR MAP



APPLICATION NUMBER 11 DATE April 1, 2004

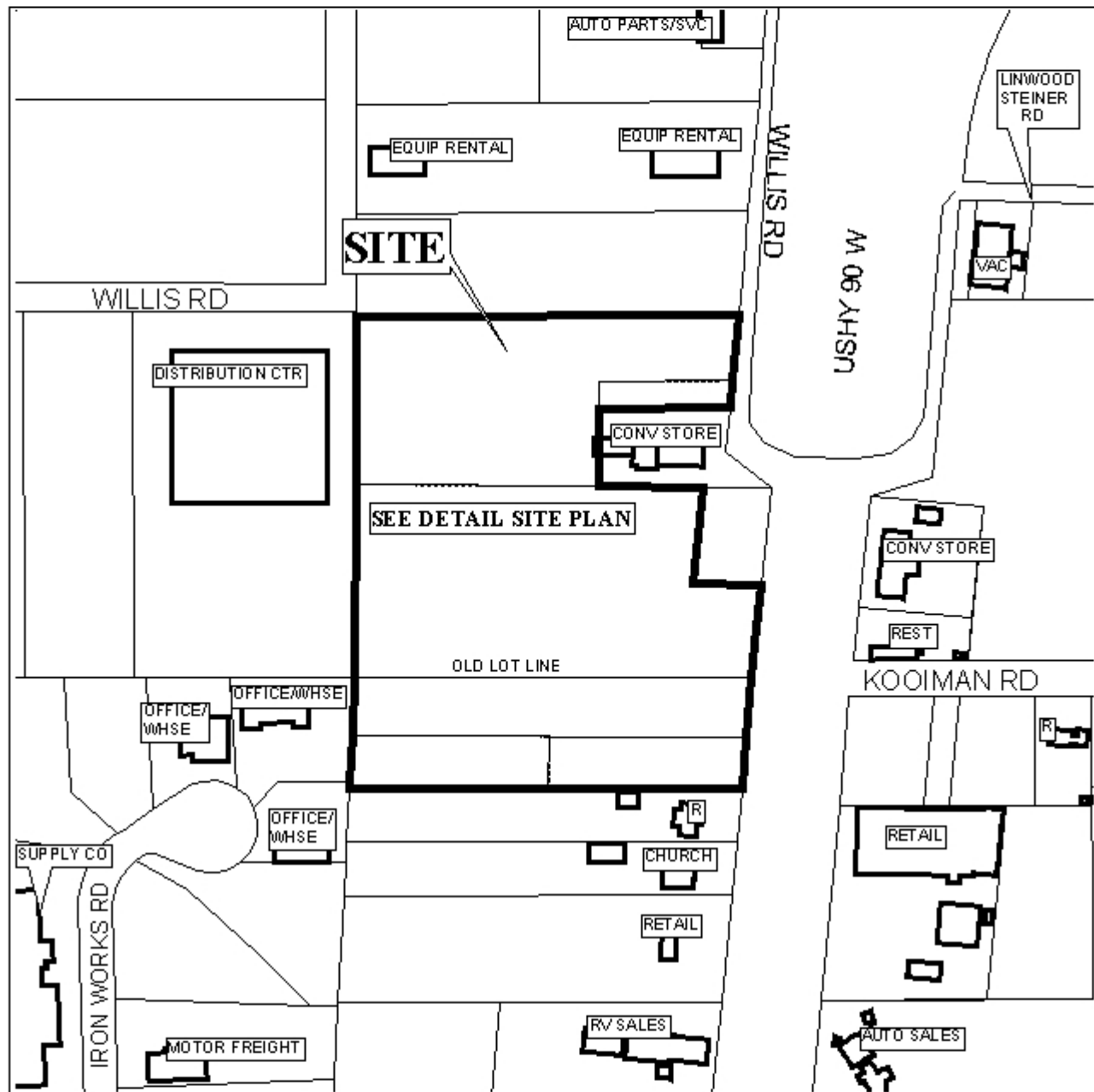
APPLICANT Collins Subdivision, First Addition

REQUEST Subdivision



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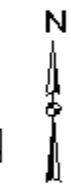
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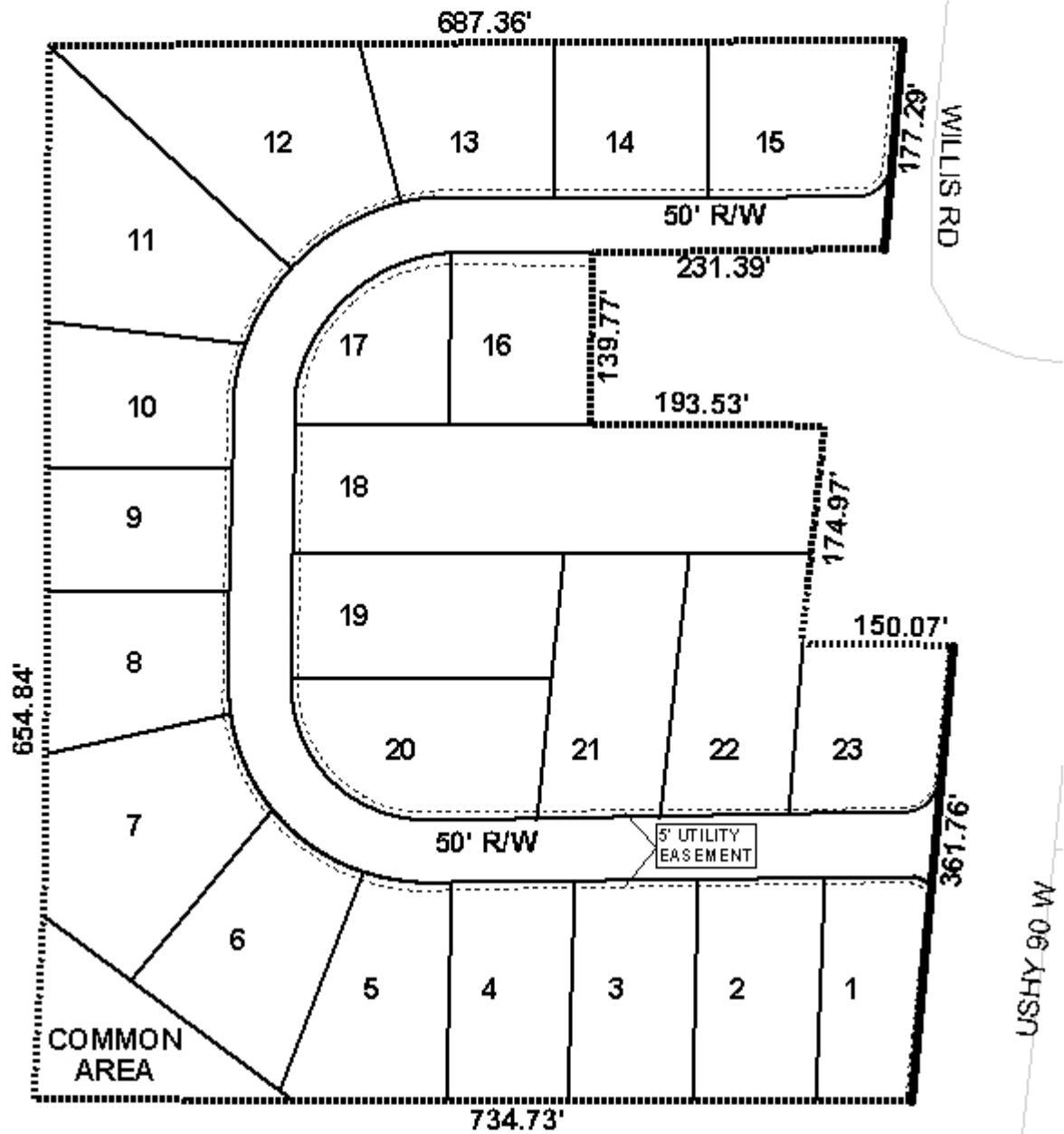
LEGEND

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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DETAIL SITE PLAN



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