

ROY MILLER SUBDIVISION, RESUBDIVISION OF

LOT 3

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

The plat illustrates the proposed 8 lot, 10.3 \pm acres subdivision which is located at the Northwest corner of McFarland Road and Dawes Cemetery Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to subdivide a legal lot of record into eight lots.

Dawes Cemetery Road has a substandard width right-of-way and the plat illustrates the dedication of adequate right-of-way to provide 25-feet from the centerline. It should also be noted that it is not paved. However, the lots on the south side are denied direct access to Dawes Cemetery Road thus the only other property with access to Dawes Cemetery Road is the cemetery. If Lot 6 were denied direct access to Dawes Cemetery Road, then only Lots 7 and 8, and the cemetery would have access to Dawes Cemetery Road. As it is unlikely that the cemetery will be subdivided, placement of a note on the final plat stating that there will be no further resubdivision of Lots 7 and 8 until these lots have frontage on a paved public street, would essentially ensure that no additional lots would access the unimproved street.

As proposed, Lots 1 through 4 would exceed the maximum width to depth ratio of the Subdivision Regulations; therefore, a waiver of Section V.D.3., would be required.

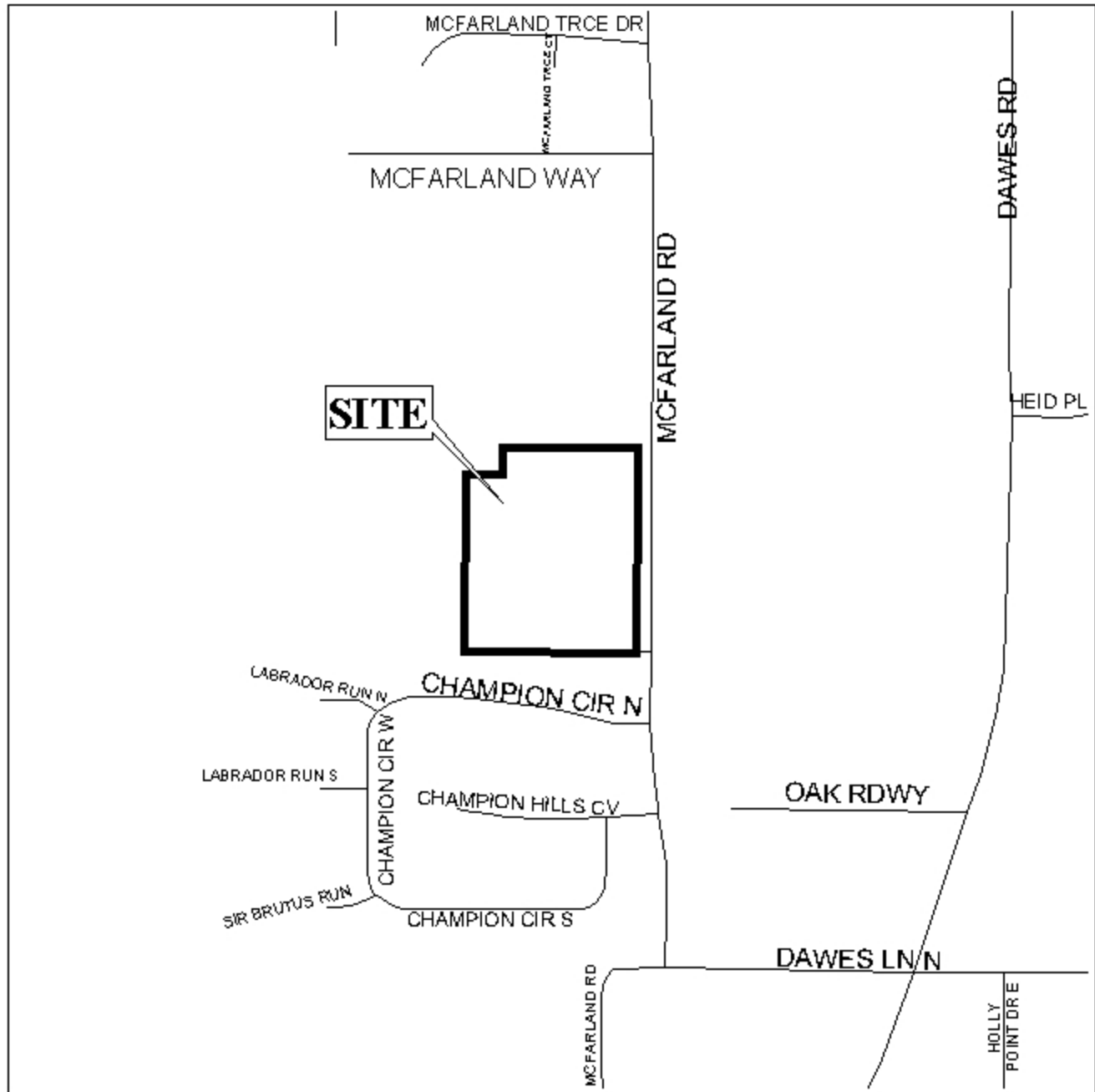
Turkey Creek flows through the site and as such the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

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 line is not shown but would be required on the final plat.

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 placement of a note on the final plat stating that there will be no further resubdivision of Lots 7 and 8 until frontage on a paved public road is provided; 2) placement of a note on the final plat stating that Lot 6 is denied direct access to Dawes Cemetery Road; 3) the approval of all applicable federal, state and local agencies prior to the issuance of any permits; 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; and 5) the placement of the 25-foot minimum setback line on the final plat.

LOCATOR MAP



APPLICATION NUMBER 20 DATE January 6, 2005

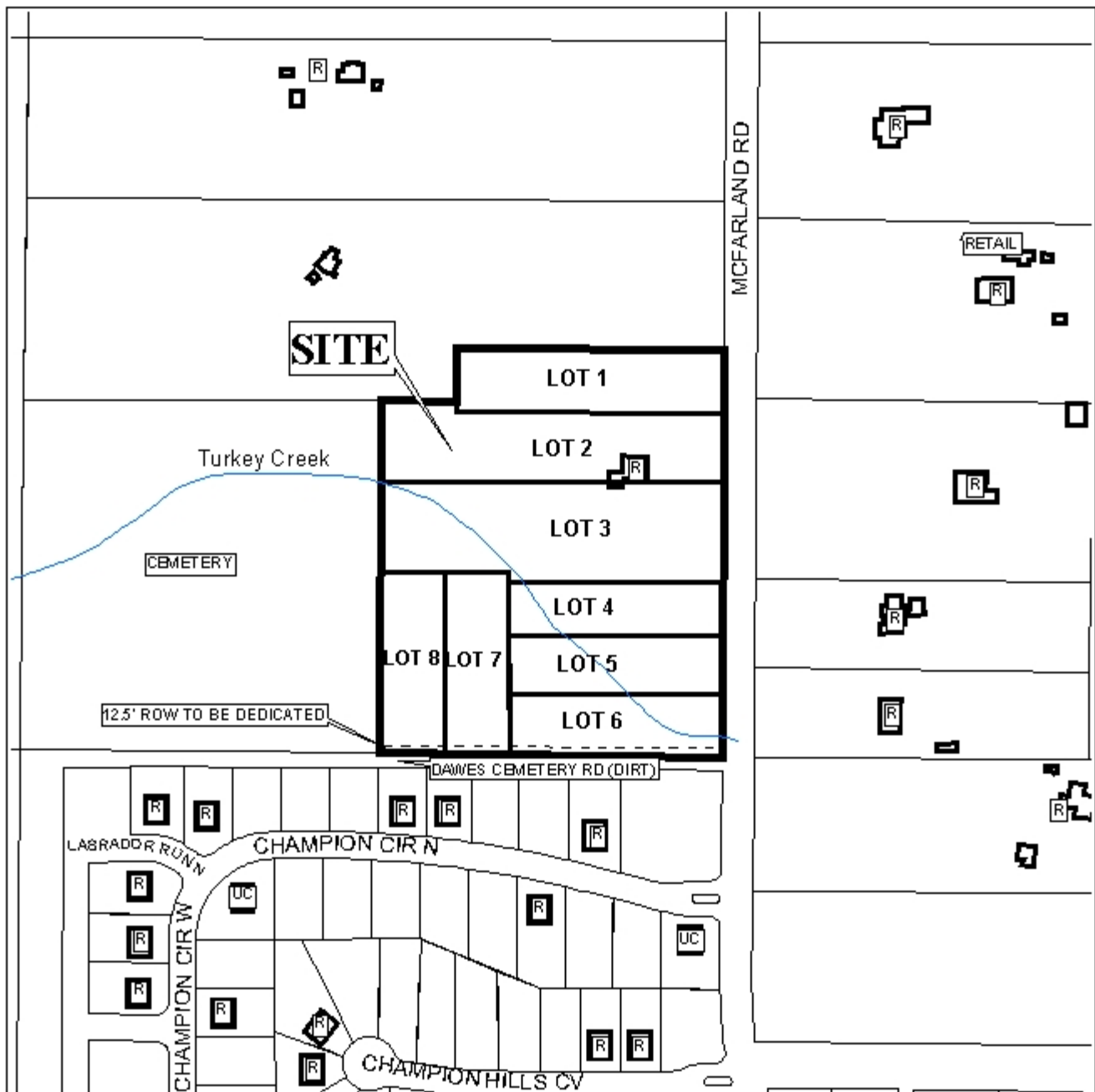
APPLICANT Roy Miller Subdivision, Resubdivision of Lot 3

REQUEST Subdivision



NTS

ROY MILLER SUBDIVISION, RESUBDIVISION OF LOT 3



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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



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