

LOWE BROTHERS K & P SUBDIVISION

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

The plat illustrates the proposed 2 lot, 1.0 ± acres subdivision which is located at the Southeast corner of Theodore Dawes Road and Leytham Road. The subdivision is served by public water and individual septic systems.

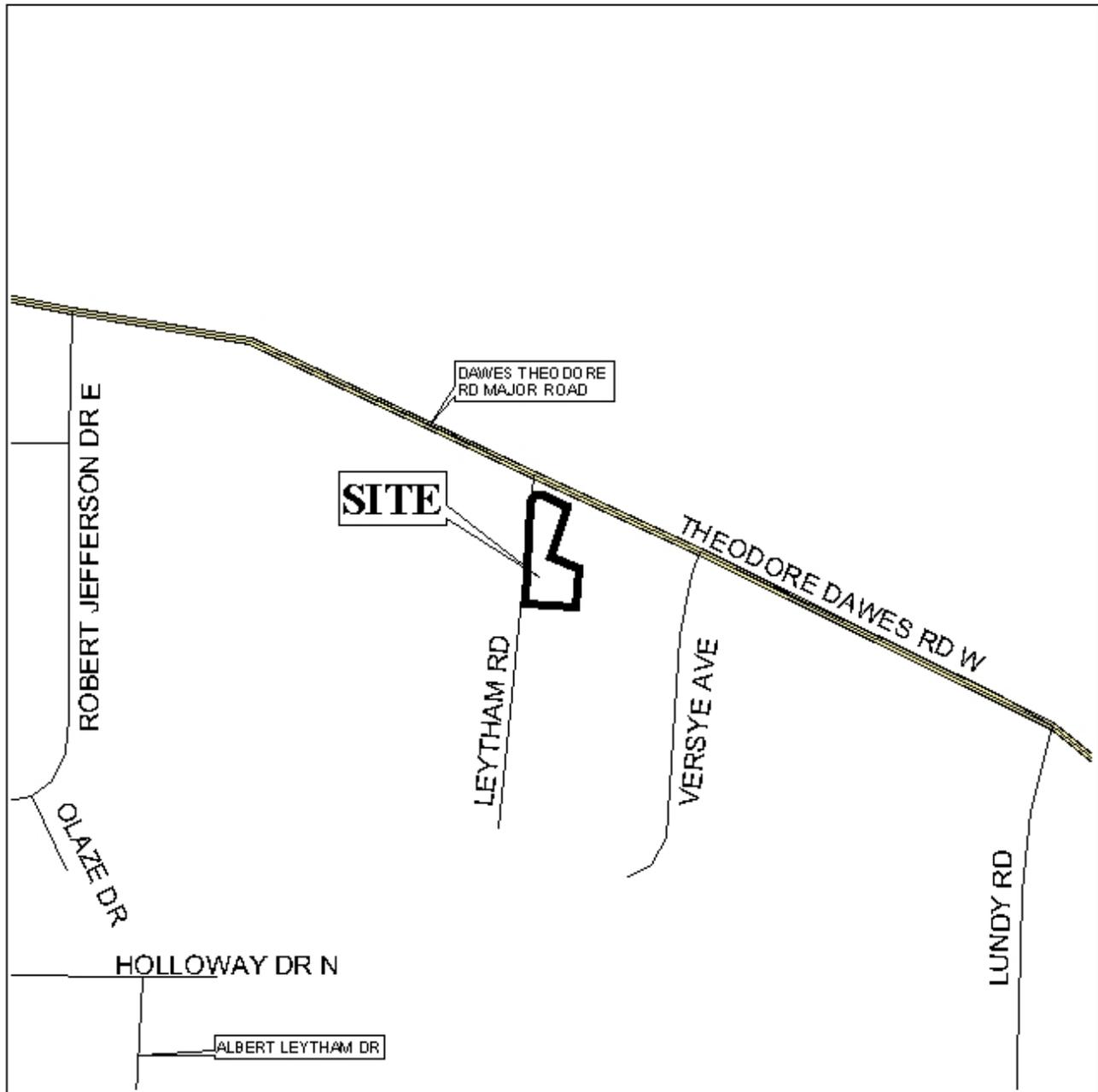
The purpose of this application is to create a two-lot subdivision from a legal lot of record.

The site fronts Theodore Dawes Road, a planned major street, which has an existing right-of-way in compliance with the Major Street Plan. Dedications to provide additional right-of-way were made when the site was previously subdivided in 1993. As a means of access management, the plat submitted provides a note stating that both lots are limited to the existing curb cuts to Leytham Road, with the size, location and design to be approved by County Engineering. Furthermore, while not specifically stated in the note, Lot 1 is denied direct access to Theodore Dawes Road and the note should be revised accordingly.

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 placement of a note on the final plat stating that both lots are limited to the existing curb cuts to Leytham Road, with the size, location and design to be approved by County Engineering; 3) the placement of a note on the final plat stating that Lot 1 is denied direct access to Theodore Dawes Road; and 4) 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 22 DATE August 5, 2004

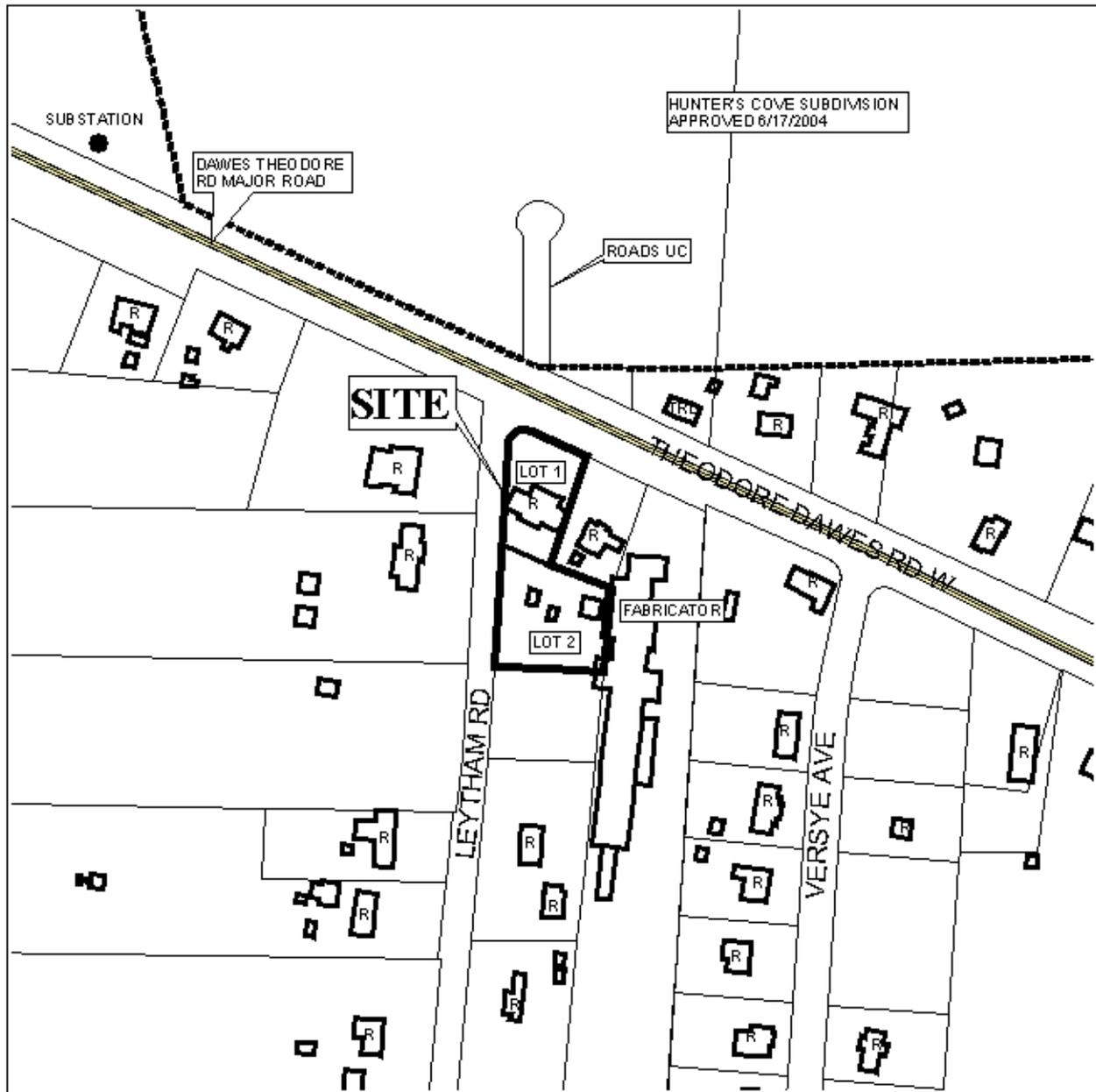
APPLICANT Low Brothers K & P Subdivision

REQUEST Subdivision



NTS

LOWE BROTHERS K & P SUBDIVISION



APPLICATION NUMBER 22 DATE August 5, 2004

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