

CRUMP PLACE SUBDIVISION

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

The plat illustrates the proposed 2 lot, 6.2 \pm acres subdivision which is located on the West side of Snow Road North, 675' \pm South of Pollard Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to subdivide one lot into two lots.

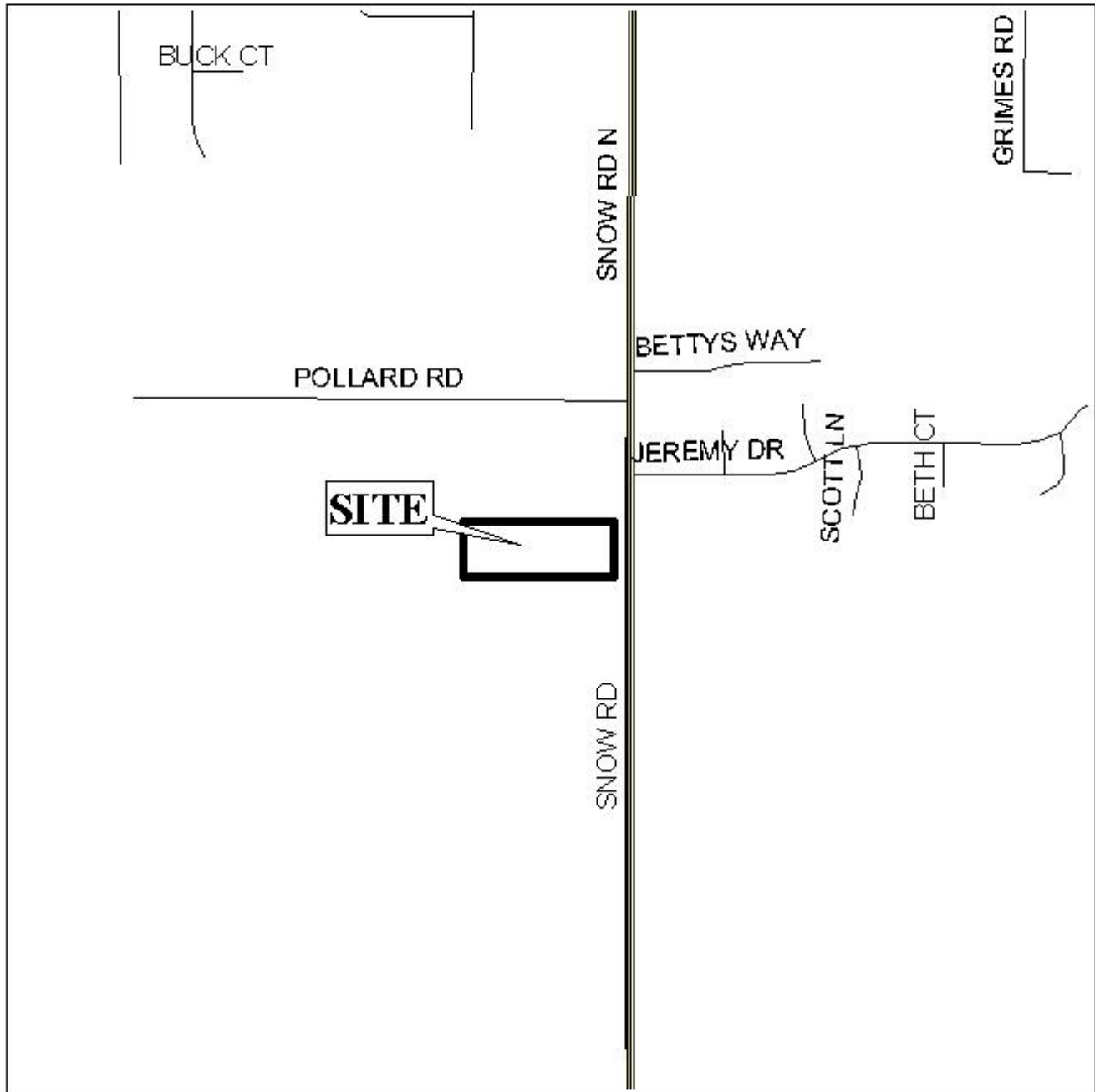
The site fronts Snow Road, a planned major street and the existing right-of-way is shown as 90-feet; the Major Street Plan requires a 100-foot right-of-way. Therefore, the provision of a 75-foot setback (which includes the required 25-foot minimum building setback) from the centerline of Snow Road, to provide for the right-of-way of the planned major street, should be required. Additionally, as a means of access management, the placement of a note on the final plat stating that Lots 1 and 2 are limited to one curb cut each to Snow 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.

As proposed, Lot 2 would exceed the maximum width to depth ratio of the Subdivision Regulations; therefore, a waiver of Section V.D.3. would be required. As the adjoining property to the North is a flag-shaped lot, the proposed plat could be considered characteristic of the surrounding area.

With 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) the provision of a 75-foot setback (which includes the required minimum building setback of 25-feet) from the centerline of Snow Road; 2) the placement of a note on the final plat stating that Lots 1 and 2 are limited to one curb cut each to Snow 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 14 DATE April 7, 2005

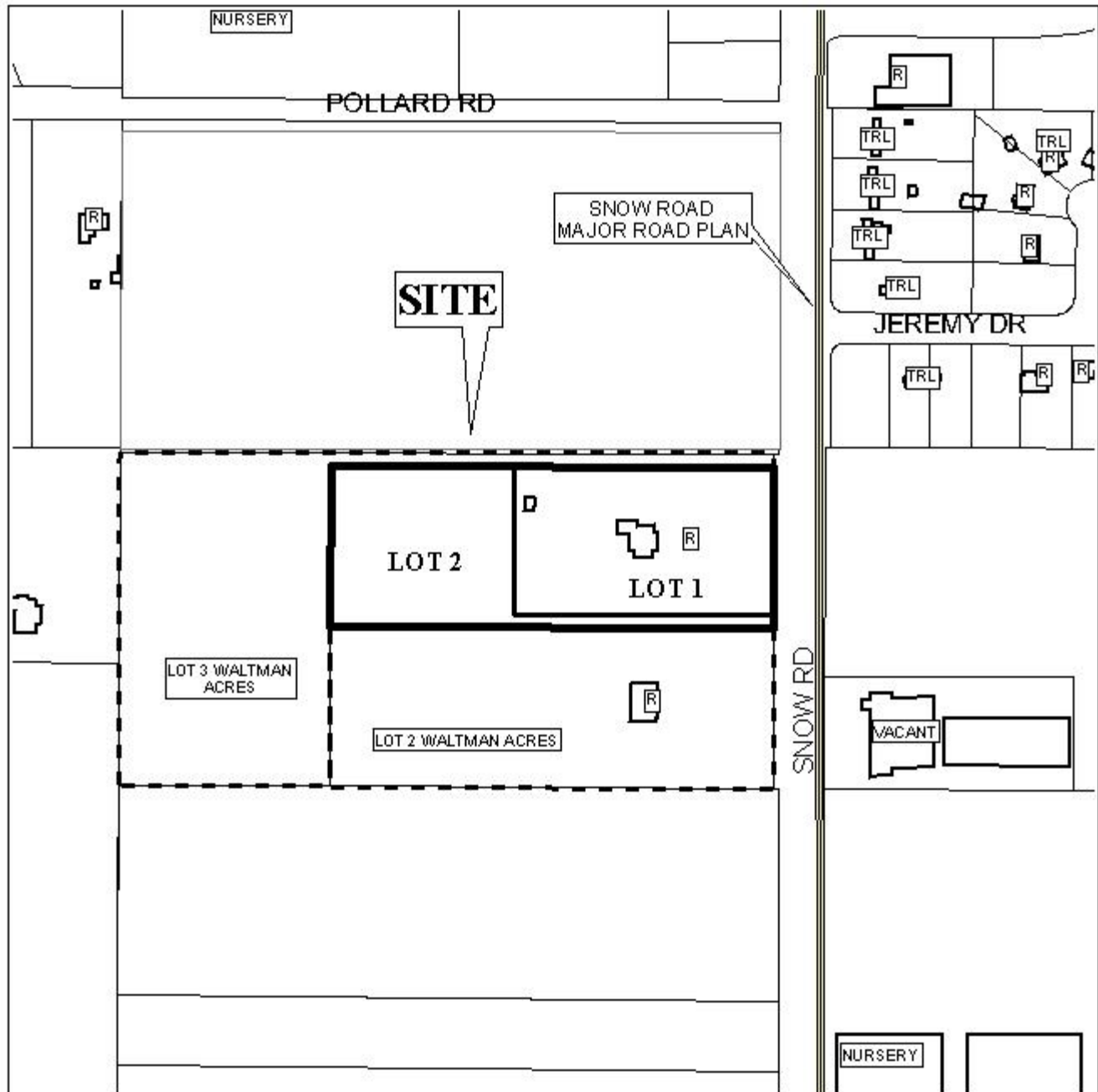
APPLICANT Crump Place Subdivision

REQUEST Subdivision



NTS

CRUMP PLACE SUBDIVISION



APPLICATION NUMBER 14 DATE April 7, 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

N
NTS