

## **COLLINS PROPERTIES SUBDIVISION**

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

The plat illustrates the proposed 1 lot, 1.5  $\pm$  acres subdivision which is located on the West side of U.S. Highway 90 Service Road, 300'  $\pm$  North of its Southern terminus, extending to the East side of Willis Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create a legal lot of record from a metes and bounds parcel.

The site fronts a service road for Government Boulevard, which is a major street on the Major Street Plan with an existing 250' right-of-way, and is thus in compliance with the Major Street Plan. Service Roads are an approved method of access management, therefore, a restriction on curb cuts is not necessary. However, direct access to Willis Road should be denied to eliminate potential "cut through" traffic.

The site exceeds the maximum width to depth ratio as recommended by the Subdivision Regulations, thus a waiver of Section V.D.3. would be needed.

This site is located in the County, thus a note should be placed on the final plat stating that if the lot is developed commercially and adjoins residentially developed property, a buffer, in compliance with Section V.A.7. of the Subdivision Regulations shall be provided.

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

With modifications and 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) placement of a note on the final plat stating that direct access to Willis Road is denied; 2) the placement of a note on the final plat stating that if the lot is developed commercially and adjoins residentially developed property a buffer, in compliance with Section V.A.7. of the Subdivision Regulations shall be provided; and 3) placement of the 25-foot minimum building setback lines on the final plat.

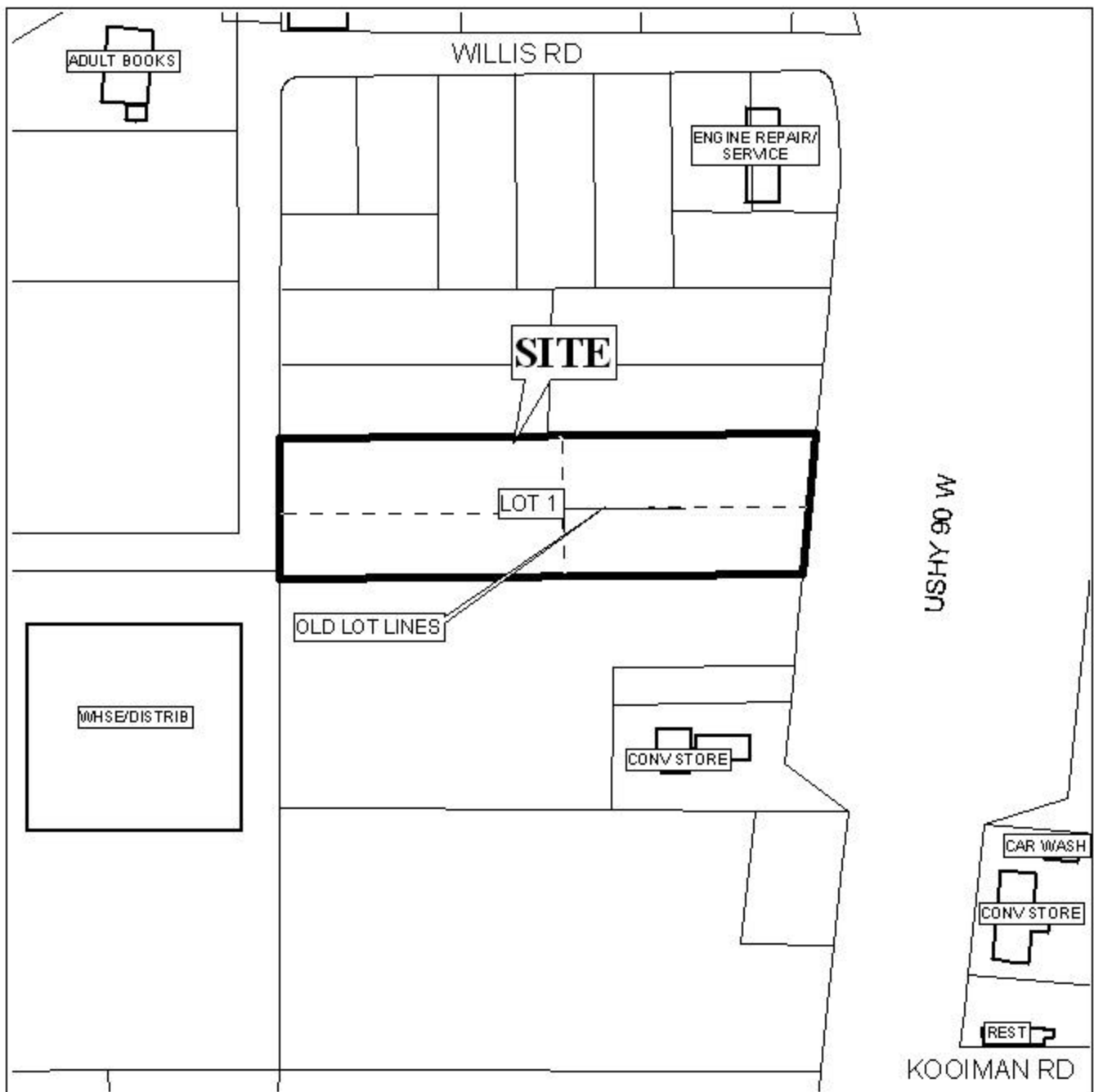
## LOCATOR MAP



APPLICATION NUMBER 20 DATE July 10, 2003  
APPLICANT Collins Properties Subdivision  
REQUEST Subdivision



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APPLICATION NUMBER 20 DATE July 10, 2003

LEGEND

