

SIGN – A - RAMA COMMERCIAL SUBDIVISION

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

The plat illustrates the proposed 2 lot, 1.4 ± acres subdivision which is located at the South side of Airport Boulevard, 270' ± West of Portside Boulevard, extending to the West of Portside Boulevard, 330' ± South of Airport Boulevard. The subdivision is served by public water and sanitary sewer.

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

Airport Boulevard, which is a planned major street, has an existing right-of-way in compliance with the Major Street Plan. However, as a means of access management, the placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Airport Boulevard, with the size, location and design to be approved by County Engineering. Additionally, Lot 2 should be limited to one curb cut to Portside Boulevard, with the size, location and design to be approved by County Engineering.

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.

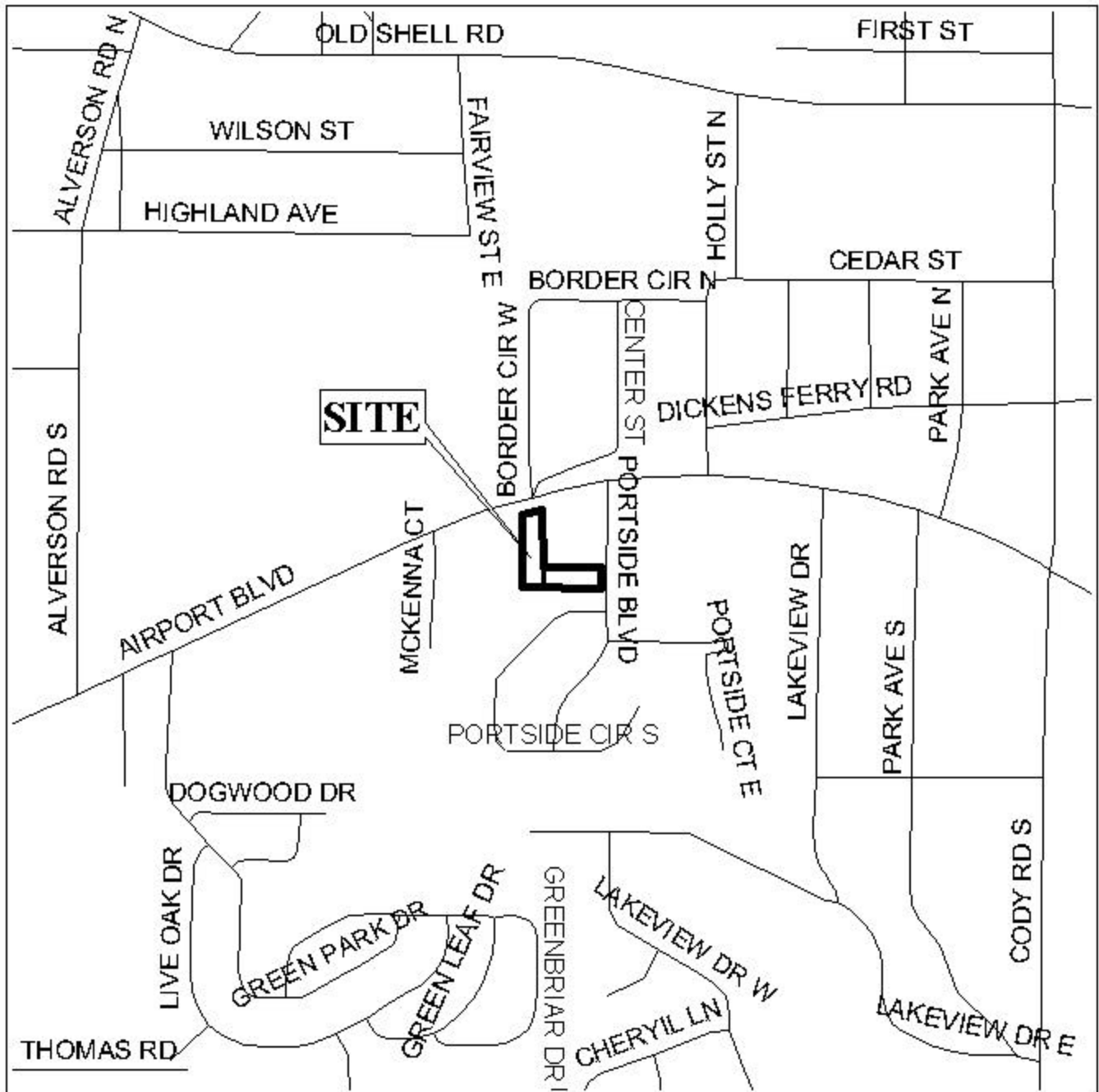
As proposed, Lot 1 would exceed the width to depth ratio, therefore a waiver of Section V.D.3. would be required.

The twenty-five foot minimum setback line is not shown on Lot 1 but would be required on the final plat.

It should be noted that the vicinity map depicts buildings crossing property lines; however, the site plan submitted does not illustrate any encroachments.

With modifications and a waiver of Section V.D.3. (width to depth ratio), 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 Lot 1 is limited to one curb cut to Airport Boulevard 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 2 is limited to one curb cut to Portside Boulevard with the size, location and design to be approved by County Engineering; 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 line on the final plat.

LOCATOR MAP



APPLICATION NUMBER 14 DATE October 2, 2003
APPLICANT Sign-A-Rama Commercial Subdivision
REQUEST Subdivision



NTS

SIGN-A-RAMA COMMERCIAL SUBDIVISION



APPLICATION NUMBER 14 DATE October 2, 2003

LEGEND



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