

# **GULF COAST FABRICATORS, INC. SUBDIVISION**

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

The plat illustrates the proposed 1-lot, 4.4± acre subdivision which is located on the South side of Theodore Dawes Road, 180'± East of Leytham Road. The subdivision is served by city water and on-site sewerage disposal system.

The purpose of this application is to create a one-lot subdivision from two 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. Additionally, as a means of access management, a note should be placed on the final plat limiting the development to one curb cut, with the size, location and design to be approved by County Engineering.

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.

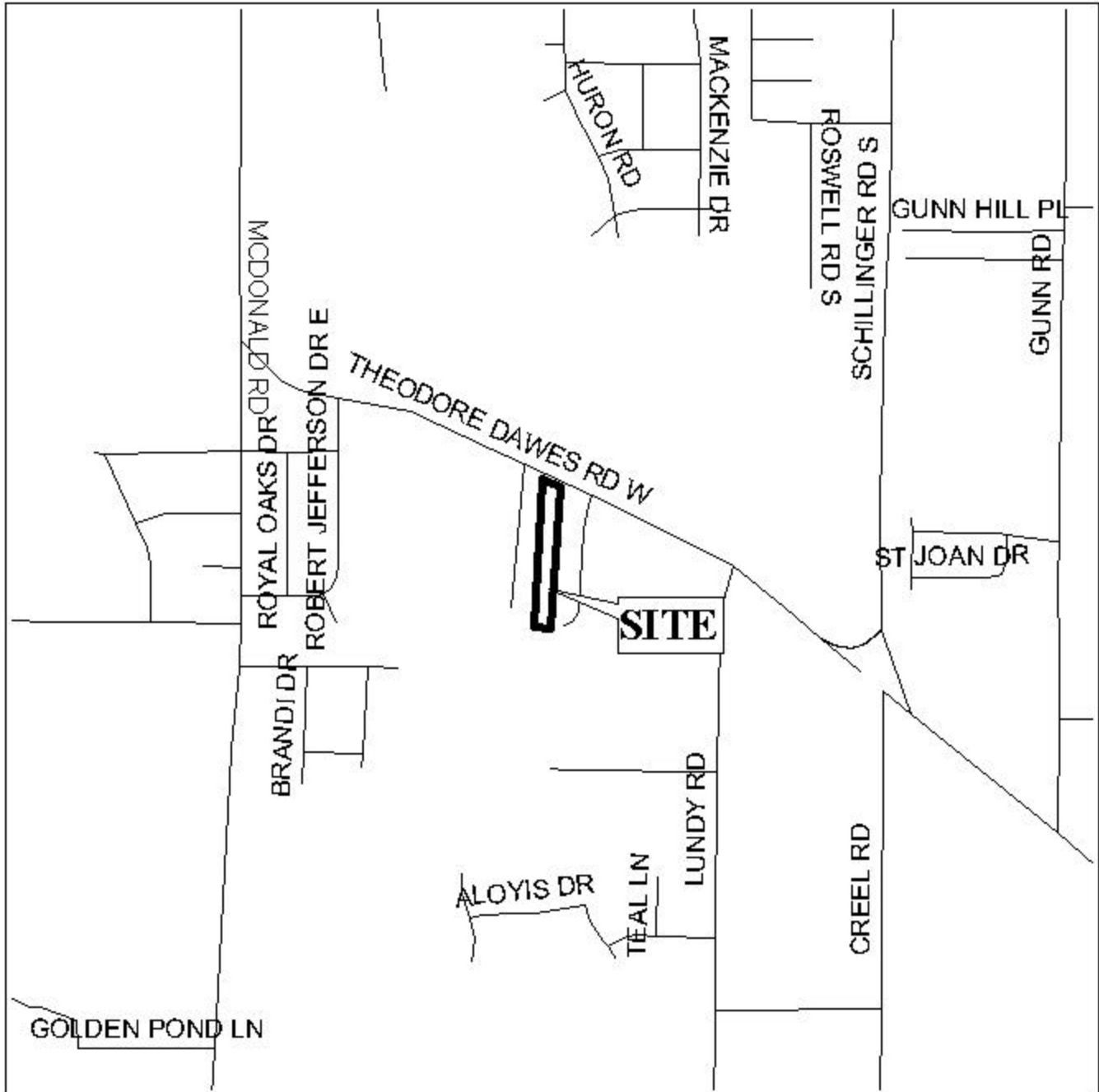
As illustrated on the preliminary plat a shed is constructed across the property line, thus the portion of the shed which crosses the property line should be removed prior to the recording of the final plat.

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.

The required 25- foot minimum building setback lines are not illustrated, but will be required on the final plat.

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 placement of a note on the final plat stating that the development is limited to one curb to Theodore Dawes Road, with the size, location and design to be approved by County Engineering; 3) the removal all buildings crossing any property lines prior to the recording of the final plat; 4) 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 5) placement of the required 25-foot minimum building setback line along Theodore Dawes Road.

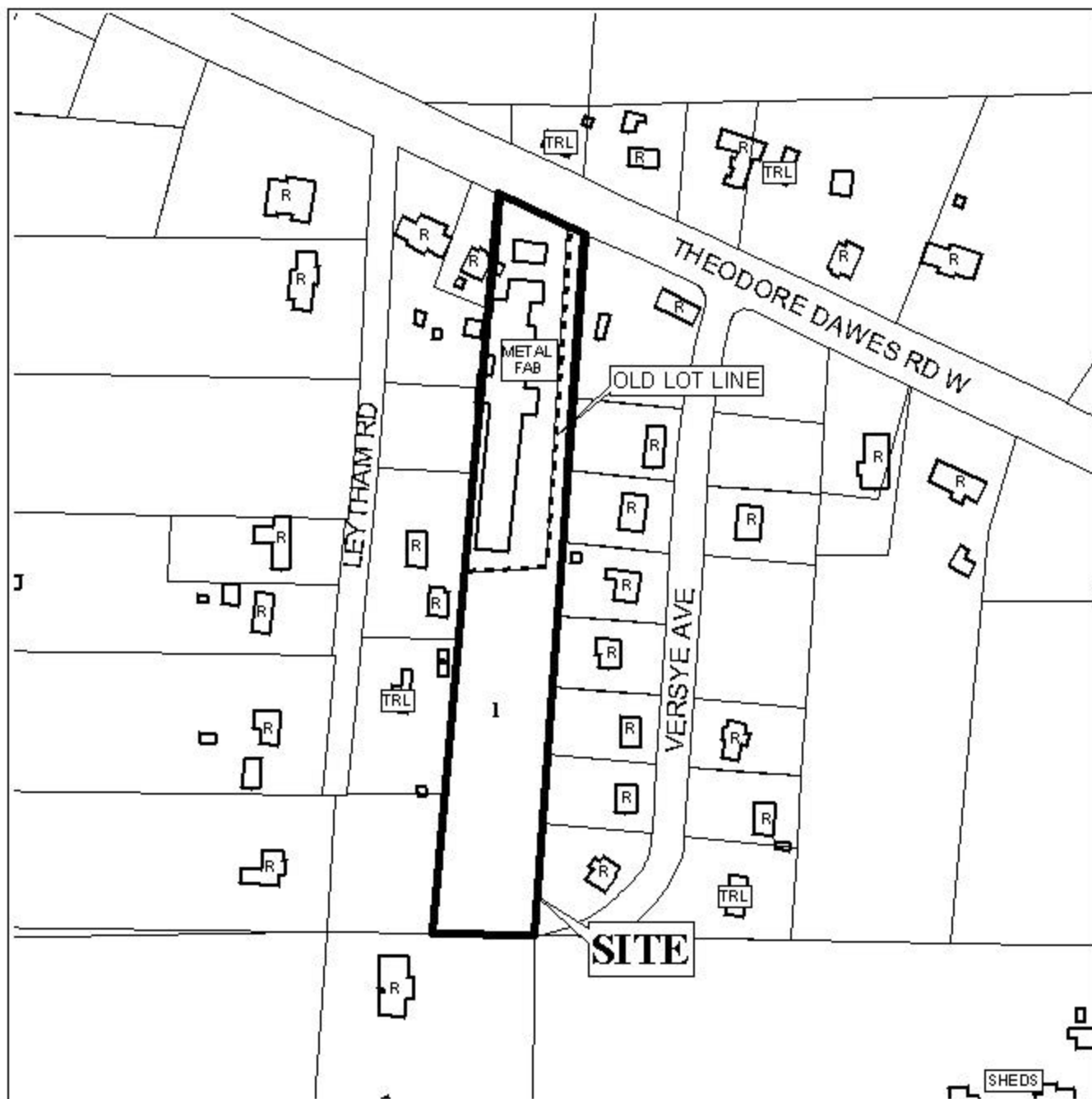
## LOCATOR MAP



APPLICATION NUMBER 14 DATE May 15, 2003  
APPLICANT Gulf Coast Fabricators, Inc.  
REQUEST Subdivision



# GULF COAST FABRICATORS, INC. SUBDIVISION



APPLICATION NUMBER 14 DATE May 15, 2003

LEGEND



N  
NTS