

AHEPA X SUBDIVISION, REVISED

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

The plat illustrates the proposed 2-lot, 6.0 \pm acres subdivision which is located on the East side of McCrary Road, 915' \pm North of Moffett Road. The subdivision is served by city water provided by South Alabama Utilities and sanitary sewer.

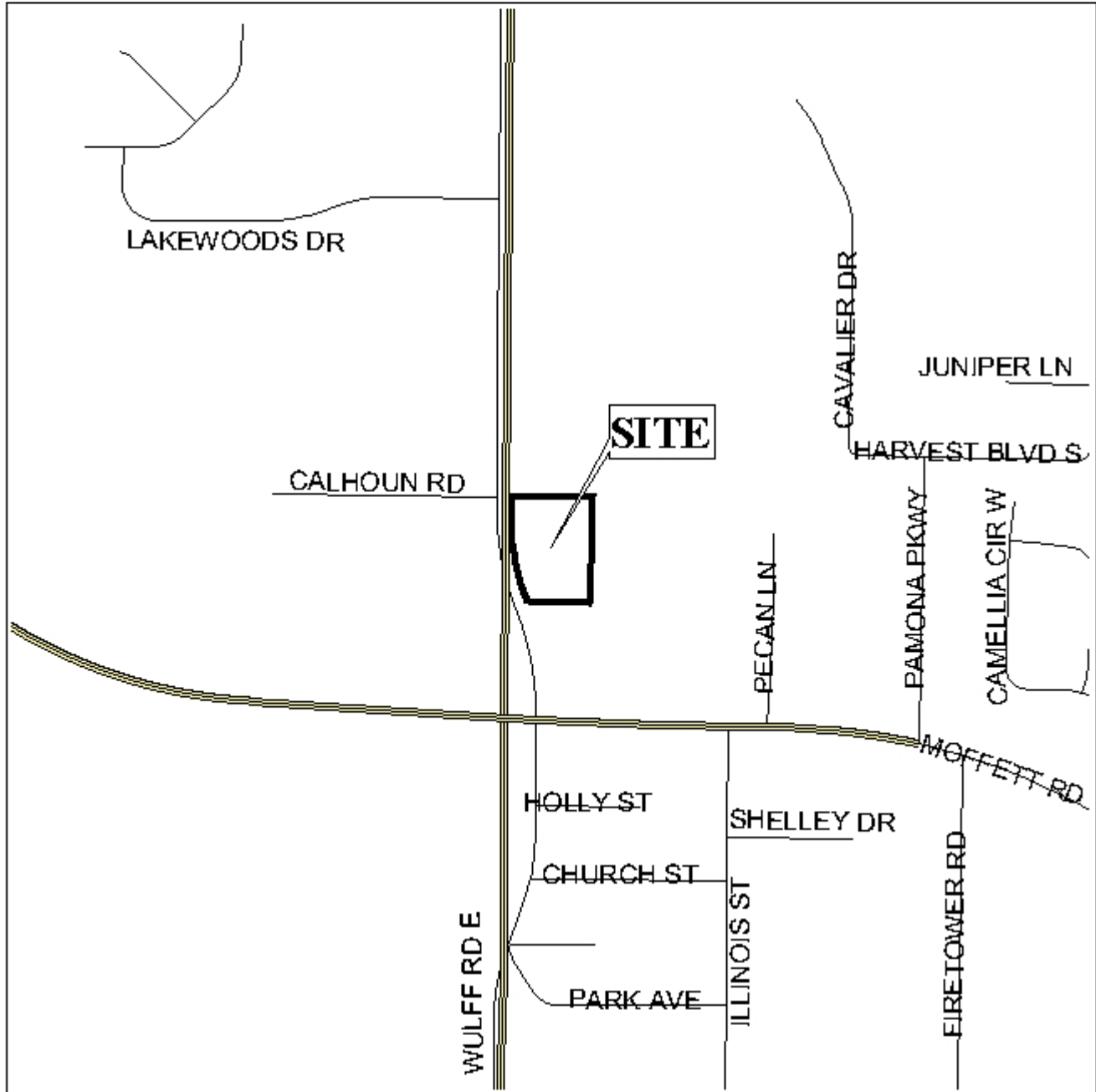
The purpose of this application is to modify a condition of the previous approach, which limited the site to one shared curb cut. The Subdivision proposes one curb cut for each lot.

The site fronts McCrary Road, a planned major street, and the existing right-of-way varies from 60-feet to 120-feet. The Major Street Plan requires a 100-foot right-of-way; however, some dedication has been shown on the plat; therefore, the dedication of adequate right-of-way to provide 50-feet from the centerline of McCrary Road should be required. Additionally, as a means of access management, the placement of a note on the final plat stating that each lot is limited to one curb cut to McCrary Road, with the size, location and design to be approved by County Engineering, 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.

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 adequate right-of-way to provide 50-feet from the centerline of McCrary Road as shown on the plat submitted; 2) the placement of a note on the final plat stating that each lot is limited to one curb cut to McCrary Road, with the size, location and design to be approved County Engineering; and 3) 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 1 DATE June 2, 2005

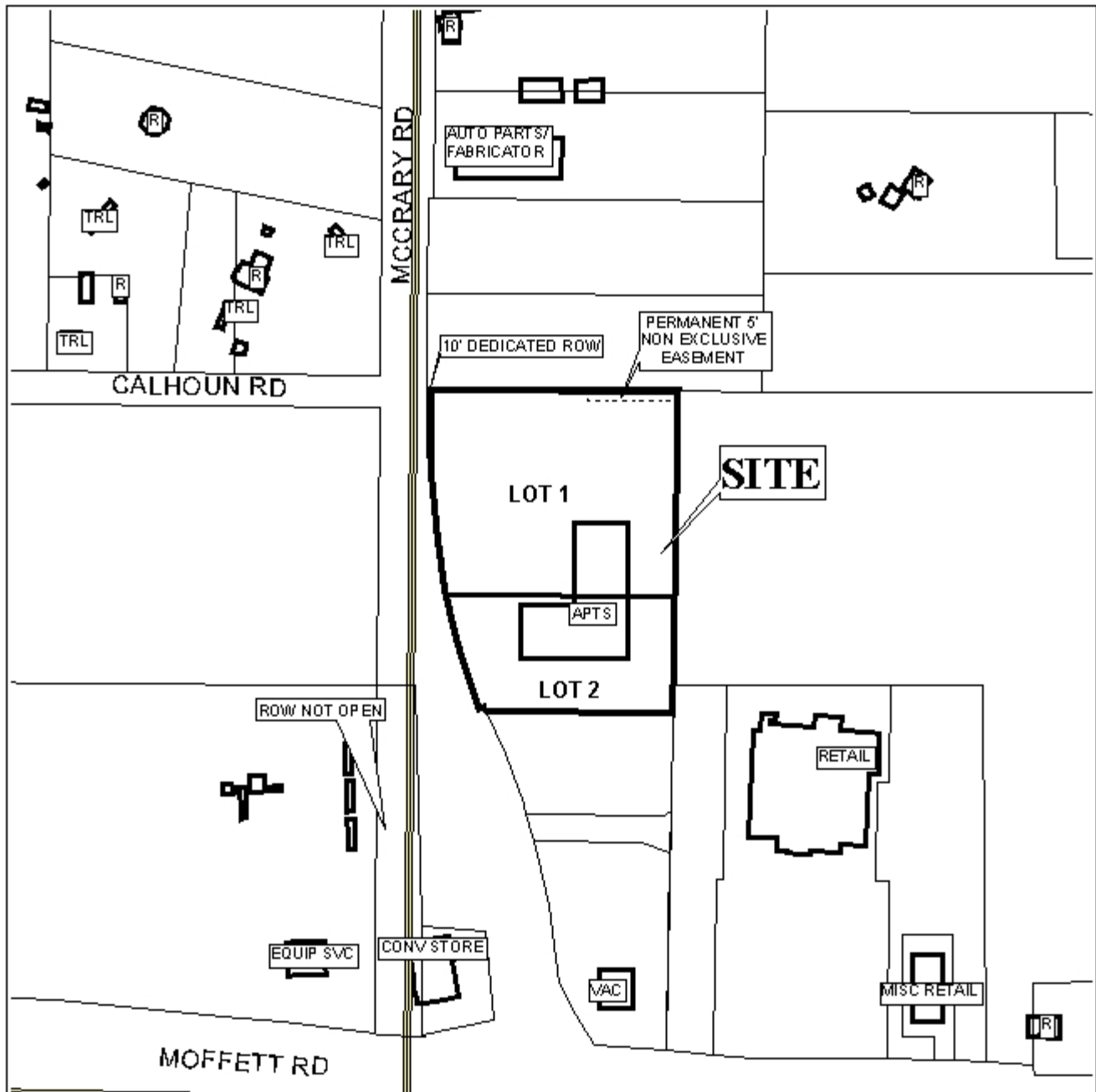
APPLICANT Ahepa X Subdivision, Revised

REQUEST Subdivision



NTS

AHEPA X SUBDIVISION, REVISED



APPLICATION NUMBER 1 DATE June 2, 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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