

COCHRAN BUSINESS PARK SUBDIVISION, **RESUBDIVISION OF LOT 3**

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

The plat illustrates the proposed 2-lot, 6.0± acre subdivision which is located on the South side of Moffett Road at the South termini of Meadow Lane and Western Woods Drive. The subdivision is served by city water and sanitary facilities.

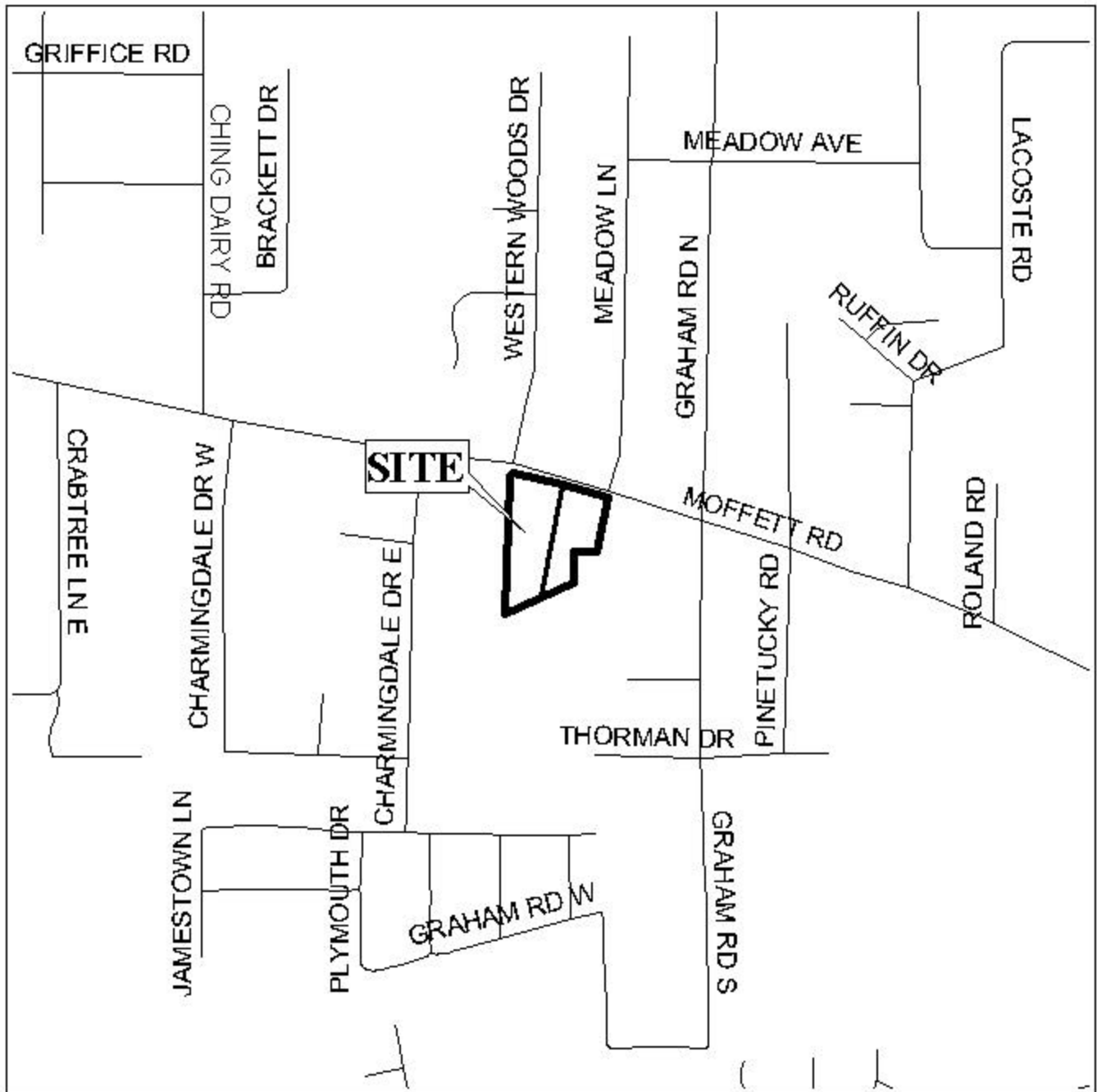
The purpose of this application is to create a two-lot subdivision from a legal lot of record.

The site fronts Moffett Road, a planned major street, and the existing right-of-way is illustrated as 90-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 Moffett Road should be required. Additionally, since the site has approximately 700-feet of road frontage on a major street, access management is a concern; therefore, a note should be placed on the final plat stating that Lots 3A and 3B are limited to the existing shared curb cut to Moffett Road, as illustrated on the preliminary plat.

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.

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 any necessary right-of-way to provide 50-feet from the centerline of Moffett Road; 2) placement of a note on the final plat stating that Lot 3A and 3B are limited to the existing curb cut to Moffett Road; and 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 residentially developed property.

LOCATOR MAP

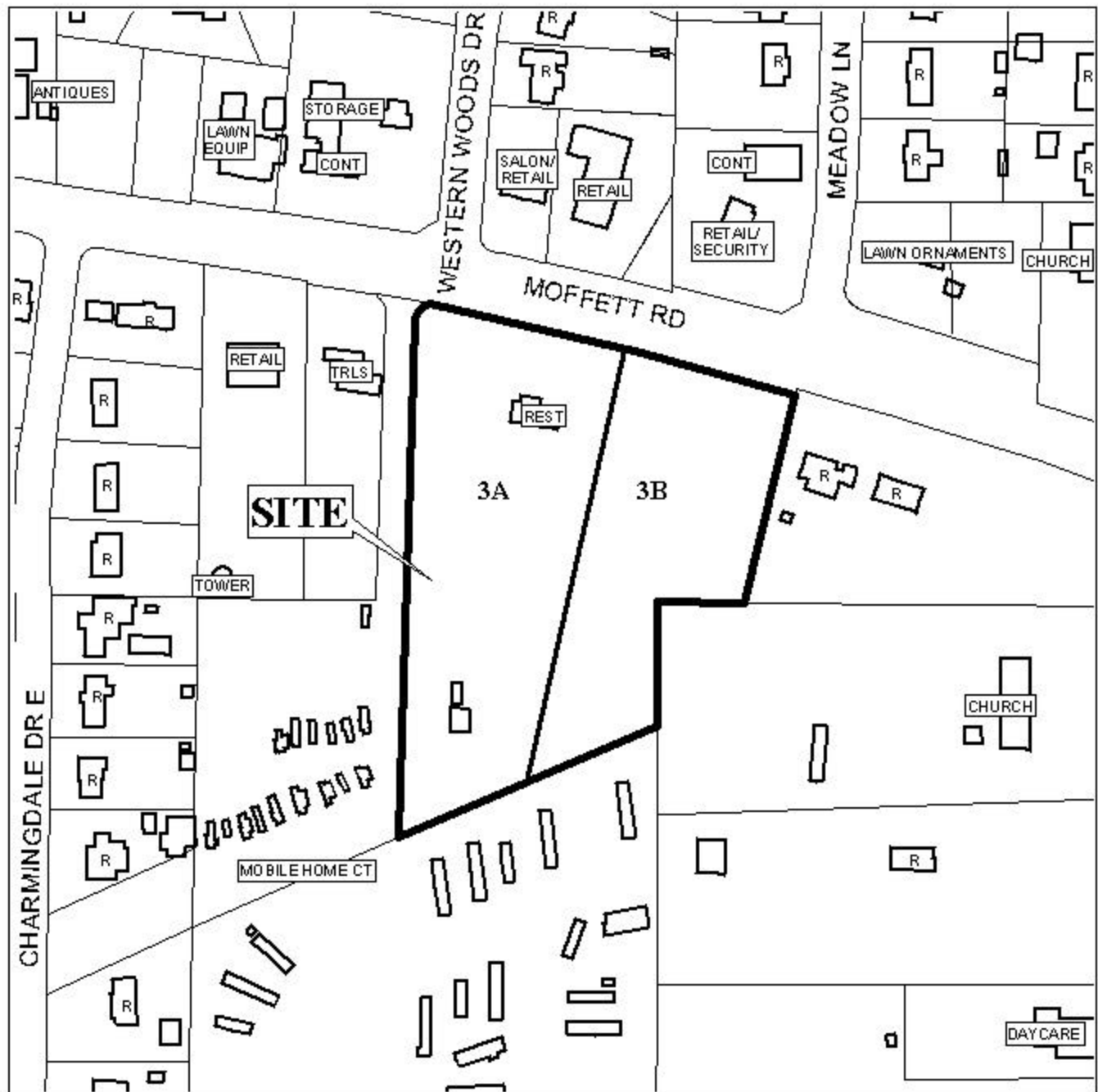


APPLICATION NUMBER 24 DATE January 8, 2004
APPLICANT Cochran Business Park Subdivision, Resubdivision of Lot 3
REQUEST Subdivision



NTS

COCHRAN BUSINESS PARK SUBDIVISION, RESUBDIVISION OF LOT 3



APPLICATION NUMBER 24 DATE January 8, 2004

LEGEND

