

WARREN TRACE SUBDIVISION, **RESUBDIVISION OF**

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

The plat illustrates the proposed 2 lot, 1.3± acre subdivision which is located on the West side of Dawes Road, 450'± North of Johnson Road. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to shift and interior lot line.

The site fronts Dawes Road, a planned major street, and the existing right-of-way is shown as 80-feet. The Major Street Plan requires a 100-foot right-of-way; therefore, the dedication of adequate right-of-way to provide 50-feet from the centerline of Dawes Road should be required. Additionally, since the site is developed, no new curb cuts to this development should be allowed.

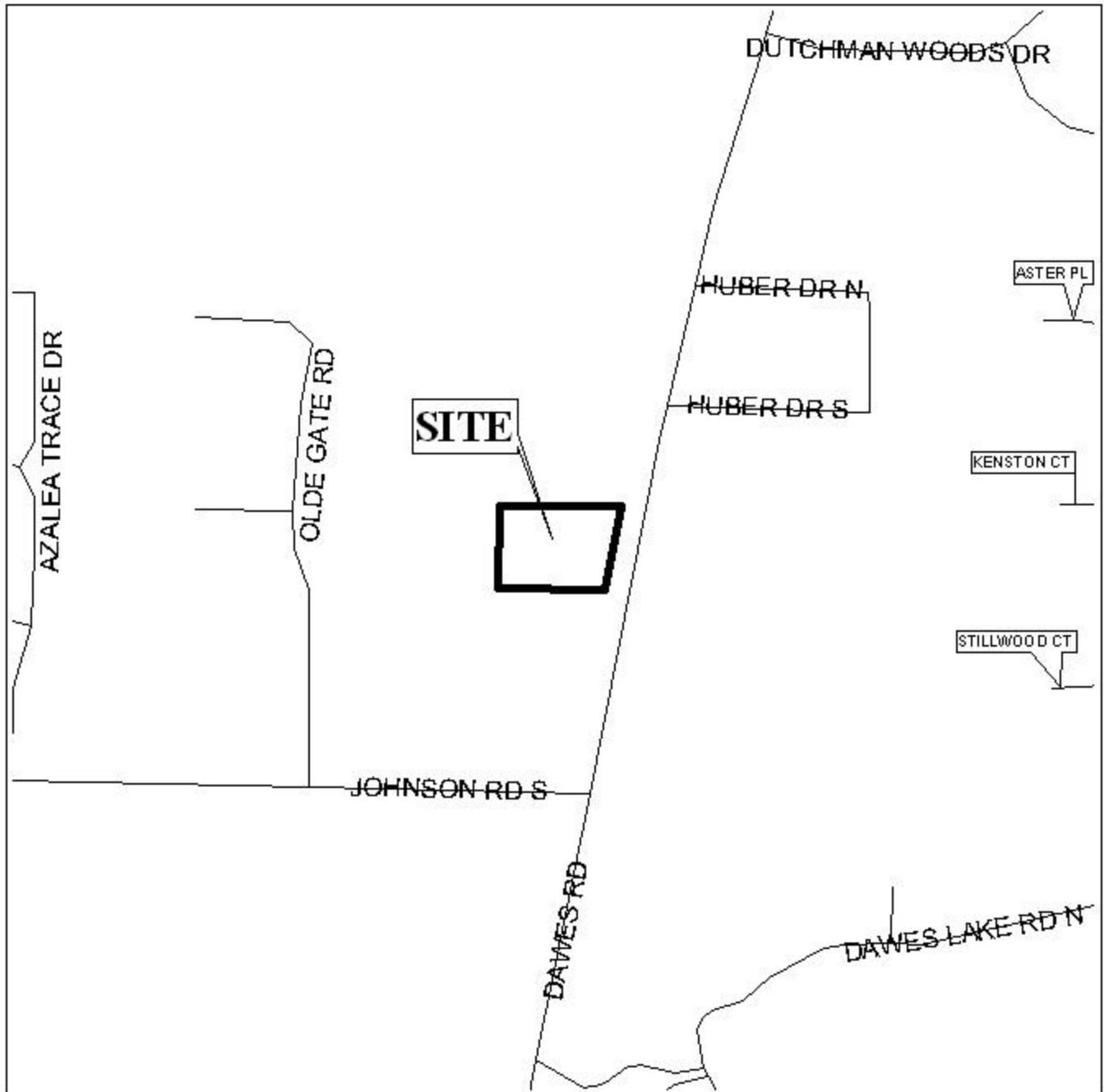
Lot 1 exceeds the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3. would be required.

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.

The 25-foot minimum building setback line is not shown but would be required on the final plat.

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 any necessary right-of-way, to provide 50-feet from the centerline of Dawes Road; 2) the placement of a note on the final plat stating that the site is limited to the existing curb cuts to Dawes Road; 3) 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 residential property; and 4) placement of the required 25-foot minimum building setback line on the final plat.

LOCATOR MAP



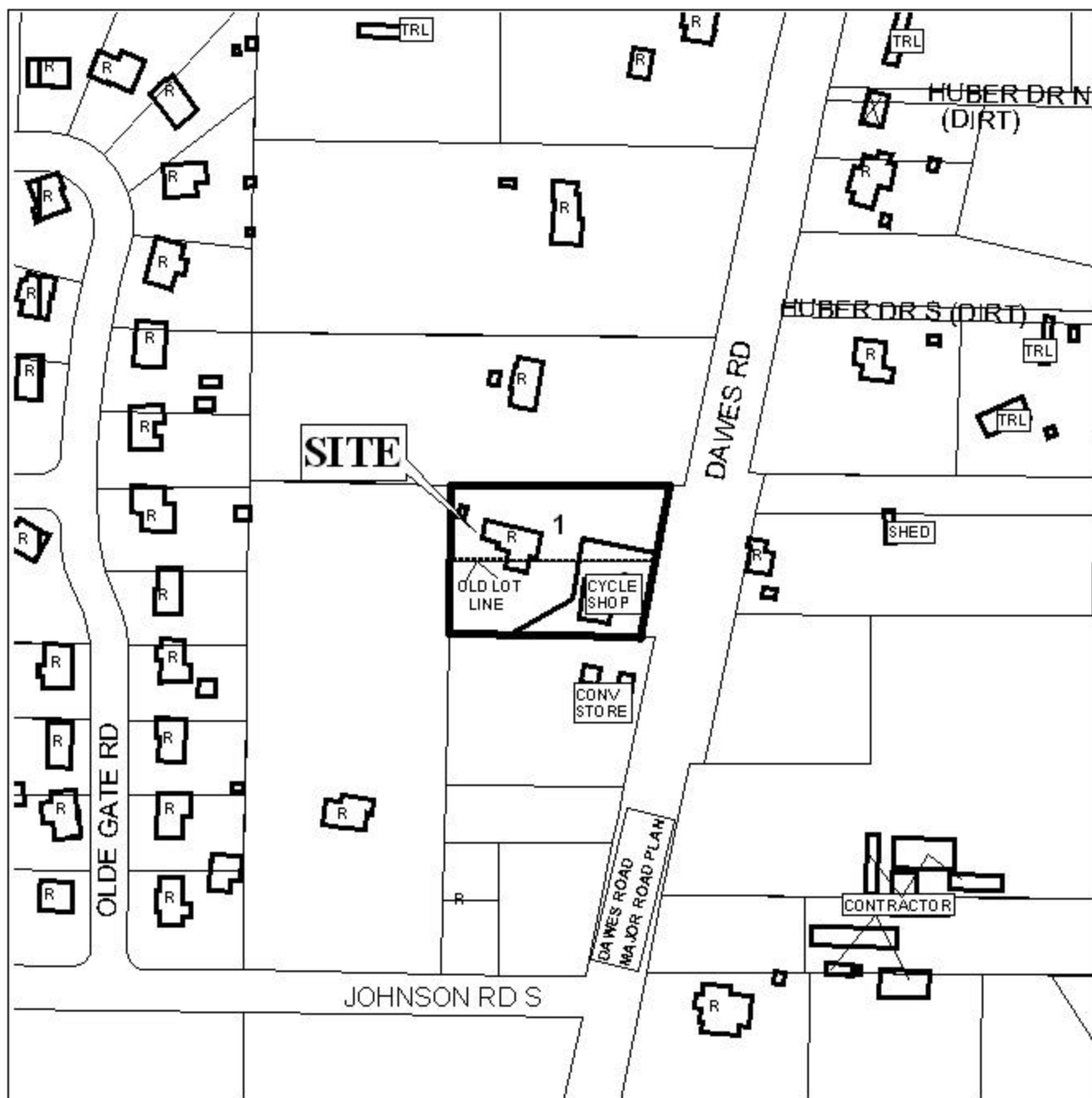
APPLICATION NUMBER 19 DATE June 19, 2003

APPLICANT Warren Trace Subdivision, Resubdivision of

REQUEST Subdivision



WARREN TRACE SUBDIVISION, RESUBDIVISION OF



APPLICATION NUMBER 19 DATE June 19, 2003

LEGEND



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