

GRISSETT SUBDIVISION

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

The plat illustrates the proposed 5-lot, 6.5± acre subdivision which is located on the North side of Tanner Williams Road, 620'± East of Snow Road. The subdivision is served by public water and individual septic systems.

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

The site fronts Tanner Williams Road, a planned major street, with the existing right-of-way is illustrated as 80-feet. The Major Street Plan requires a 100-foot right-of-way; therefore, the provision of a 75-foot setback (which includes the required minimum building setback of 25-feet), from the centerline of Tanner Williams Road, to provide for the right-of-way of the planned major street should be required. Additionally, since the development will have approximately 666-feet of road frontage on a major street, access management is a concern; therefore, a note should be placed on the final plat stating that the development should be limited to a maximum of three curb cuts to Tanner Williams Road, with the location and design to be approved by County Engineering.

As proposed, Lots 2, 3, 4 and 5 exceed the maximum width to depth ratio; therefore, a waiver of Section V.D.3. of the Subdivision Regulations would be required.

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.

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

The site exceeds the maximum width to depth ratio; therefore, a waiver of Section V.D.3. of the Subdivision Regulations would be required.

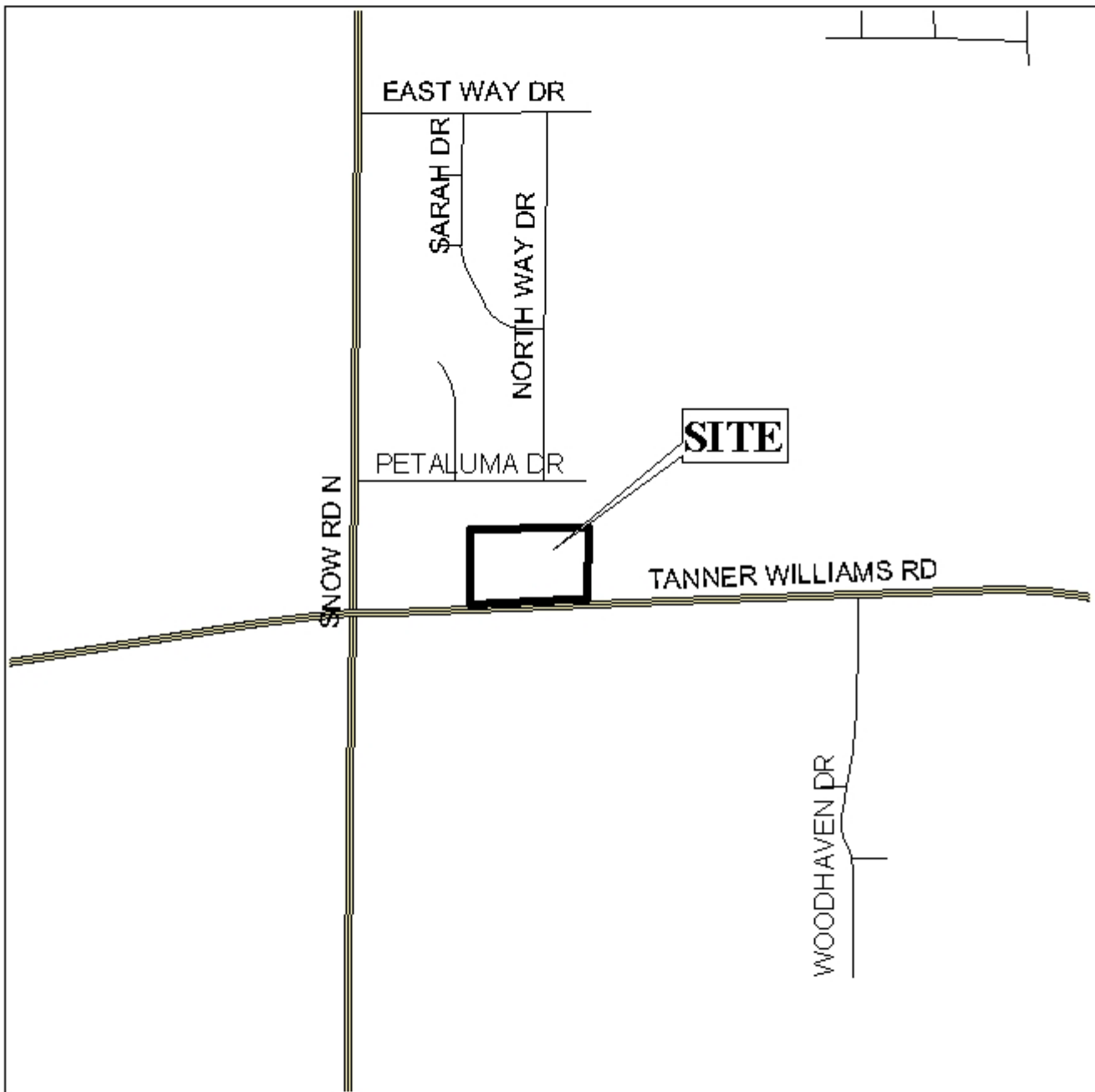
This site is located in the County, thus a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

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 provision of a 75-foot setback (which includes the required minimum building setback of 25-feet), from the centerline of Tanner Williams Road; 2) the placement of a note on

the final plat stating that the development is limited to a maximum of three curb cuts to Tanner Williams Road, with the location and design to be approved by County Engineering; 3) the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and 4) the placement of the 25-foot minimum setback lines on the final plat.

LOCATOR MAP



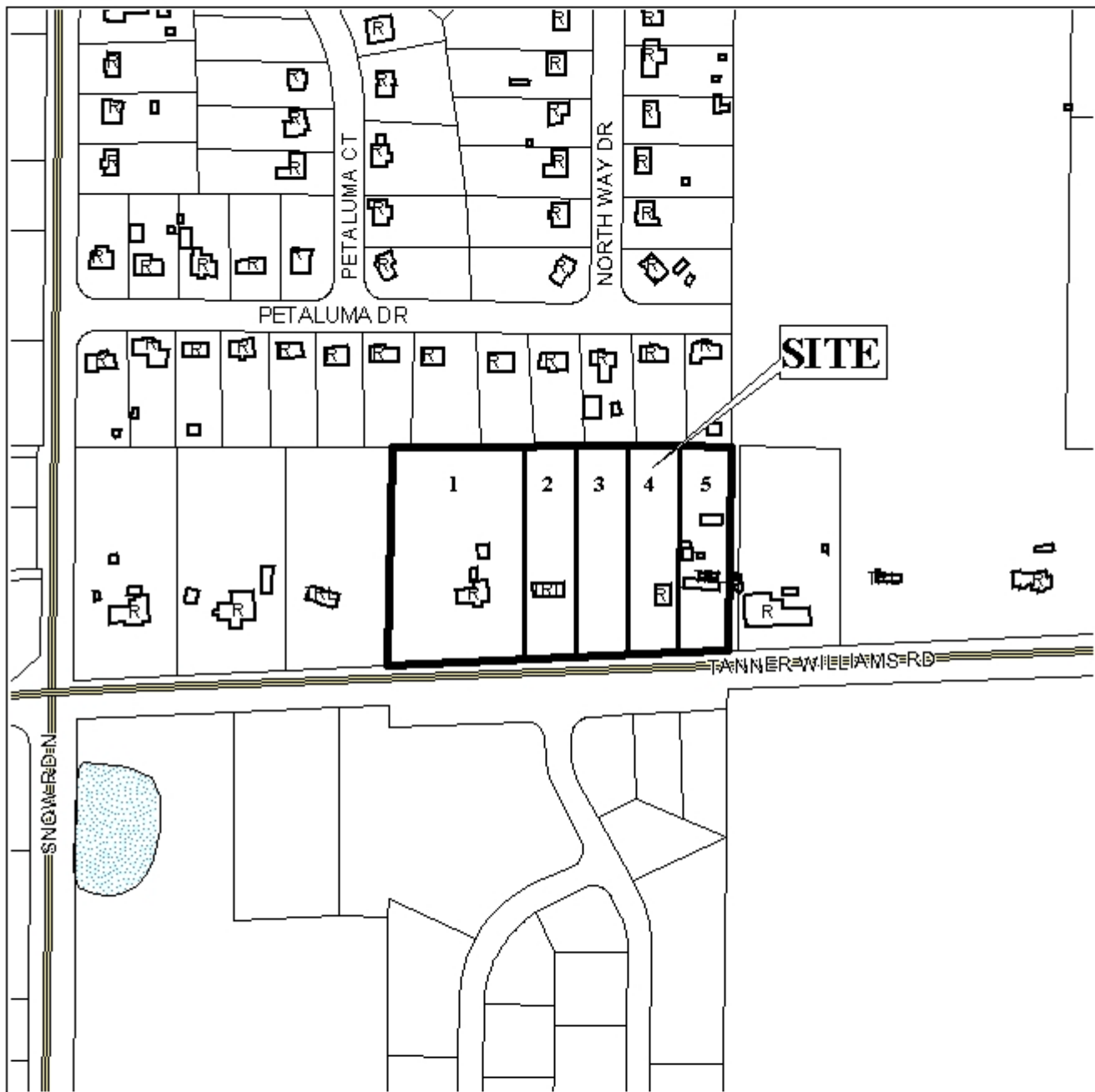
APPLICATION NUMBER 11 DATE March 2, 2006

APPLICANT Grissett Subdivision

REQUEST Subdivision



GRISSETT SUBDIVISION



APPLICATION NUMBER 11 DATE March 2, 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

N
NTS