

## **HELTON ACRES SUBDIVISION**

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

The plat illustrates the proposed 2-lot, 13.9± acre subdivision that is located at the Northwest corner of Old Pascagoula Road and Creel Road. The subdivision is served by city water and individual septic systems.

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

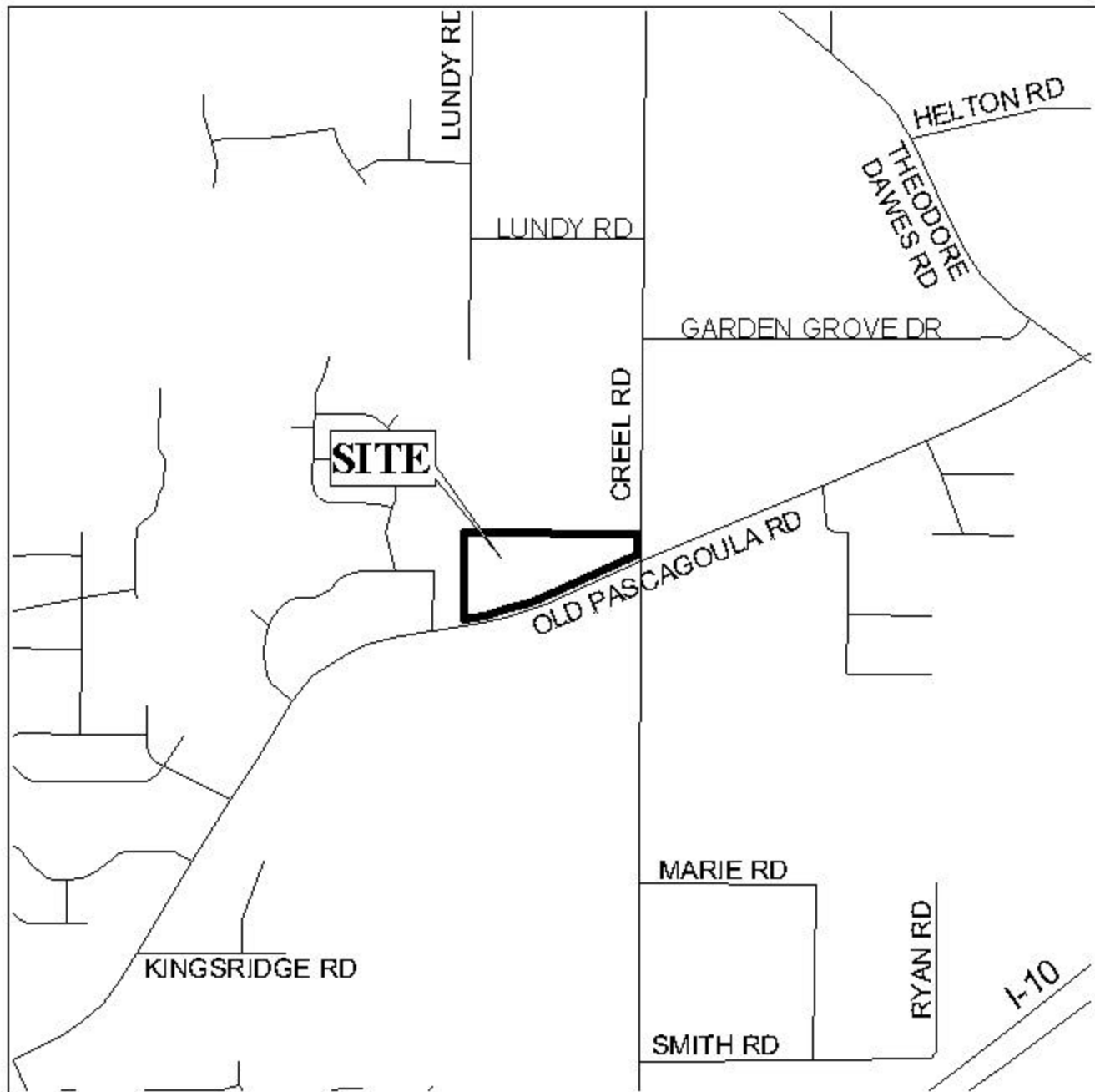
The site fronts Old Pascagoula Road, a planned major street, and the existing right-of-way is shown as 80-feet. The Major Street Plan requires a 100-foot right-of-way; therefore, the dedication of adequate right-of-way to provide 50-feet from the centerline of Old Pascagoula Road should be required. In addition, as the site is located on a corner, dedication of a sufficient radius as determined by County Engineering should be required and shown on the final plat. Additionally, since the site is developed, no additional curb cuts to this development should be allowed.

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 building setback lines are not shown but would be required on the final plat.

With modifications, 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 Old Pascagoula Road; 2) the dedication of the necessary right-of-way to provide a sufficient radius at the Northwest corner of Old Pascagoula Road and Creel Road; 3) the placement of a note on the final plat stating that the development is limited to the existing number of curbs cuts; 4) the placement of a note on the final plat stating that if any lots are developed commercially a buffer, in compliance with Section V.A.7. will be provided where the site adjoins residentially developed property; and 5) placement of the required 25-foot minimum building setback lines along Theodore Dawes Road and Creel Road.

## LOCATOR MAP



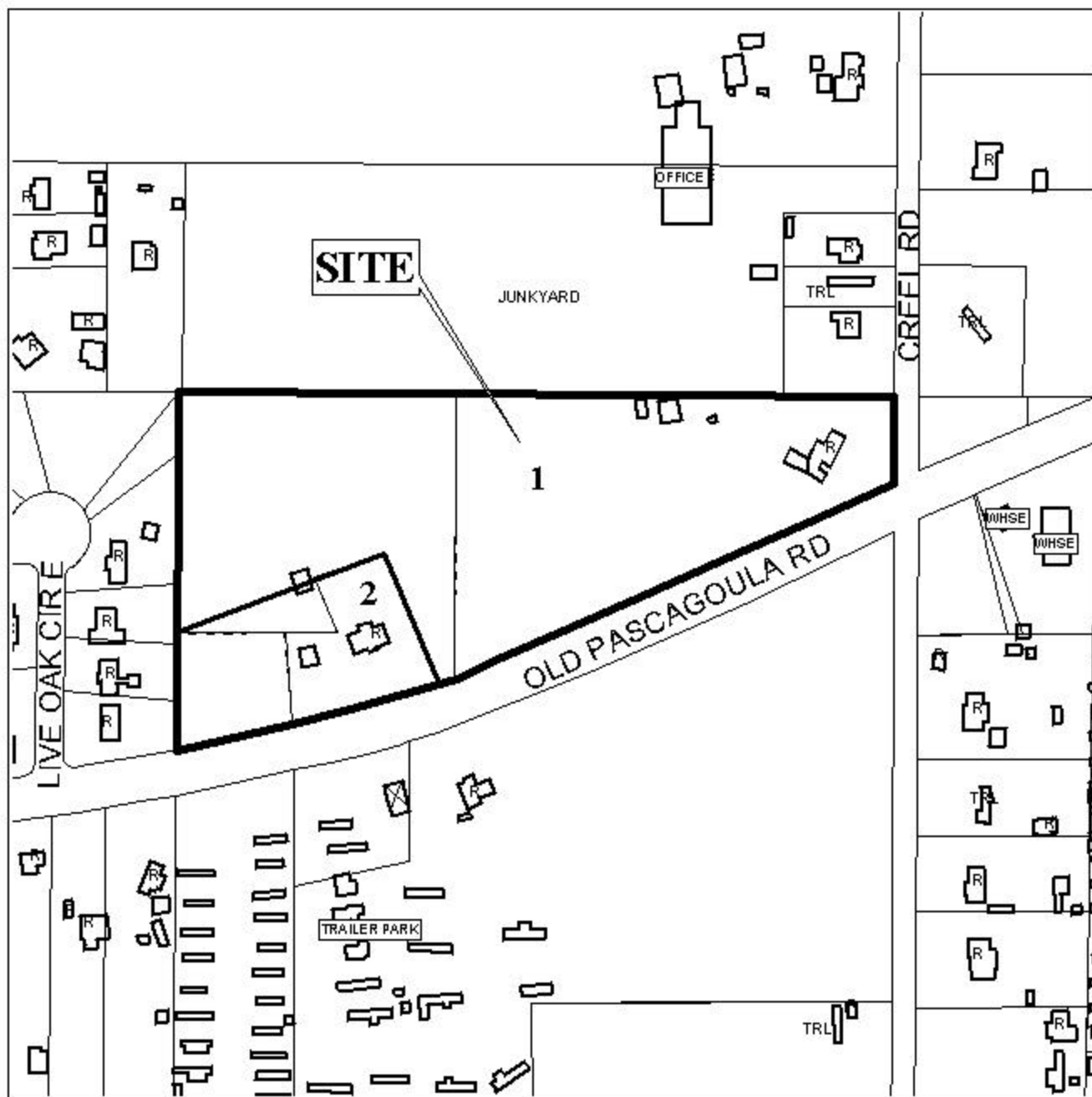
APPLICATION NUMBER 22 DATE July 10, 2003

APPLICANT Helton Acres Subdivision

REQUEST Subdivision



# HELTON ACRES SUBDIVISION



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LEGEND

