

MICHAEL HAND SUBDIVISION

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

The plat illustrates the proposed two-lot, 2.8± acre subdivision, which is located on the South side of Rester Road, 25± feet West of the South terminus of Magnolia Road. The site is served by public water and individual septic systems. The purpose of the application is to create two lots from an existing lot of record.

The site fronts Rester Road, which has a 50-foot right-of-way. The 25-foot setbacks are shown.

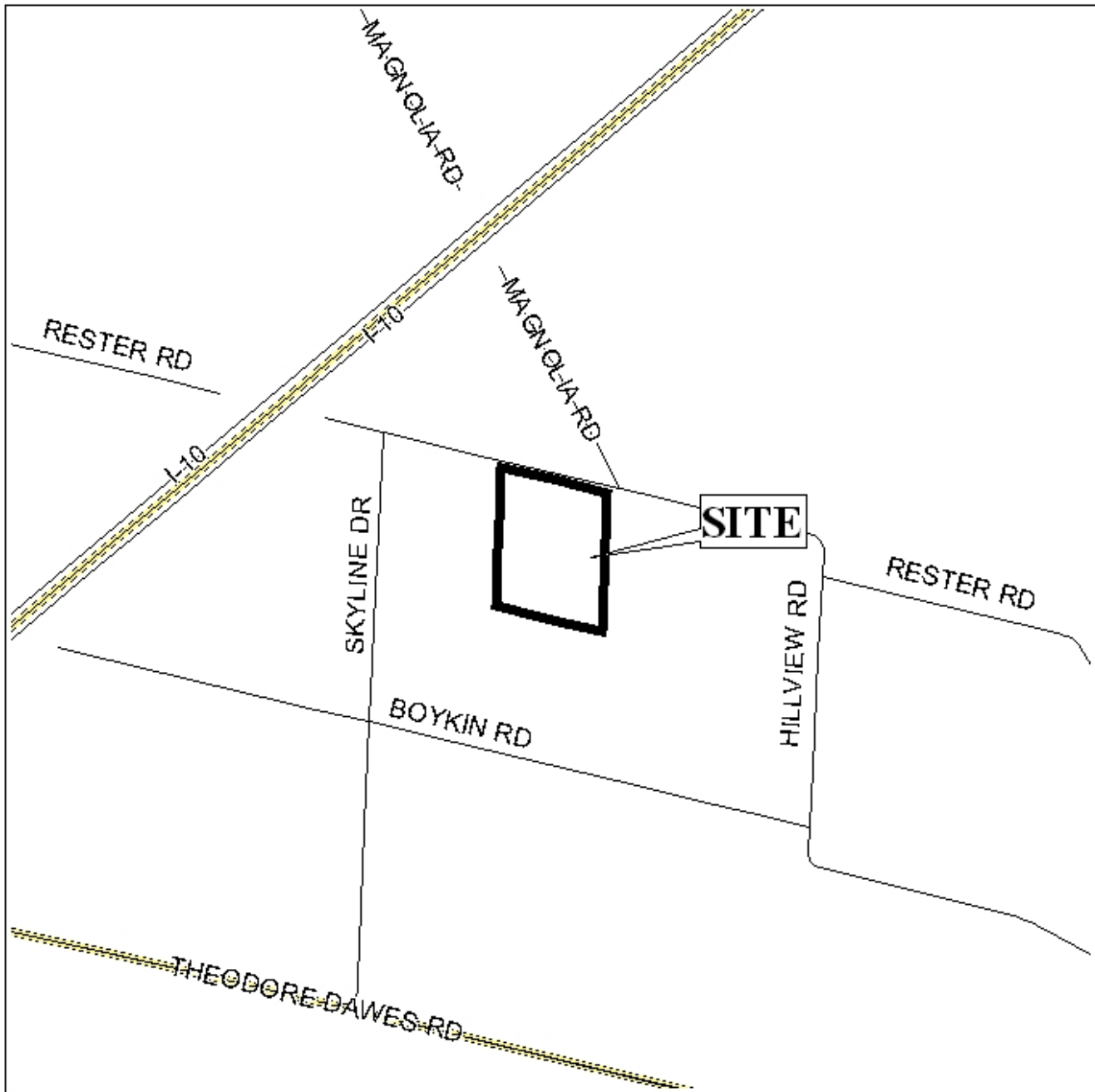
As a means of access management, a note should be required on the final plat stating that each lot is limited to a single curb cut.

The site is located in the County; thus any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

While proposed Lot 1 is somewhat irregularly shaped, it has more than the minimum 60 feet of street frontage, and both lots would meet the minimum standards of the Subdivision Regulations.

As such, the plat is recommended for Tentative Approval, subject to the following conditions: 1) the placement of a note on the final plat stating that each lot is limited to a single curb cut; and 2) the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

LOCATOR MAP



APPLICATION NUMBER 16 DATE April 6, 2006

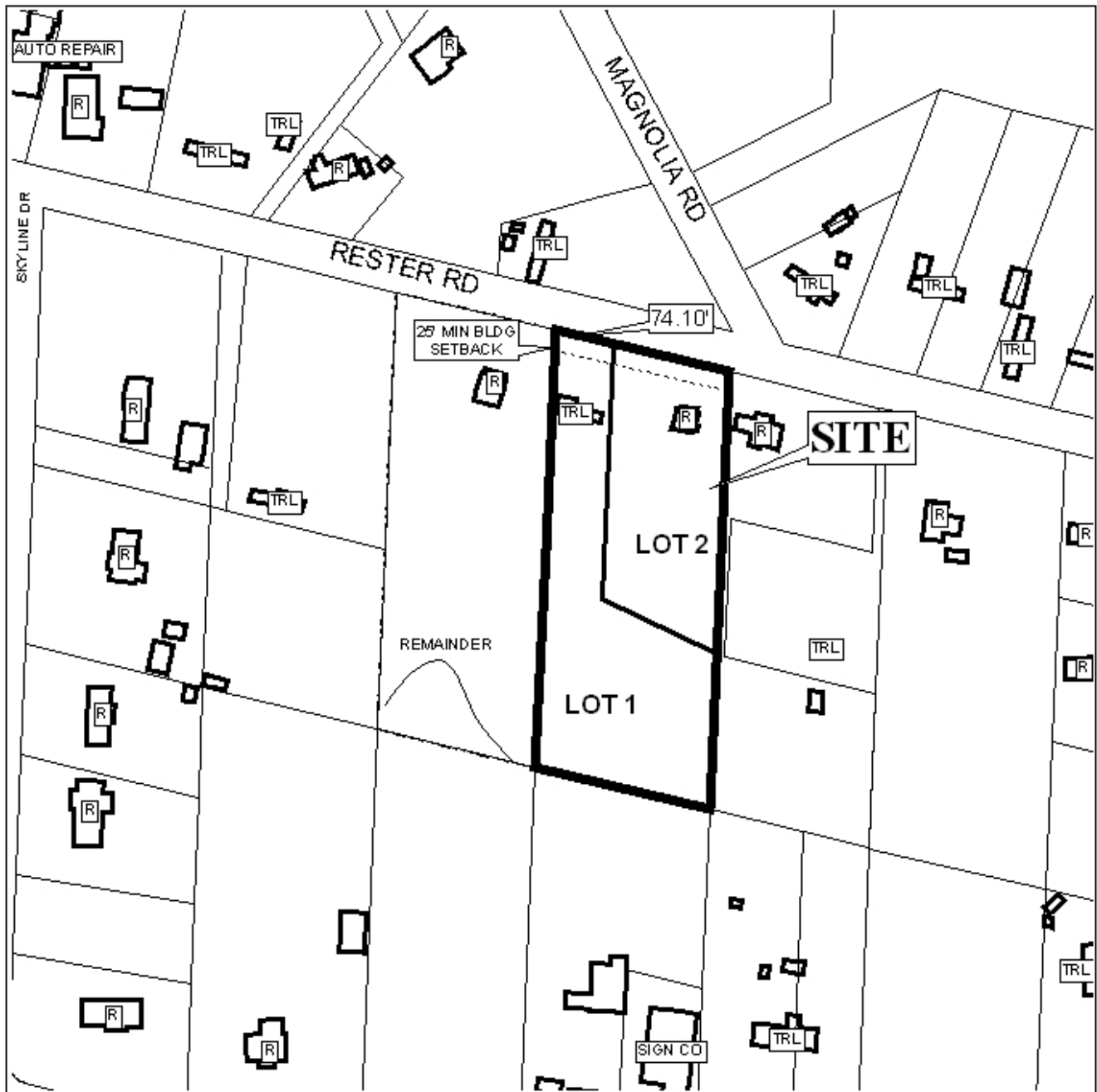
APPLICANT Michael Hand Subdivision

REQUEST Subdivision



NTS

MICHAEL HAND 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



NTS