

# **MAGGIE'S THEODORE DAWES ROAD** **SUBDIVISION**

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

The plat illustrates the proposed 4 lot, 7.1 ± acres subdivision which is located on the West side of Theodore Dawes Road, 760' ± North of Garden Grove Drive. The subdivision is served by public water and individual septic systems.

The purpose of this application is to subdivide an existing lot into four lots.

The site fronts Theodore Dawes Road, which is a planned major street, has an existing right-of-way in compliance with the Major Street Plan. With the site being located on a major street, access management is a concern; therefore the placement of a note on the final plat stating that the site is limited to a maximum of three curb cuts to Theodore Dawes Road, with the size, location and design to be approved by County Engineering, should 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.

As proposed, Lot 2 would exceed the width to depth ratio, therefore a waiver of Section V.D.3. would be required.

With a waiver of Section V.D.3. (width to depth ratio), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that the site is limited to a maximum of three curb cuts to Theodore Dawes Road, with the size, location, and design to be approved by County Engineering; and 2) 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.

# LOCATOR MAP



APPLICATION NUMBER 14 DATE July 7, 2005

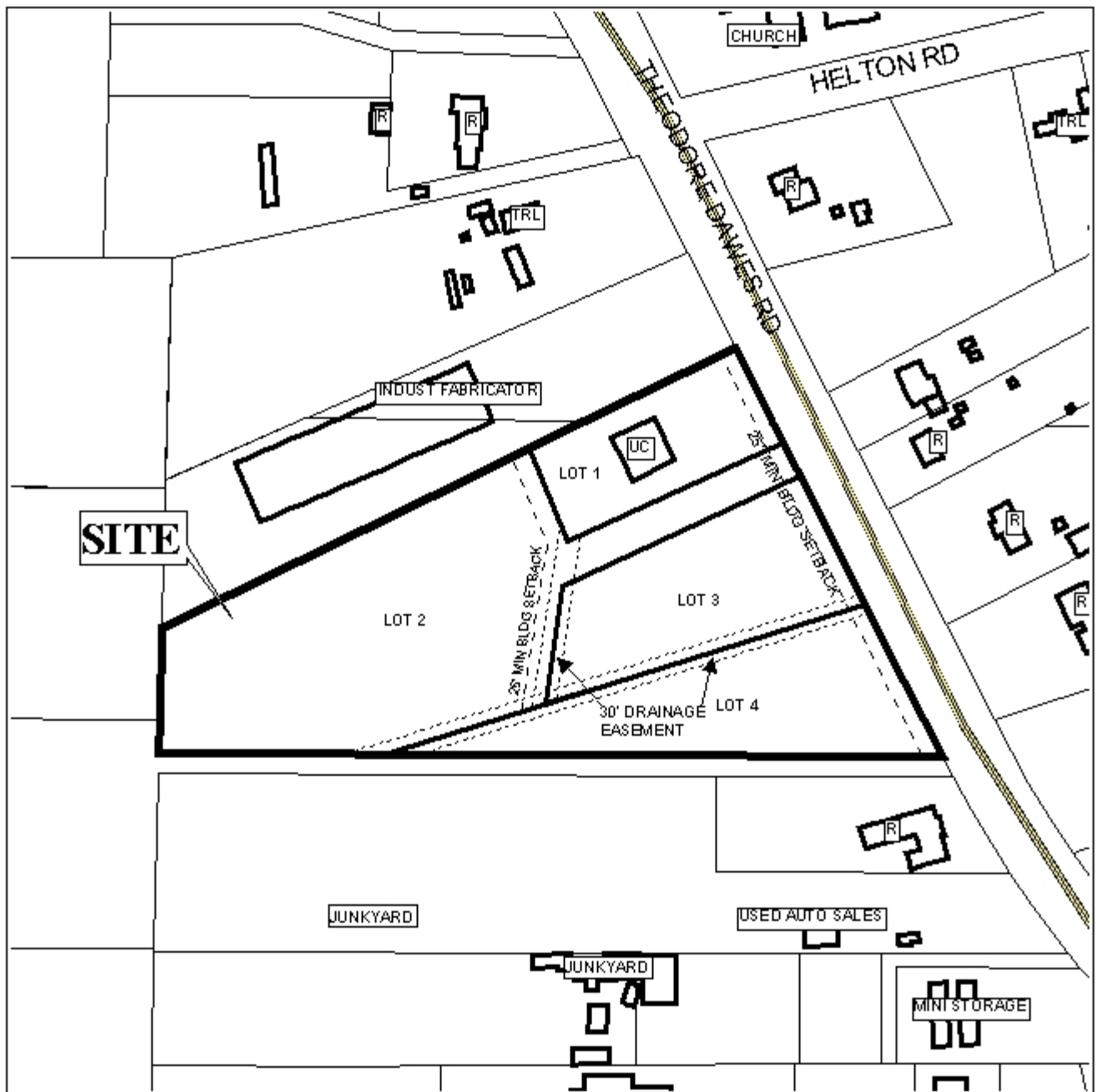
APPLICANT Maggie's Theodore Dawes Road Subdivision

REQUEST Subdivision



NTS

# MAGGIE'S THEODORE DAWES ROAD SUBDIVISION



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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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