

SUBURBAN GARDENS SUBDIVISION, **RESUBDIVISION OF LOT 8 AND 9, BLOCK 1**

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

The plat illustrates the proposed three-lot, 3.0± acre subdivision, which is located on the West side of U.S. Highway 90 West, 200'± South of Nevius Road, extending to the East side of Hermitage Avenue, 390'± South of Nevius Road. The site is served by public water and sanitary sewer.

The purpose of the application is to create three lots from an existing lot of record and a portion of a lot of record. The other half of the second lot is part of a separate parcel that was established in the 1970s, so it is not required to be included in the subdivision.

The site fronts Hermitage Avenue, which has a 50-foot right-of-way and U.S. Highway 90, which seems to have a 240-foot right-of-way adjacent to the site (this is not illustrated on the plat). Hermitage Avenue does not have curb and gutter, so a 60-foot right-of-way is required; therefore, dedication of sufficient right-of-way to provide 30 feet from the centerline of Hermitage should be required. U.S. Highway 90 is a planned major street requiring a 250-foot right-of-way; in accordance with the Major Street Plan, dedication sufficient to provide 125 feet from the centerline should be required. As a means of access management, the site should be limited to a single curb cut for each lot.

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.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) dedication of sufficient right-of-way to provide 30 feet from the centerline of Hermitage Avenue and 125 feet from the centerline of U.S. Highway 90; 2) the placement of a note on the final plat stating that the site is limited to a single curb cut for each lot, subject to County Engineering and ALDOT approval; and 3) 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



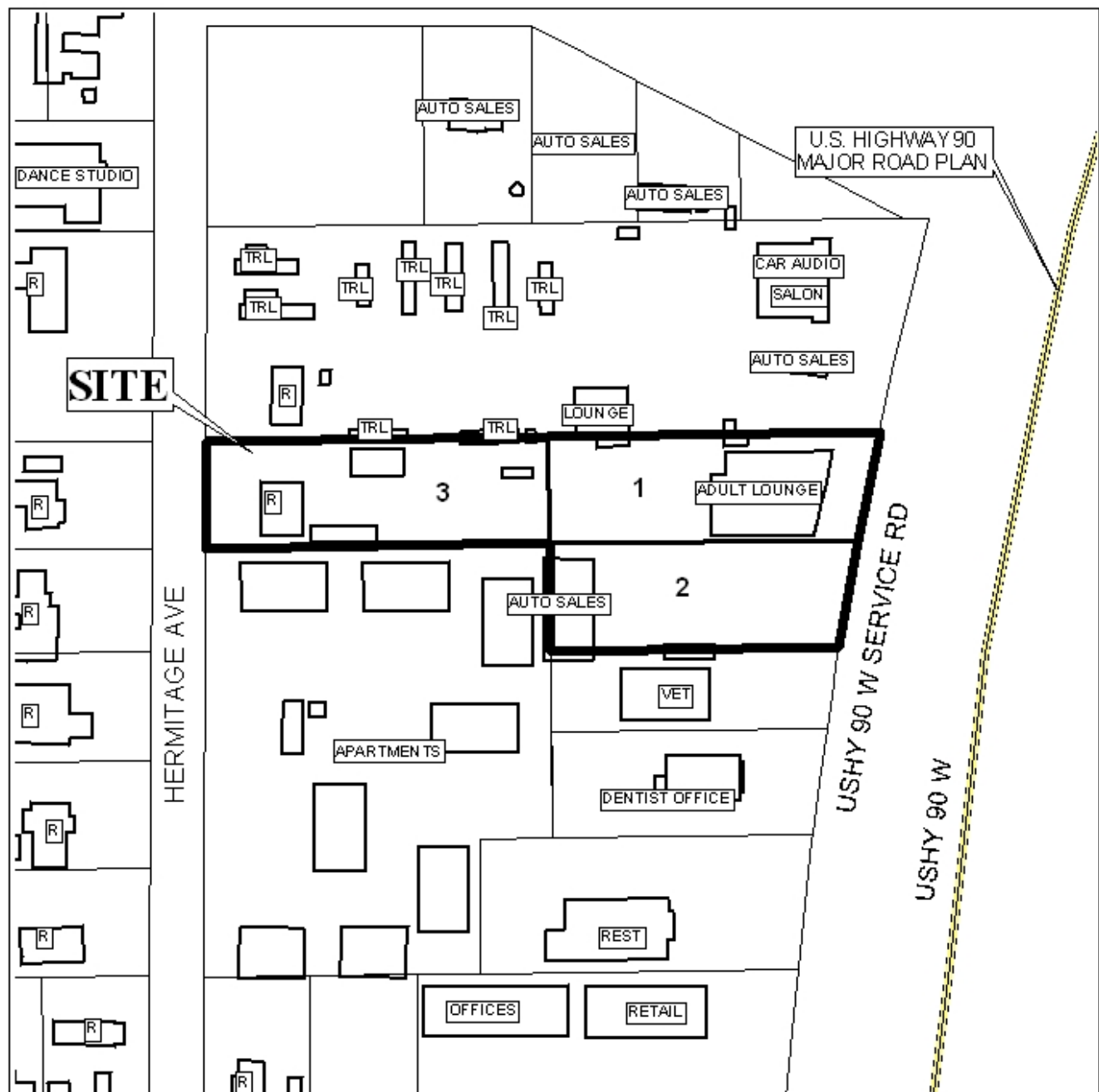
APPLICATION NUMBER 18 DATE May 4, 2006

APPLICANT Suburban Gardens Subdivision, Resubdivision of
Lots 8 and 9, Block 1

REQUEST Subdivision



SUBURBAN GARDENS SUBDIVISION, RESUBDIVISION OF LOTS 8 AND 9, BLOCK 1



APPLICATION NUMBER 18 DATE May 4, 2006

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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