

AIRPORT ACRES – NO. 2 SUBDIVISION, **RESUBDIVISION OF LOTS 19 & 20**

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

The plat illustrates the proposed 2 lot, 2.2 \pm acres subdivision which is located on the North side of Old Government Street Road, 875' \pm West of Schillinger Road. The subdivision is served by public water and individual septic systems.

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

Old Government Street Road, which has an existing right-of-way of 30-feet, is a minor street, and as such requires a 50-foot right-of-way; therefore, the dedication of sufficient right-of-way to provide 25 feet from the centerline should be required.

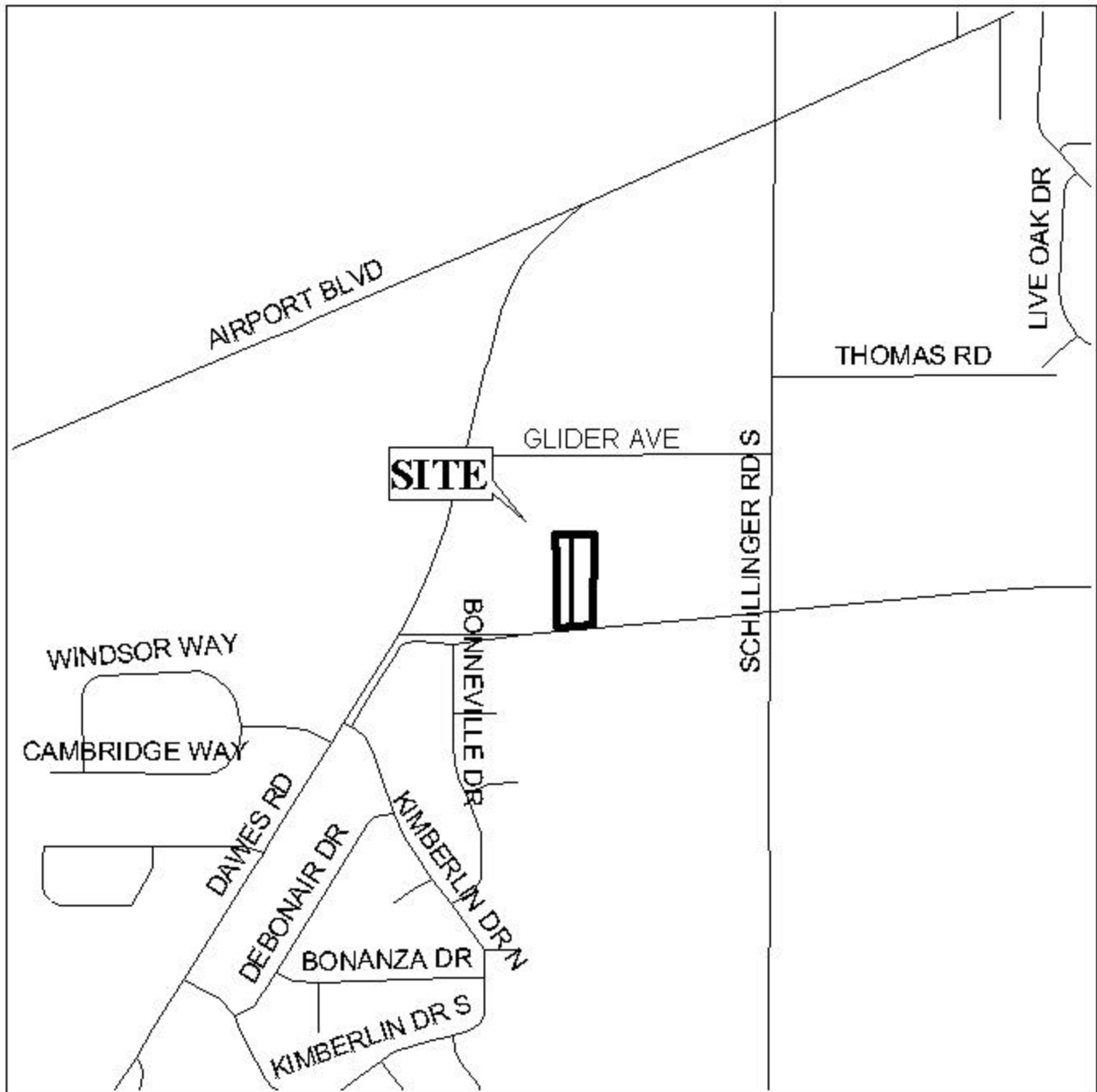
Lots 1 and 2 exceed the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3. would be required.

The twenty-five foot minimum building setback lines are not shown but would be required on the final plat.

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.

With modifications and a waiver of Section V.D.3. (width to depth ratio), 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 sufficient right-of-way to provide 25 feet from the centerline of Old Government Street Road; 2) placement of the 25-foot minimum building setback lines on the final plat; 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 11 DATE July 24, 2003

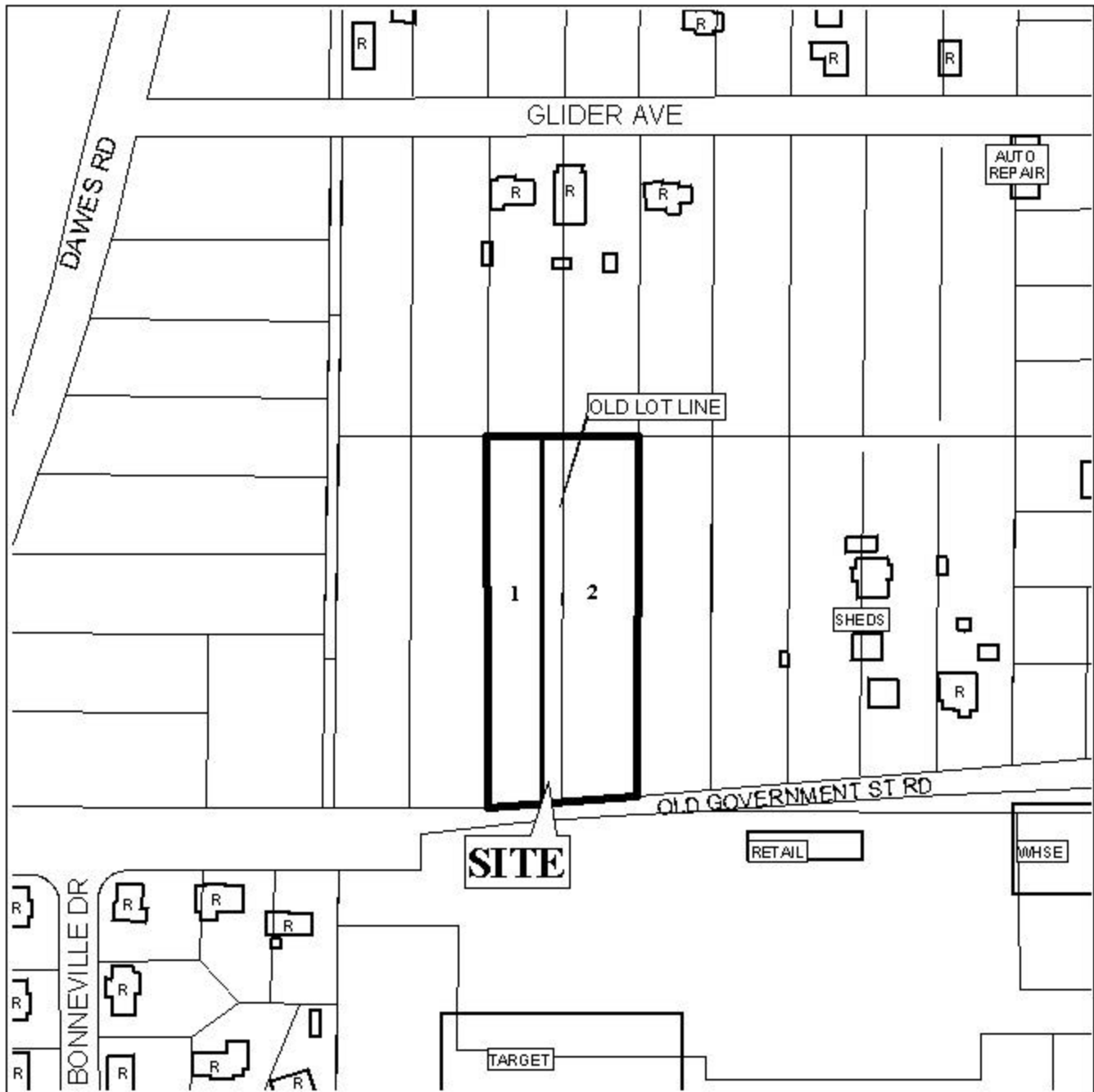
APPLICANT Airport Acres - No. 2 Subdivision, Resubdivision of Lots 19 & 20

REQUEST Subdivision



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AIRPORT ACRES - NO. 2 SUBDIVISION, RESUBDIVISION OF LOTS 19 & 20



APPLICATION NUMBER 11 DATE July 24, 2003

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