

STEIN RESUBDIVISION SUBDIVISION

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

The plat illustrates the proposed 2 lot, 17.6 \pm acres subdivision which is located on the North side of Airport Boulevard, 380' \pm East of Pierce Road. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to resubdivide four lots into two lots of record.

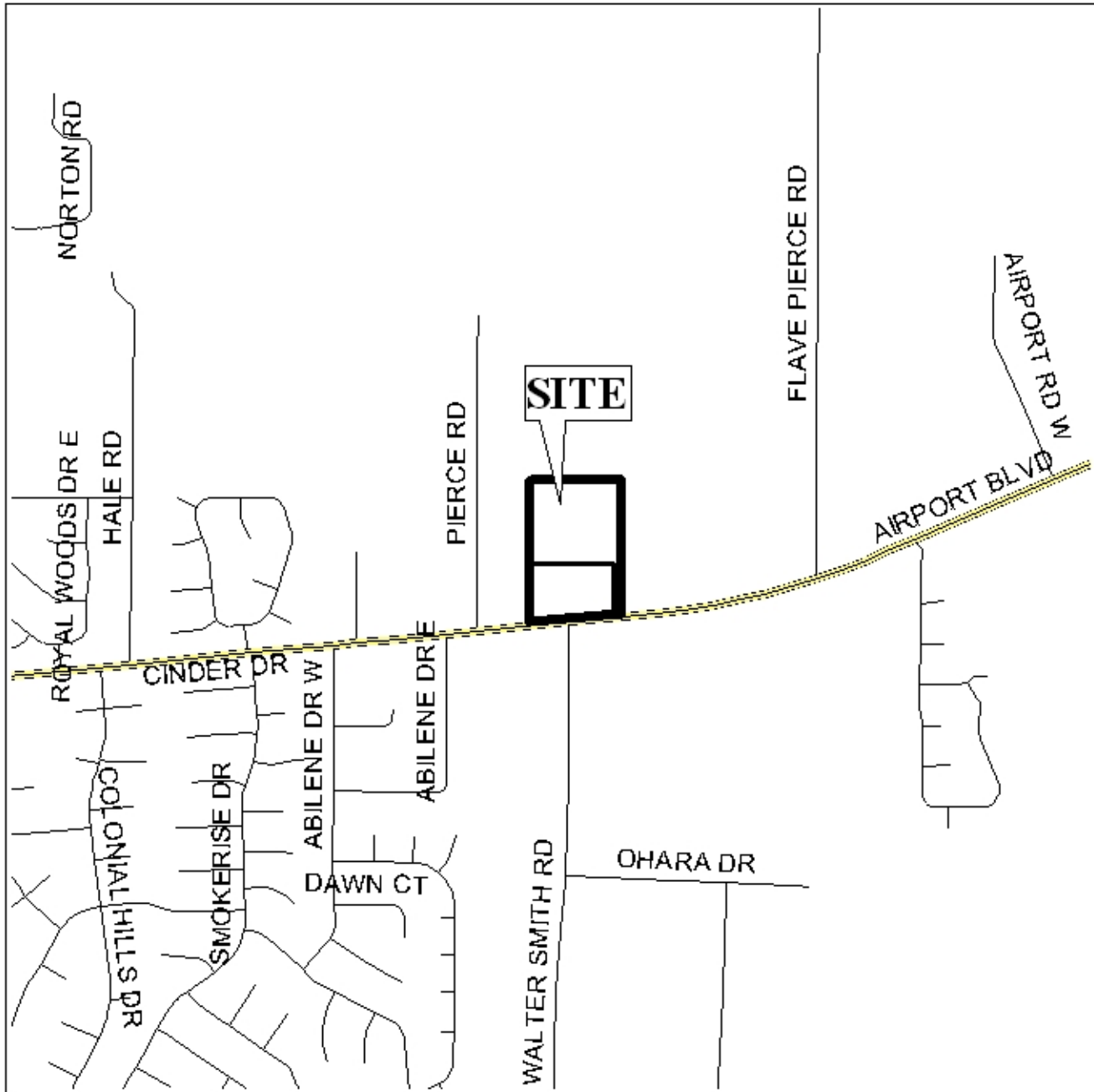
The site fronts Airport Boulevard, a planned major street which has an existing right-of-way of 80-feet. As Airport Boulevard is a planned major street requiring a 100-foot right-of-way, the dedication of sufficient right-of-way to provide 50-feet from the centerline should be required. Additionally, as a means of access management, the placement of a note on the final plat stating that Lots 1 and 2 are limited to a total of four curb cuts to Airport Boulevard, with the size, location and design to be approved by County Engineering should be required.

As indicated on the plat, Lot 2 is flag-shaped. This is not uncommon for a commercial development. Additionally, should the lot be further subdivided, then adequate frontage is provided to access Airport Boulevard to allow for road construction.

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 plat meets 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 50-feet from the centerline of Airport Boulevard; 2) the placement of a note on the final plat stating that Lots 1 and 2 are limited to a total of four curb cuts to Airport Boulevard, with the size, location and design to be approved by County Engineering; and 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.

LOCATOR MAP



APPLICATION NUMBER 15 DATE December 15, 2005

APPLICANT Stein Resubdivision Subdivision

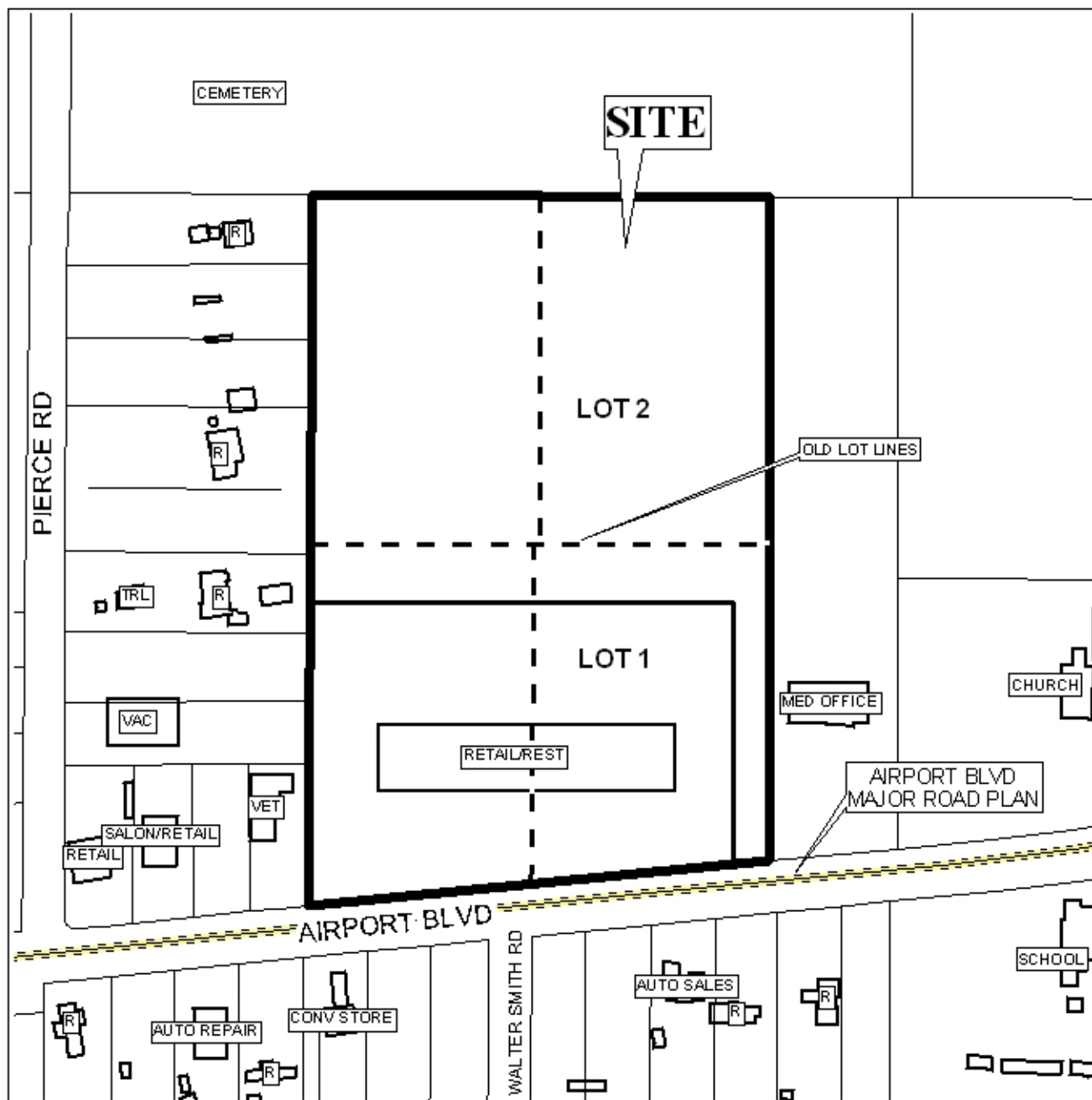
REQUEST Subdivision

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STEIN RESUBDIVISION SUBDIVISION



APPLICATION NUMBER 15 DATE December 15, 2005

LEGEND



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