

## **AHEPA IX SUBDIVISION**

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

The plat illustrates the proposed  $7.0 \pm$  acres, 1 lot subdivision which is located on the North side of Old Pascagoula Road,  $\frac{1}{4}$  mile  $\pm$  West of Theodore-Dawes Road. The subdivision is served by public water and sanitary sewer.

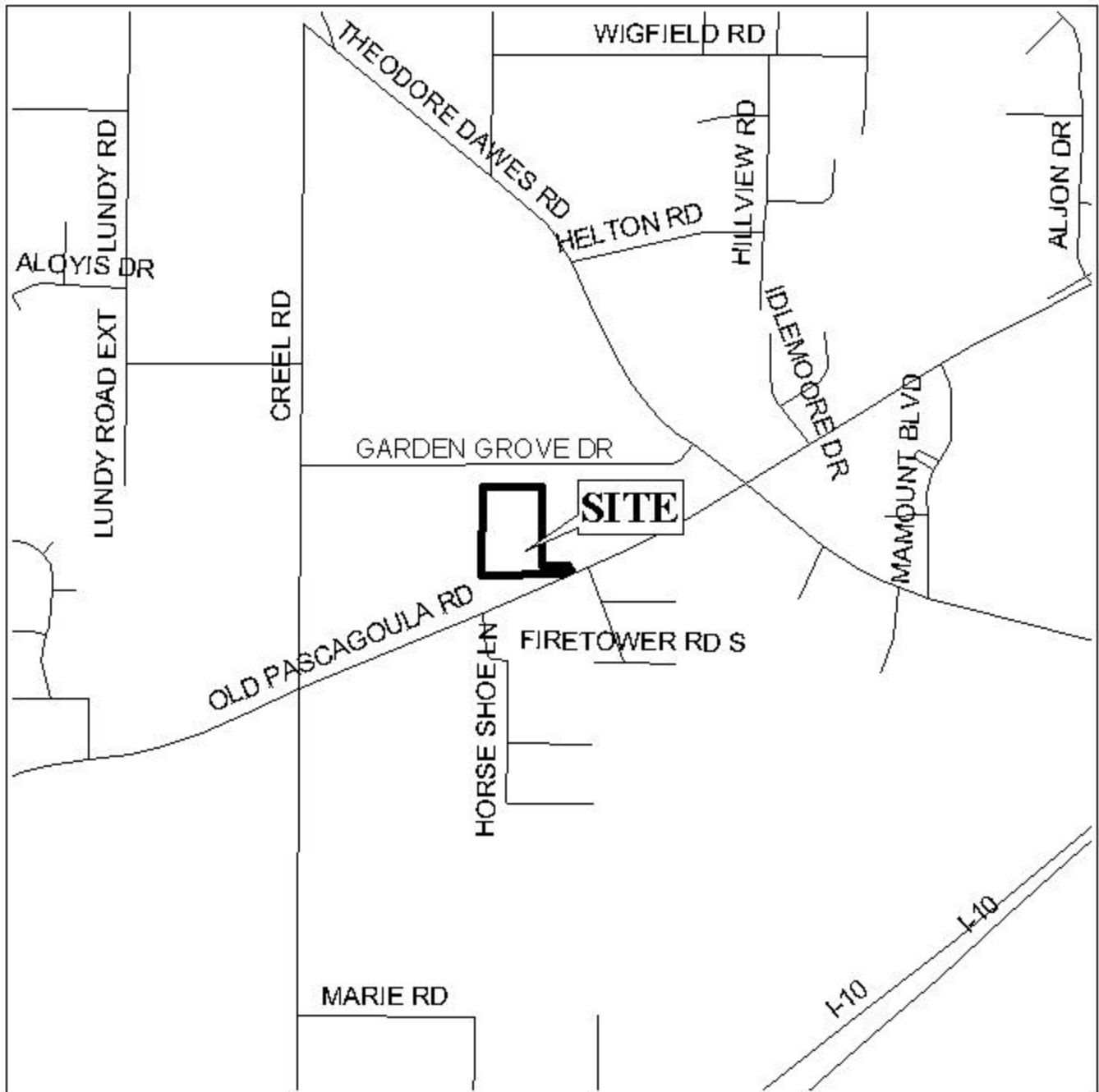
The purpose of this application is to shift an existing lot line creating a one-lot subdivision and an approximate 10-acre tract labeled "future development". It should be noted that in the future, when this 10-acre parcel is subdivided, it must be brought to the Planning Commission for approval.

Old Pascagoula Road, which is a planned major street, has an existing right-of-way in compliance with the Major Street Plan, and as means of access management, Lot 1 should be limited to one curb cut to Old Pascagoula Road. Furthermore, to avoid "cut through" traffic from the major street to Garden Grove, the placement of a note on the final plat stating that Lot 1 is denied access to Garden Grove Drive, should 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.

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 Lot 1 is limited to one curb cut to Old Pascagoula Road, with the location and design to be approved by the County Engineering Department; 2) the placement of a note on the final plat stating that Lot 1 is denied access to Garden Grove Drive; and 3) the placement of a note on the final plat stating that if the property is developed commercially and adjoins residential property, a buffer, in compliance with Section V.A.7. of the Subdivision Regulations will be provided.

## LOCATOR MAP



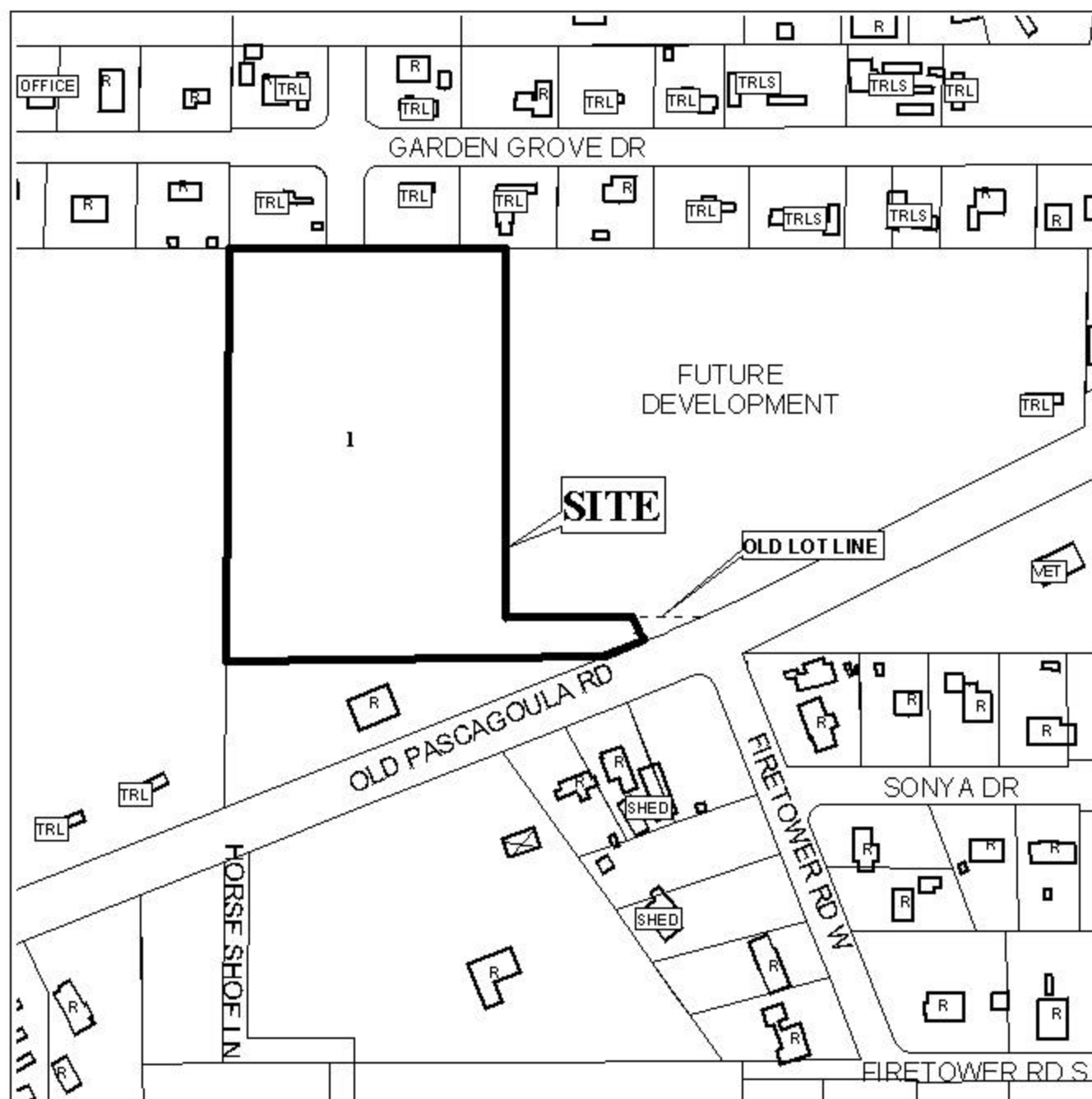
APPLICATION NUMBER 5 DATE April 3, 2003

APPLICANT Ahepa IX Subdivision, Resubdivision of

REQUEST Subdivision



# AHEPA IX SUBDIVISION, RESUBDIVISION OF



APPLICATION NUMBER 5 DATE April 3, 2003

LEGEND



