

## **SHIPP'S ADDITION TO MOFFETT ROAD** **SUBDIVISION, RESUBDIVISION OF LOTS 1 AND 2**

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

The plat illustrates the proposed 2 lot, 3.2 ± acres subdivision which is located on the North side of Moffett Road, 150' ± West of Oaktree Drive. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to resubdivide two lots of record.

The original subdivision, which was approved in 2001, created two flag lots, one of which is included in this resubdivision. No additional lots are being created, the interior lot line is simply being moved to create a larger front lot on Moffett Road.

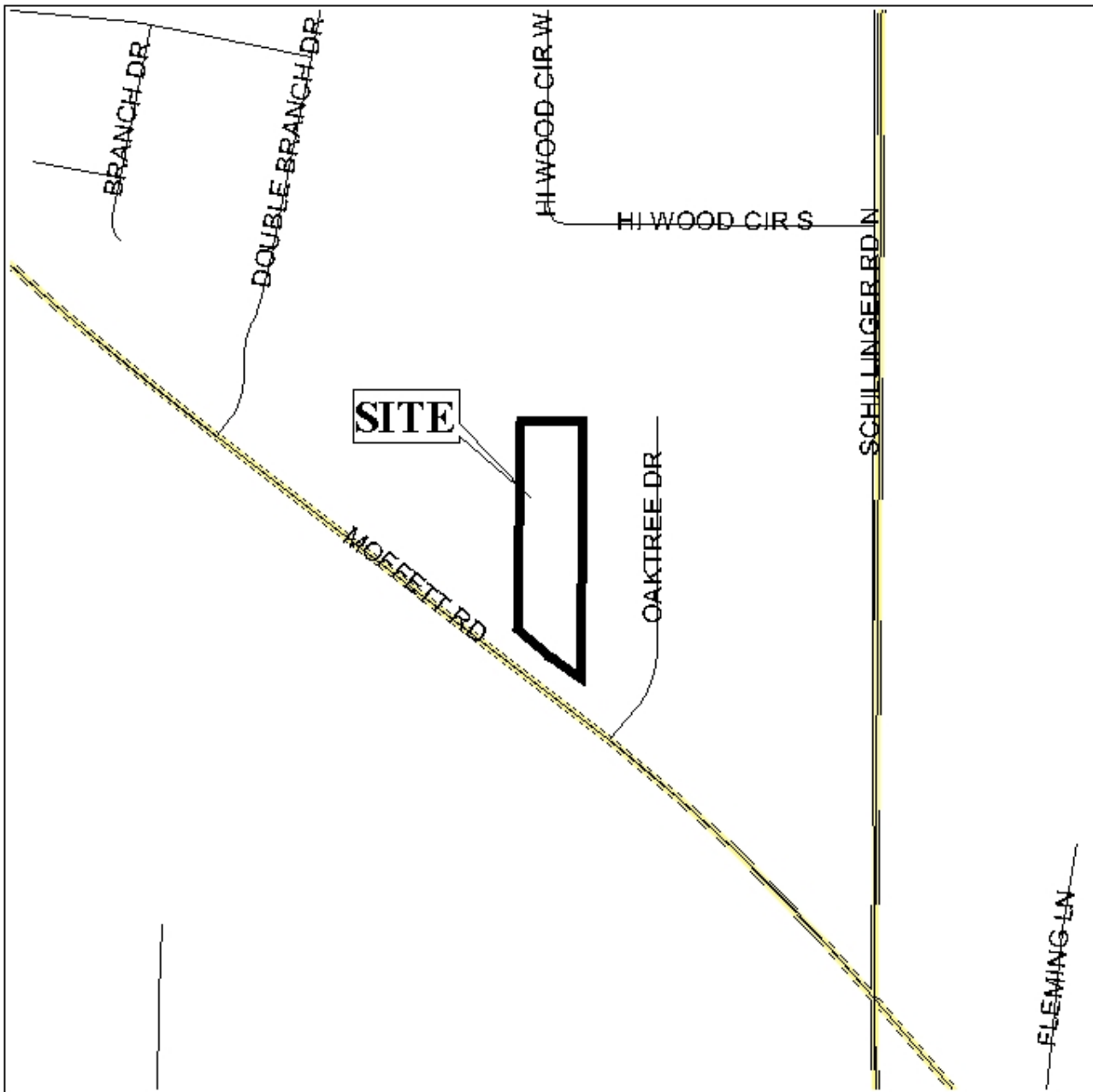
The site fronts Moffett Road, a planned major street, which has an existing right-of-way (50' from centerline) in compliance with the Major Street Plan. As a means of access management, the original three lot subdivision was limited to a total of two curb cuts. To maintain this limitation, this resubdivision should be limited to one curb cut to Moffett Road, with the size, location and design to be approved by ALDOT and County Engineering.

As proposed, Lot 2A would exceed the maximum width to depth ratio of the Subdivision Regulations; therefore, a waiver of Section V.D.3. would be required.

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 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 placement of a note on the final plat stating that site is limited to one curb cut to Moffett Road, with the size, location and design to be approved by ALDOT and County Engineering; and 2) 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



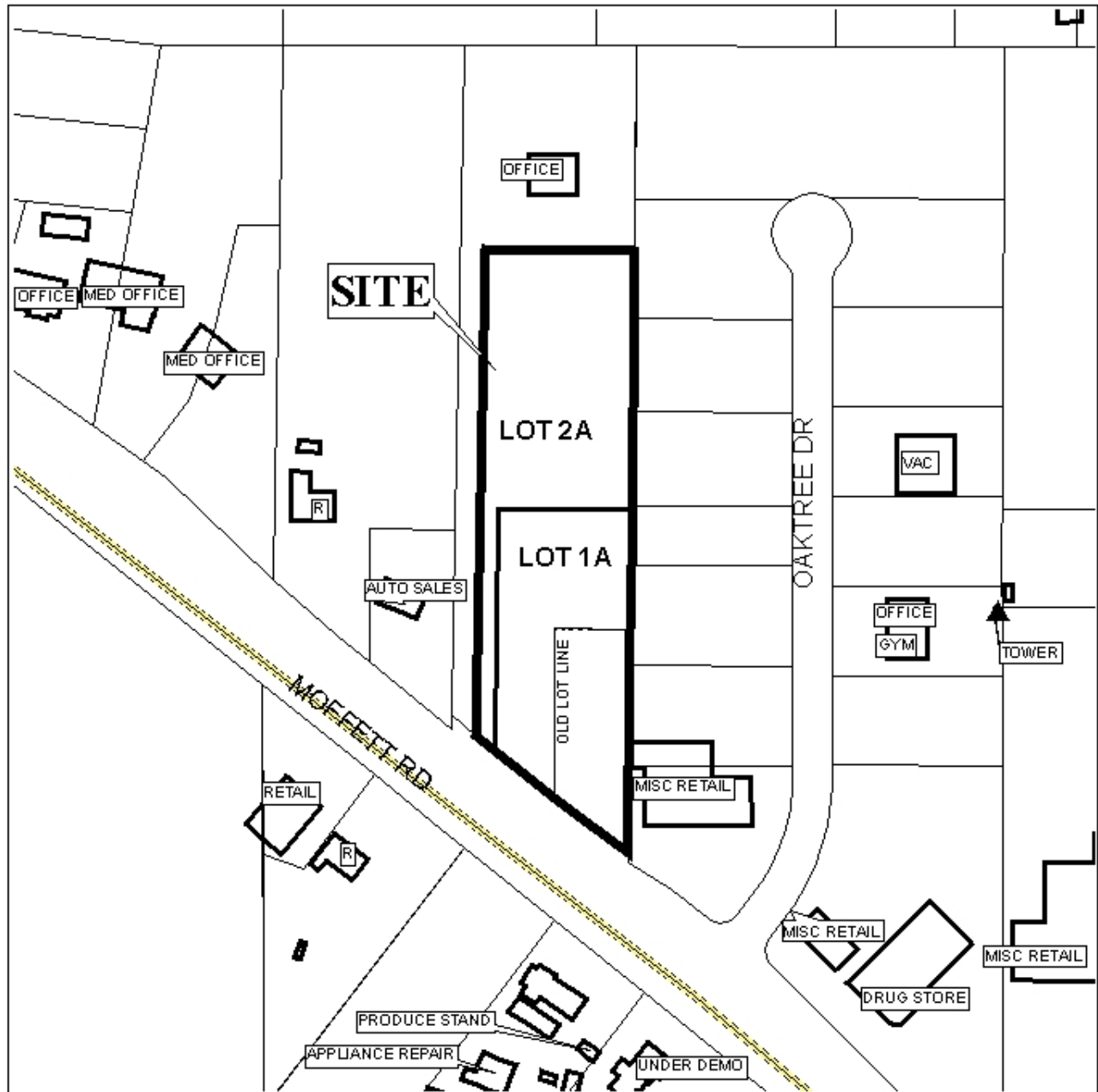
APPLICATION NUMBER 22 DATE August 18, 2005

APPLICANT Shipp's Addition to Moffett Road Subdivision, Resubdivision of Lots 1 and 2

REQUEST Subdivision

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NTS

# SHIPP'S ADDITION TO MOFFETT ROAD SUBDIVISION, RESUBDIVISION OF LOTS 1 AND 2



APPLICATION NUMBER 22 DATE August 18, 2005

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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