

GULF COAST FABRICATORS, INC.

SUBDIVISION, REVISION OF

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

The plat illustrates the proposed 3 lot, 2.1± acre subdivision which is located on the Southeast corner of Theodore Dawes Road and Leytham Road. The subdivision is served by city water and individual septic system.

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

The site fronts Theodore Dawes Road, a planned major street, which has an existing right-of-way of 80-feet. However, 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 Theodore Dawes Road, should be required. Since the site is developed, no additional curb cuts to this development should be allowed.. Additionally, as the site is located on a corner, dedication of a sufficient radius as determined by County Engineering should be required and shown on the final plat.

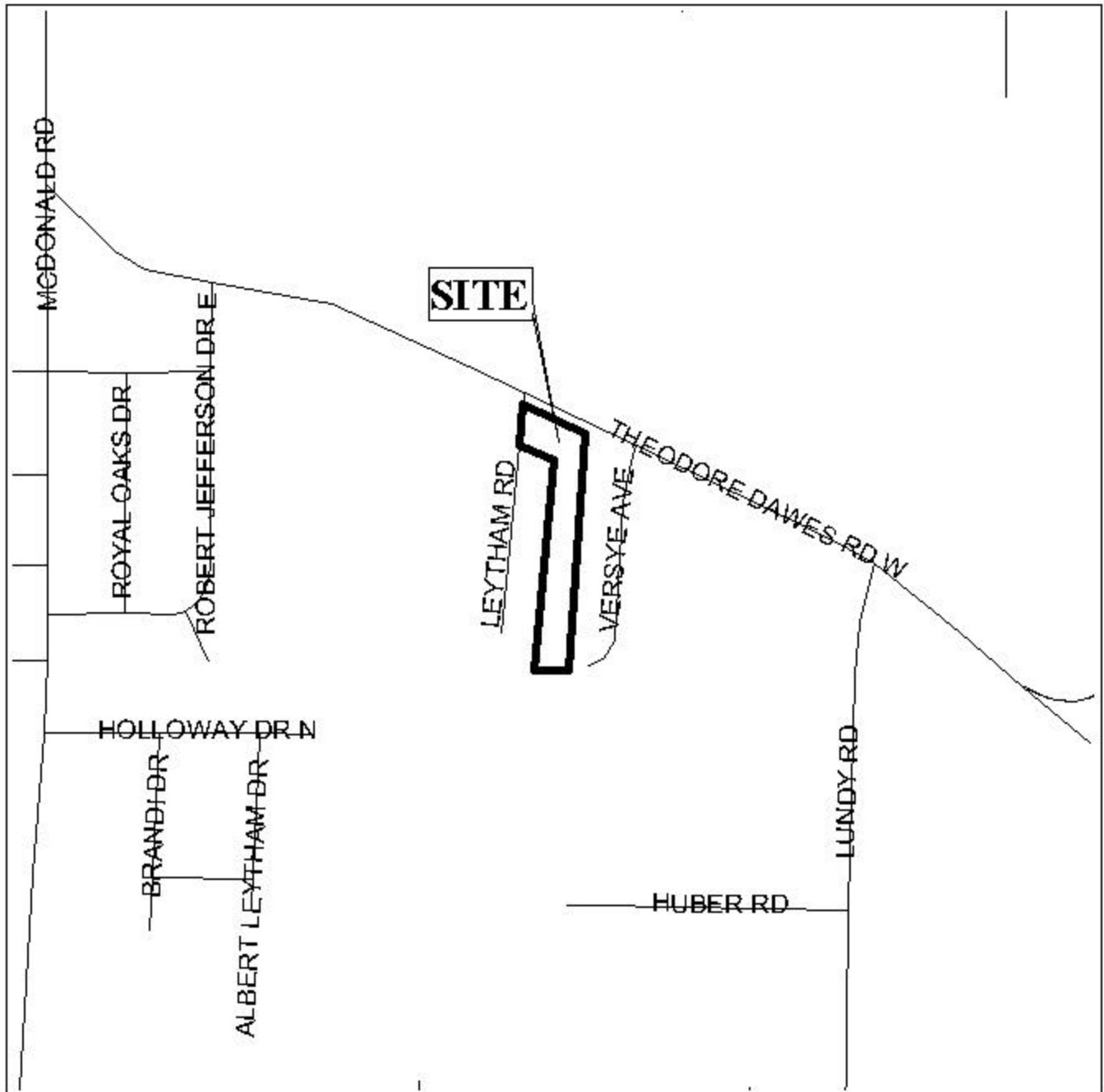
Lot 1 exceeds the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3. would be required.

As illustrated on the preliminary plat a shed is constructed across the property line of the proposed Lot 1, thus the portion of the shed which crosses the property line should be removed prior to the recording of the final plat.

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.

With modifications and 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 the necessary right-of-way to provide 50-feet from the centerline of Theodore Dawes Road; 2) the dedication of the necessary right-of-way to provide a sufficient radius at the Southeast corner of Theodore Dawes Road and Leytham Road; 3) the placement of a note on the final plat stating that the each lot is limited to the existing curb cuts to Theodore Dawes Road and Leytham Road; 4) the removal all buildings crossing any property lines prior to the recording of the final plat; and 5) 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.

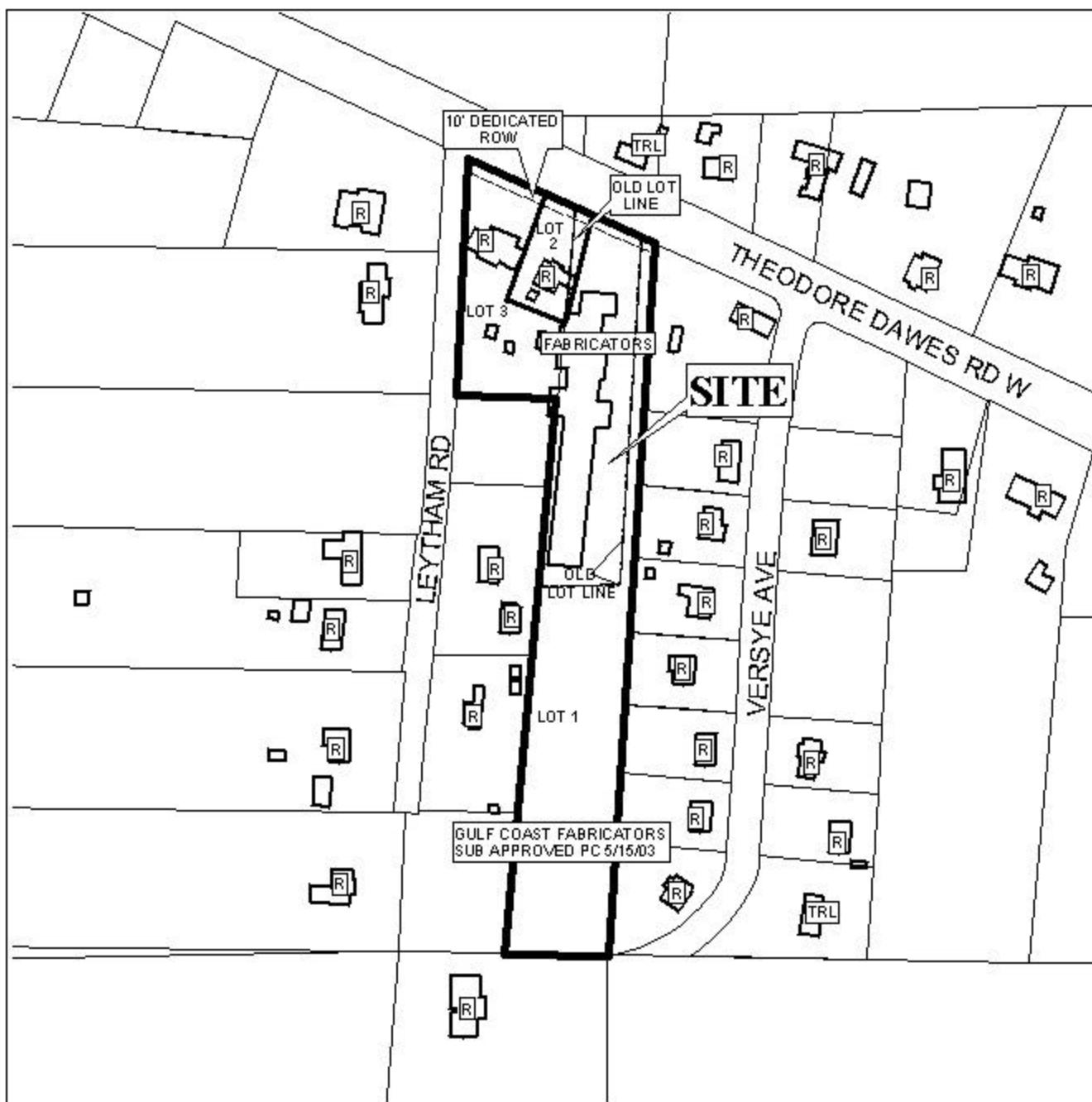
LOCATOR MAP



APPLICATION NUMBER 13 DATE July 24, 2003
APPLICANT Gulf Coast Fabricators, Inc. Subdivision, Revision of
REQUEST Subdivision



GULF COAST FABRICATORS, INC. SUBDIVISION, REVISION OF



APPLICATION NUMBER 13 DATE July 24, 2003

LEGEND



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