

MOBILE COUNTY WATER, SEWER & FIRE PROTECTION AUTHORITY

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

The plat illustrates the proposed 1 lot, 4.0 \pm acres subdivision which is located on the North side of Theodore Dawes Road, 650' \pm West of US Highway 90. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a legal lot of record from two metes and bounds parcels.

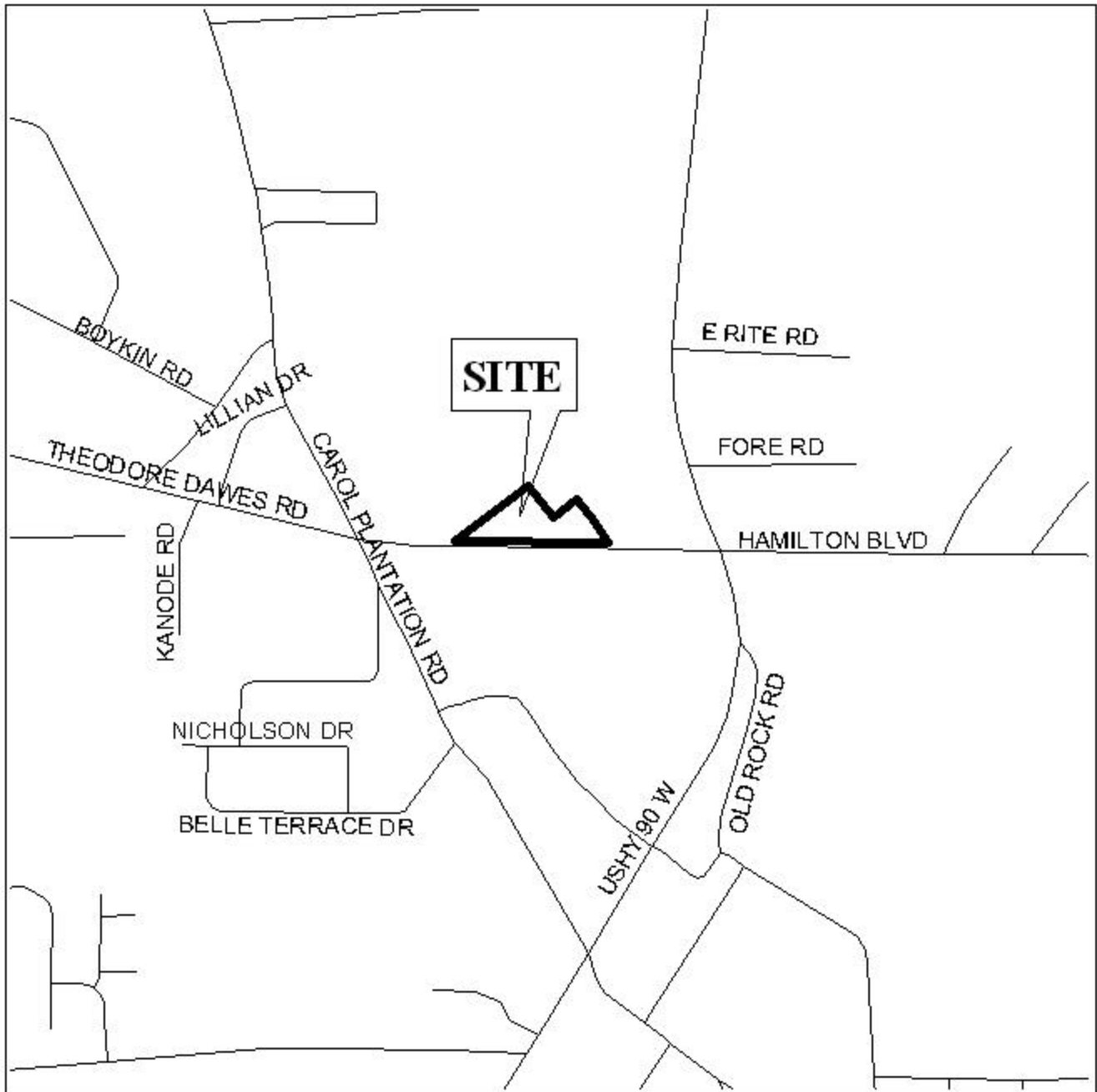
Theodore Dawes Road, which is a planned major street, has an existing right-of-way in compliance with the Major Street Plan. However, as a means of access management, a note should be placed on the final plat stating that the size, number, location and design of all curb cuts must be approved by County Engineering.

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.

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

With modifications, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that the size, number, location and design of all curb cuts must be approved by County Engineering; 2) the placement of a note 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; and 3) the placement of the 25-foot minimum setback line on the final plat.

LOCATOR MAP



APPLICATION NUMBER 21 DATE October 16, 2003

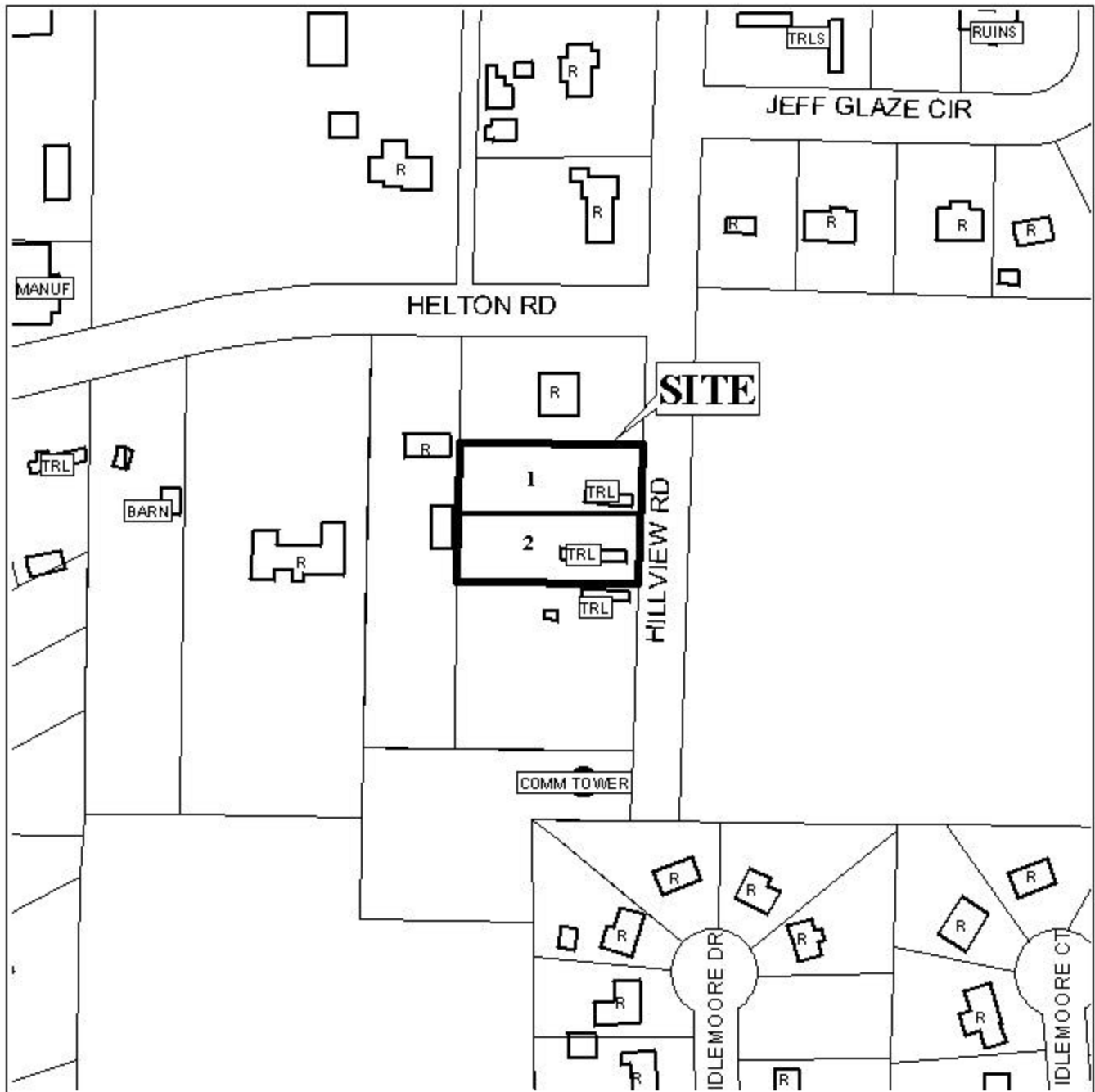
APPLICANT Mobile County Water, Sewer, & Fire Protection Agency Subdivision

REQUEST Subdivision



NTS

SU SUBDIVISION



APPLICATION NUMBER 25 DATE October 16, 2003

LEGEND



NTS