

PADDOCK PLACE SUBDIVISION

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

The plat illustrates the proposed 2 lot, 1.1± acre subdivision which is located on the North side of Tanner Williams Road at the West terminus of Zeigler Boulevard. The subdivision is served by city water and sanitary facilities.

The site fronts Tanner Williams 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 Tanner Williams Road, should be required. Additionally, as a means of access management, a note should be placed on the final plat limiting the development to share one curb cut, with the size, location and design to be approved by County Engineering.

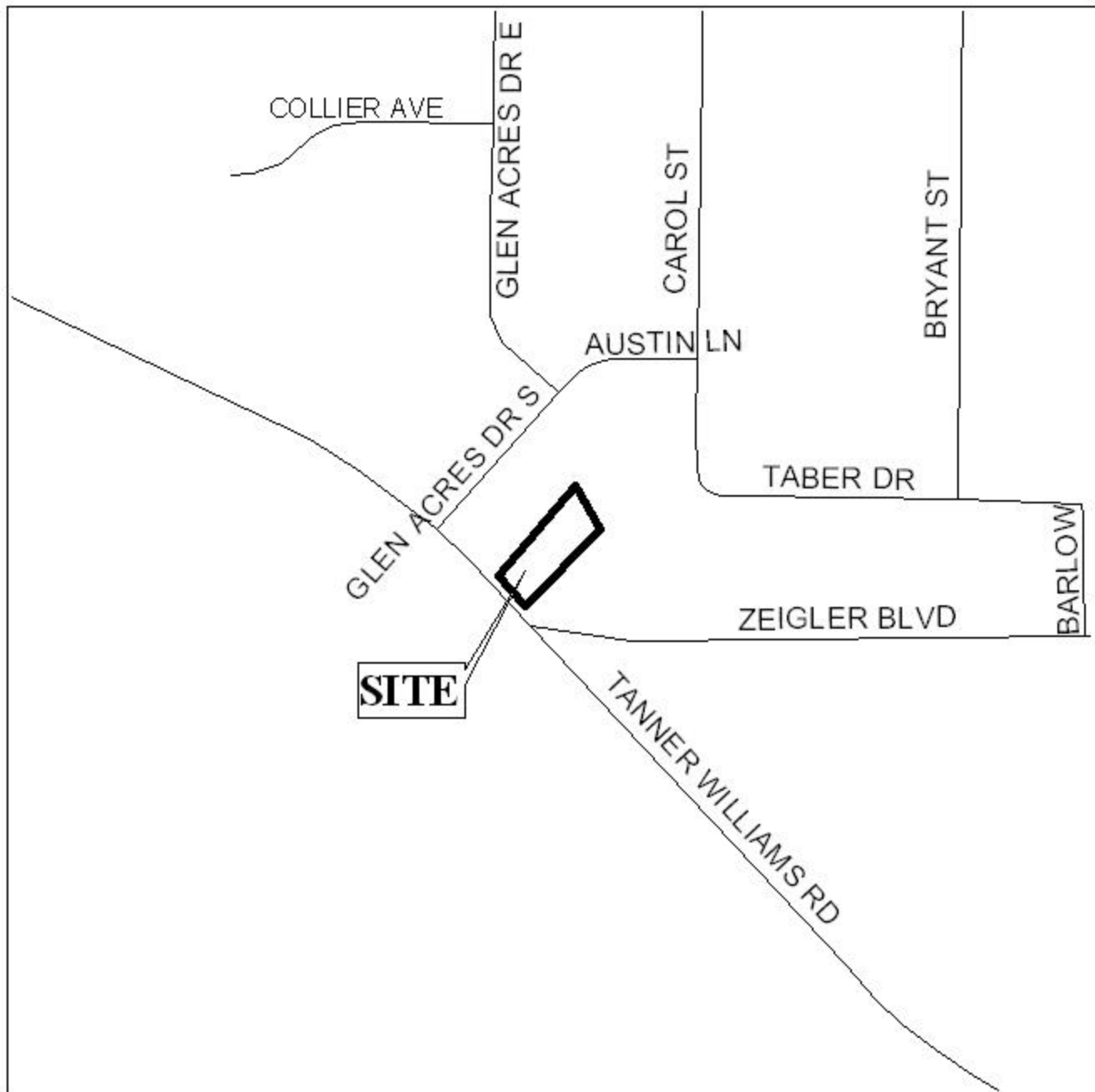
Lot 2 exceeds the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3. would be required.

As illustrated on the Vicinity Map two buildings are constructed across the proposed property line, thus the portion of the buildings 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.

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 Tanner Williams Road; 2) the placement of a note on the final plat stating that the development is limited to one shared one curb to Tanner Williams 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; and 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.

LOCATOR MAP



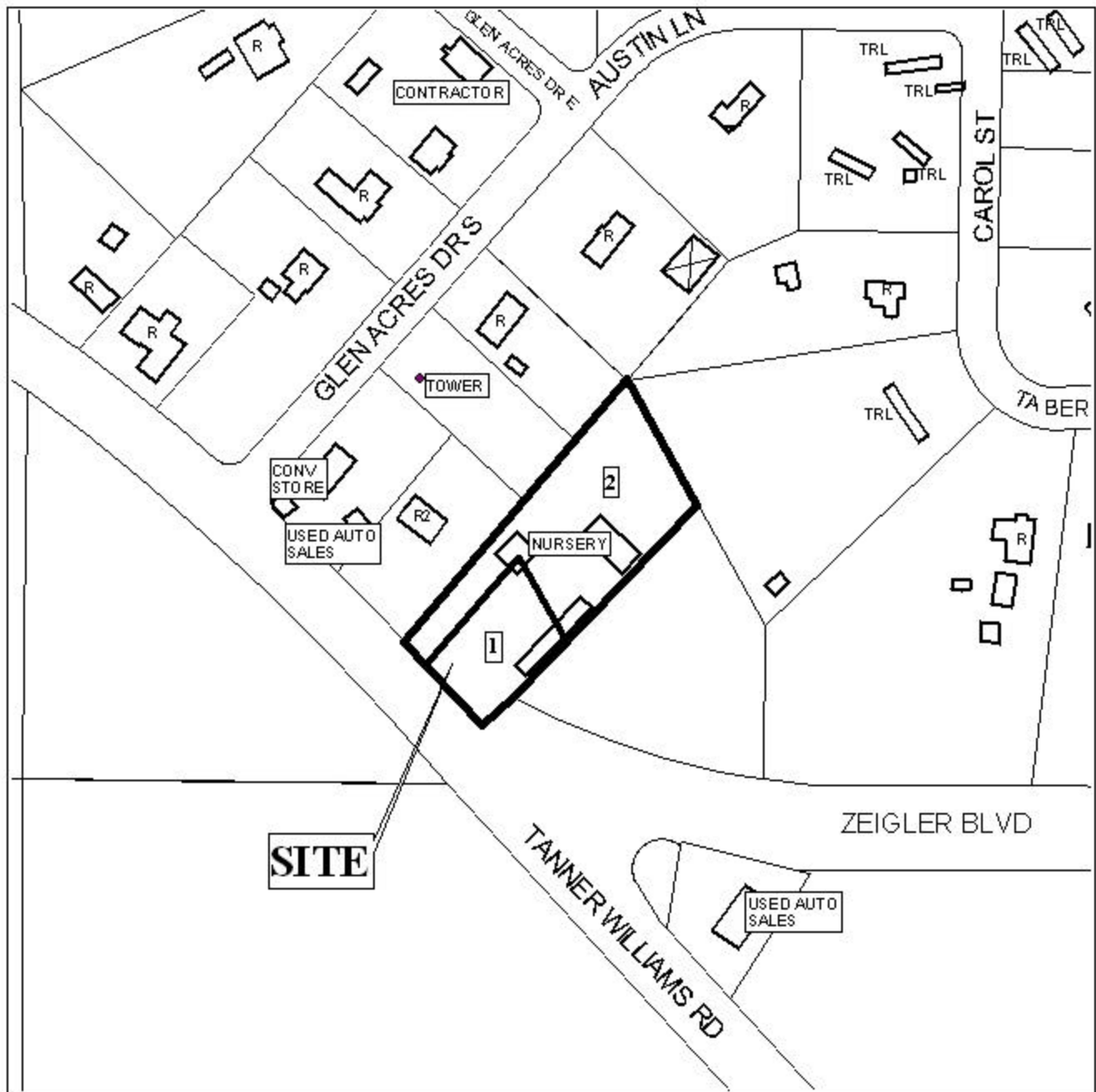
APPLICATION NUMBER 19 DATE June 5, 2003

APPLICANT Paddock Place Subdivision

REQUEST Subdivision



PADDOCK PLACE SUBDIVISION



APPLICATION NUMBER 19 DATE June 5, 2003

LEGEND

