

## **HARRELL SUBDIVISION**

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

The plat illustrates the proposed 2 lot, 4.3  $\pm$  acres subdivision which is located on the North side of Vickers Road, 835'  $\pm$  West of McCrary Road. The subdivision is served by public water and individual septic systems.

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

As a method 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 Vickers Road, with the size, location and design to be approved by County Engineering, should be required.

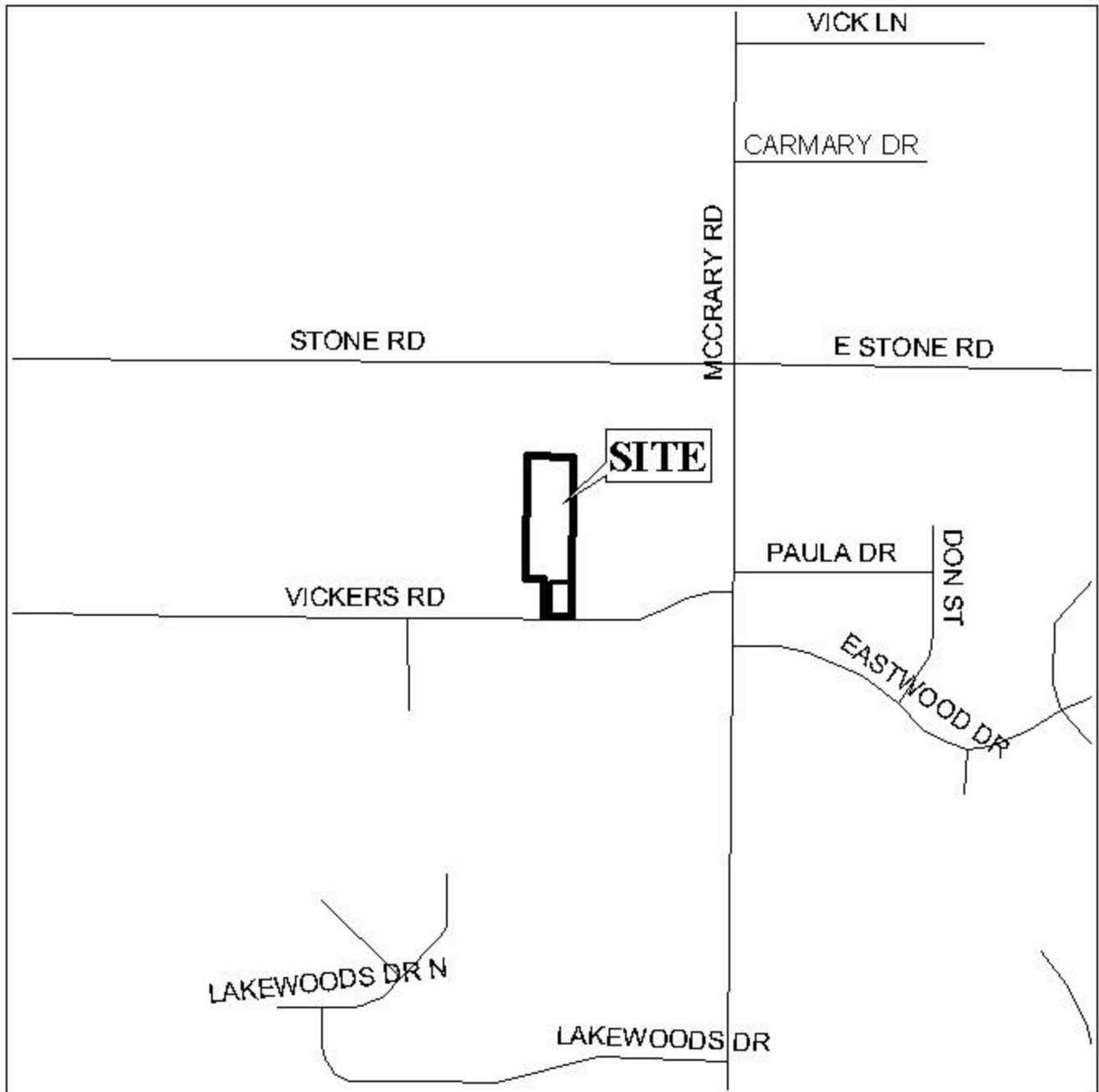
Additionally, the placement of a note on the final plat stating that Lot 1 will not be further subdivided unless additional frontage (50' in width) is provided to an improved public road. Also, with Lot 1 having only a 25-foot frontage along Vickers Road, a waiver of Section V.D.3. of the Subdivision Regulations would 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 25-foot minimum building setback lines are not shown but would be required on the final plat.

With a waiver of Section V.D.3., the proposed 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 Lots 1 and 2 are limited to one curb cut each to Vickers Road, with the size, location and design to be approved by County Engineering; 2) the placement of a note on the final plat stating that Lot 1 will not be further subdivided unless additional frontage (50' in width) is provided to an improved public road; 3) the placement of a note 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; and 4) the placement of the 25-foot minimum setback lines on the final plat.

## LOCATOR MAP



APPLICATION NUMBER 15 DATE November 20, 2003

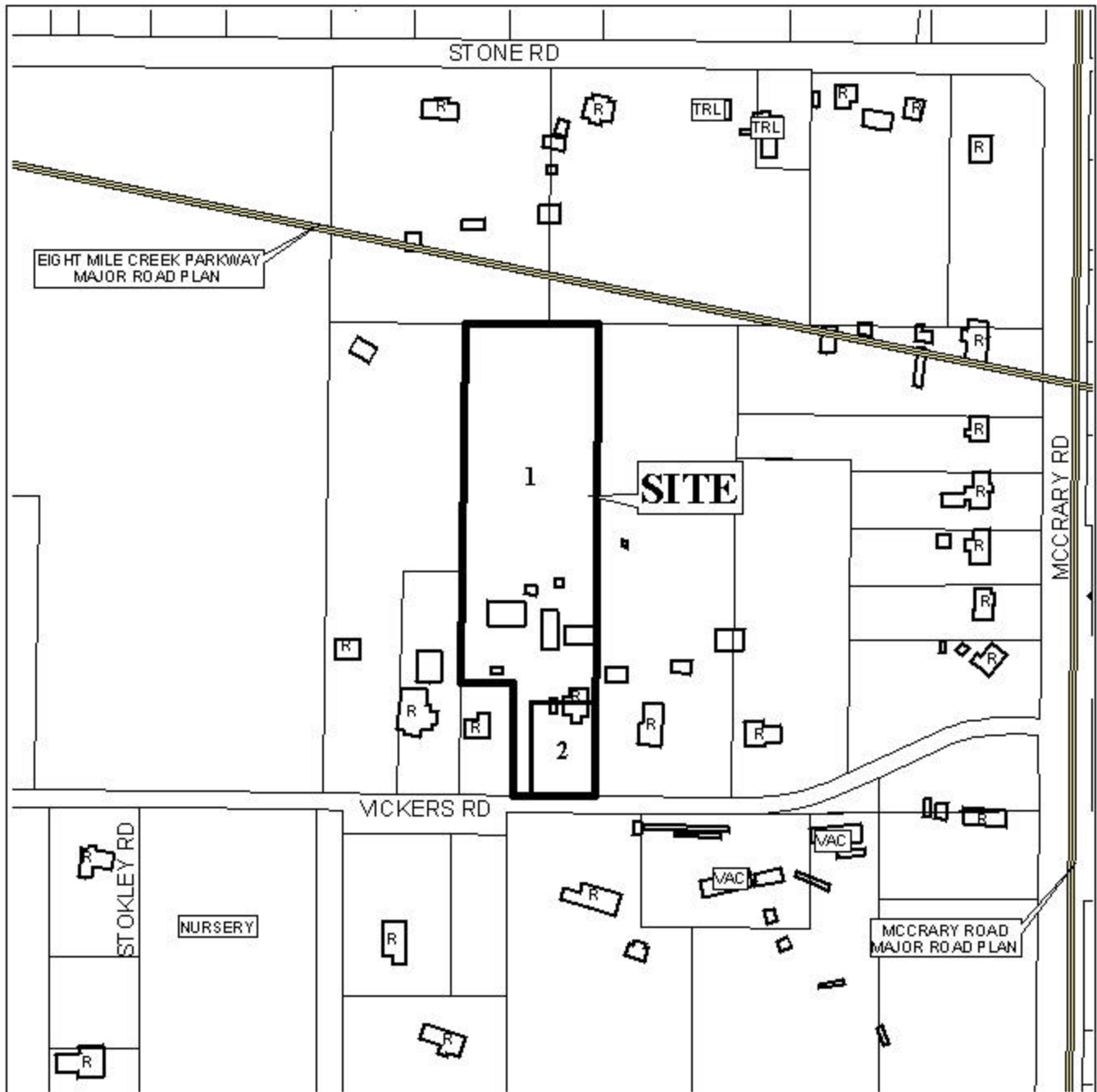
APPLICANT Harrell Subdivision

REQUEST Subdivision



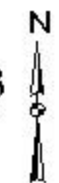
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LEGEND



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