

CHERYL MANN SUBDIVISION, PHASE 1 & 2

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

The plat illustrates the proposed 5 lots, 24.3 ± acres subdivision which is located on the South side of Tanner Williams Road, 3/10 mile ± East of Eliza Jordan Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to subdivide a metes and bounds parcel into four lots.

The site fronts Tanner Williams Road, a planned major street, and the existing right-of-way is shown as 60-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 Tanner Williams Road should be required.

As the site is located on a major street, the placement of a note on the final plat stating that Lots 3 and 4 are limited to one curb cut each with the size, location, and design to be approved by County Engineering. Additionally, as Lots 1 and 2 have only 25-feet of street frontage, these lots should be required to share one common curb cut to Tanner Williams Road.

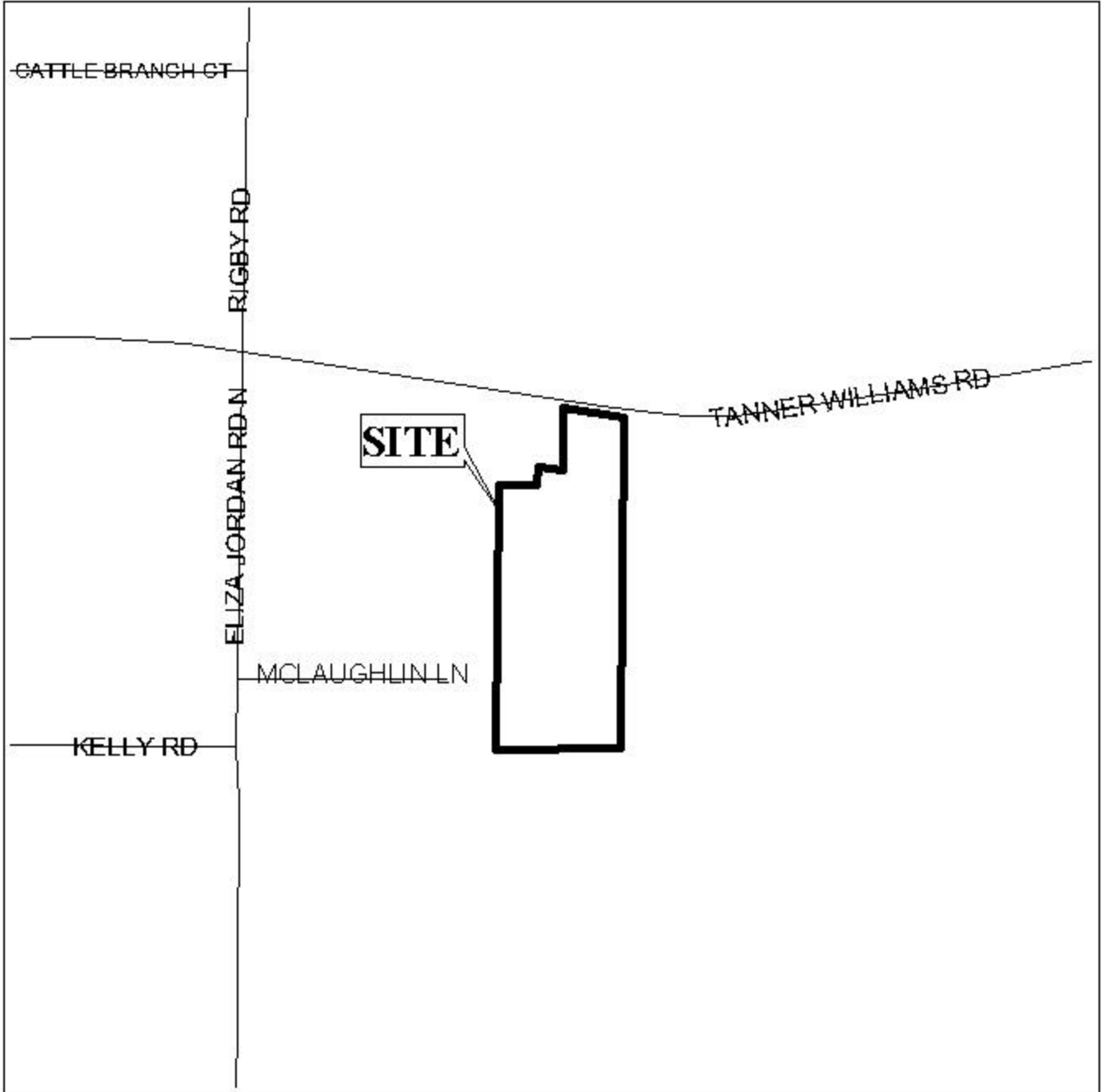
Finally, a note should be placed on the final plat stating that Lots 1 and 2 are denied any future resubdivision, since there is not enough frontages on these Lots.

The twenty-five foot minimum building setback lines are not shown but would be required on the final plat.

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 dedication of sufficient right-of-way to provide 50-feet from the centerline of Tanner Williams Road, a planned major street; 2) placement of a note on the final plat stating that Lots 3 and 4 are limited to one curb cut each to Tanner Williams Road; 3) placement of a note on the final plat stating that Lots 1 and 2 are required to share one common curb cut to Tanner Williams Road; 4) placement of a note on the final plat stating that Lots 1 and 2 are denied any future resubdivision; 5) placement of the 25-foot minimum building setback lines on the final plat; and 6) 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



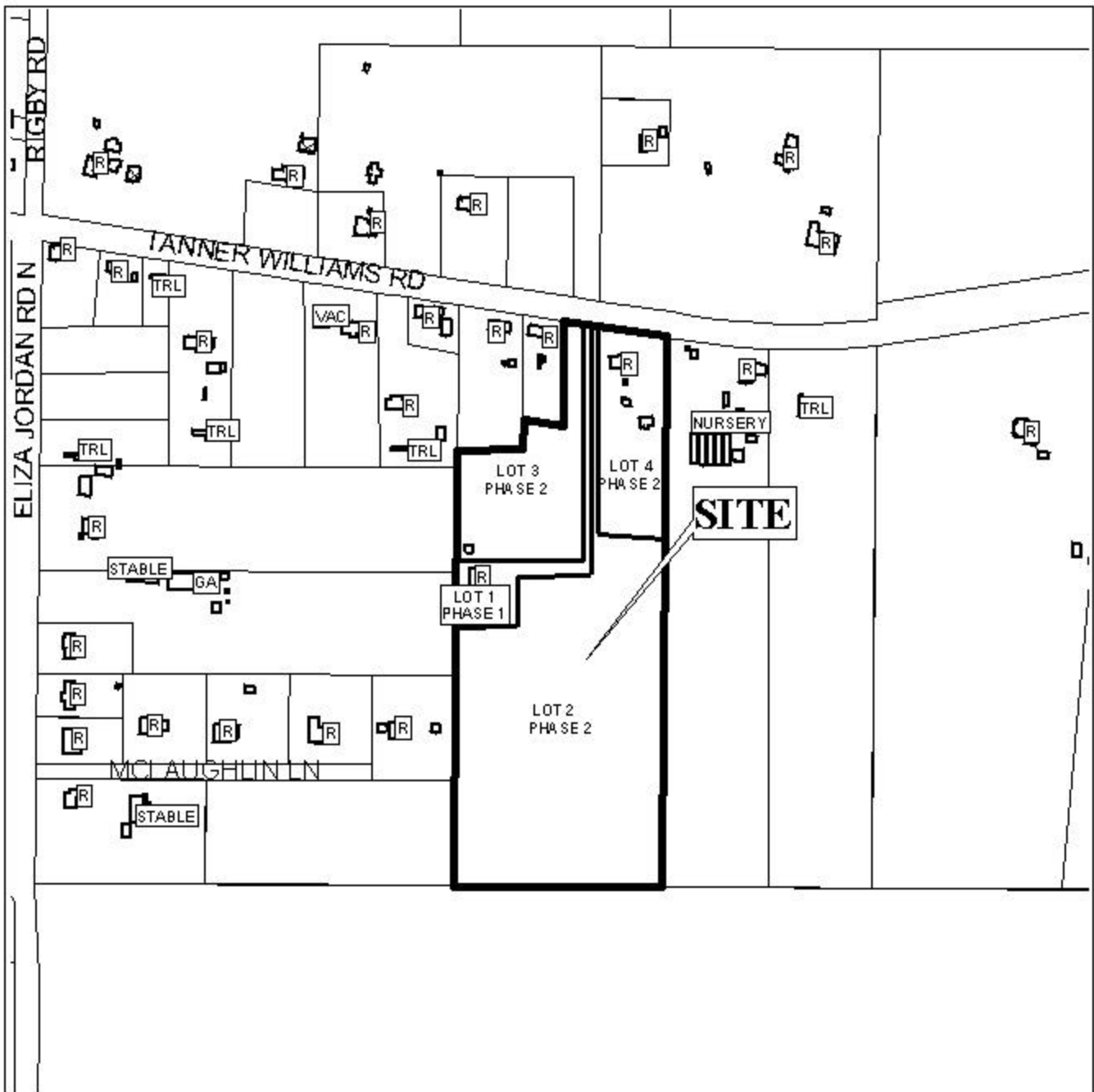
APPLICATION NUMBER 14 DATE July 24, 2003

APPLICANT Cheryl Mann Subdivision, Phase 1 & 2

REQUEST Subdivision



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APPLICATION NUMBER 14 DATE July 24, 2003

LEGEND

