

SONRISE BAPTIST SUBDIVISION

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

The plat illustrates the proposed 2 lot, 40.0 \pm acres subdivision which is located on the West side of Snow Road, 680' \pm North of Breckenridge Boulevard, adjacent to the North side of Breckenridge Subdivision. The subdivision is served by public water and sanitary sewer.

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

The site fronts Snow Road, a planned major street, which has an existing right-of-way of 80 feet, the Major Street Plan requires a 100-foot right-of-way. Therefore, the dedication of adequate right-of-way to provide 50' from the centerline of Snow Road, should be required. As a means of access management, the placement of a note on the final plat stating that the size, number, location and design of all curb cuts to Snow Road must be approved by County Engineering, should be required.

As illustrated on the Vicinity Map, it appears that the property to the west is landlocked; however, after receiving documentation from the applicant, the property to the west was deeded off prior to 1984 via a metes and bounds description and is not required to be included in the subdivision.

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.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of sufficient right-of-way to provide 50' from the centerline of Snow Road; 2) the placement of a note on the final plat stating that the size, number, location and design of all curb cuts to Snow Road must 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) placement of the required 25-foot minimum building setback lines on the final plat.

LOCATOR MAP

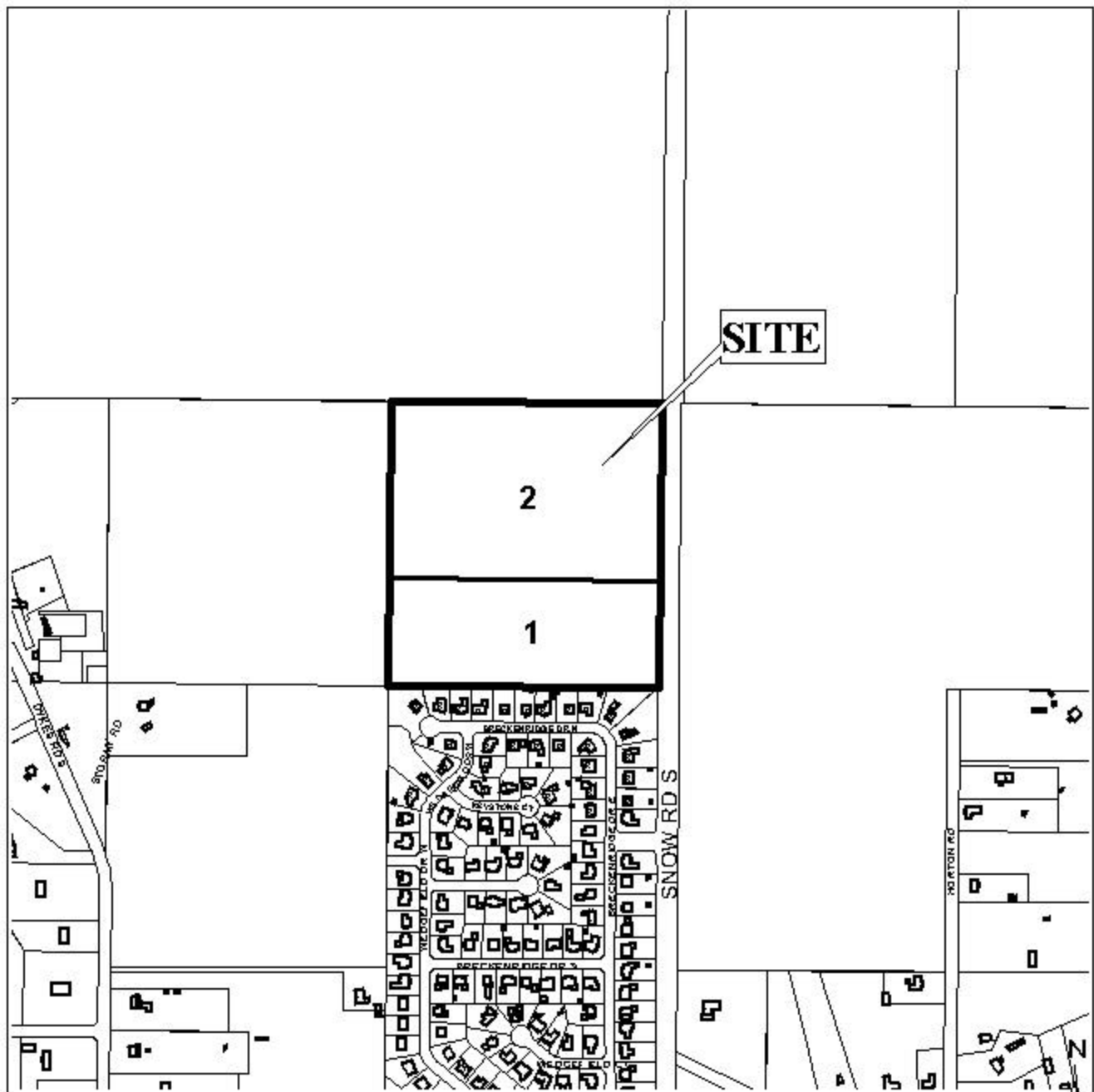


APPLICATION NUMBER 18 DATE November 6, 2003
APPLICANT Sonrise Baptist Subdivision
REQUEST Subdivision



NTS

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APPLICATION NUMBER 18 DATE November 6, 2003

LEGEND



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