

## **JEFFERSON ESTATES SUBDIVISION**

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

The plat illustrates the proposed 2 lot, 9.6 ± acres subdivision which is located on the East side of Gold Mine Road, ¼ mile ± North of Three Notch Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create a two-lot subdivision from a metes and bounds parcel.

The site fronts Gold Mine Road East, 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 provision of a 75-foot setback (which includes the required minimum building setback of 25-feet) from the centerline of Gold Mine Road East, to provide for the right-of-way of the planned major street should be provided. Additionally, as a means of access management, a note should be placed on the final plat stating both lots are limited to one curb cut each to Gold Mine Road East, with the size, location and design to be approved by County Engineering.

Lot 2 exceeds the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3., 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.

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 Gold Mine Road East; and 2) 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.

# LOCATOR MAP



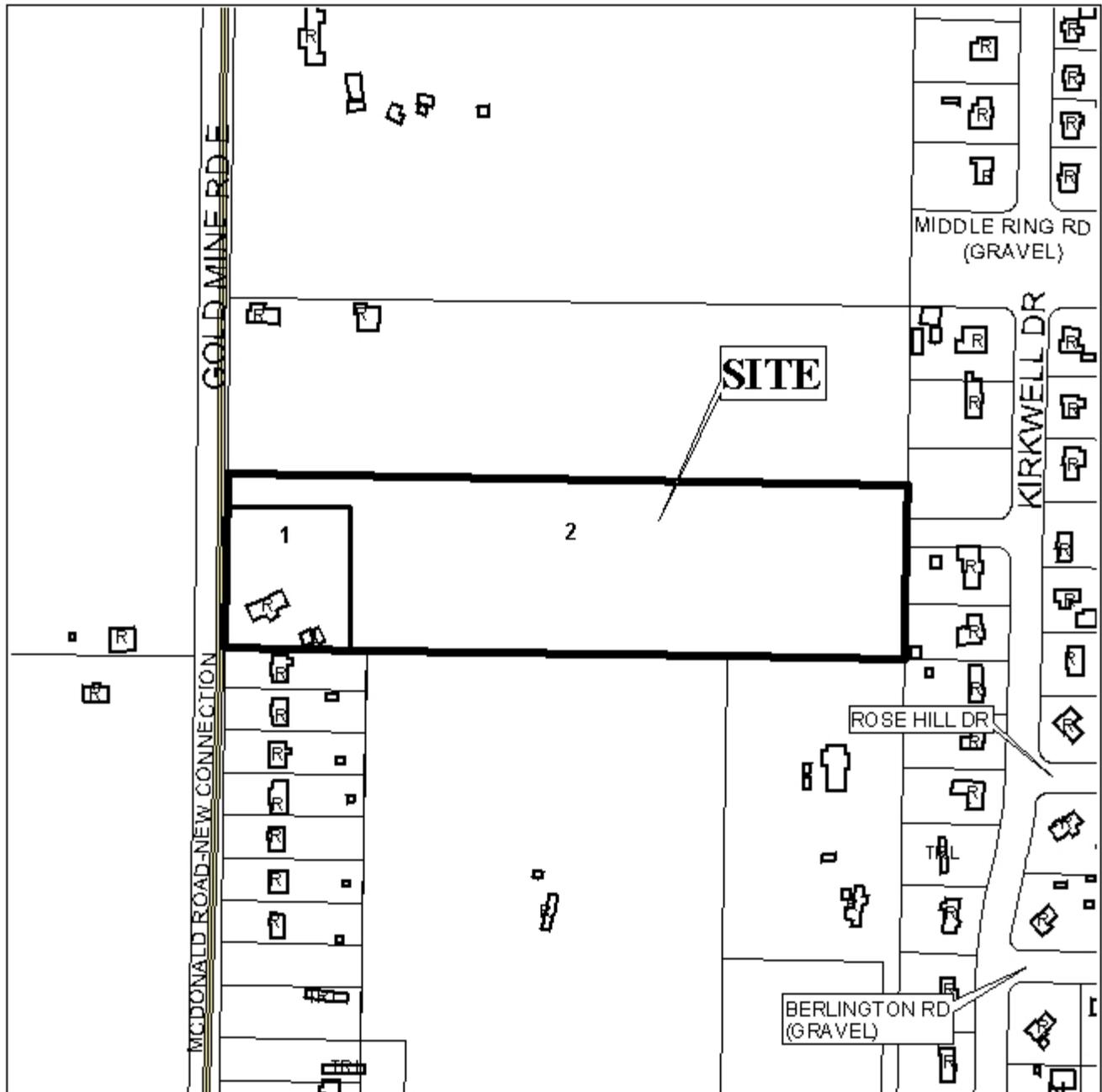
APPLICATION NUMBER 18 DATE June 3, 2004

APPLICANT Jefferson Estates Subdivision

REQUEST Subdivision



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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

NTS