

MAGGIE'S THREE NOTCH SUBDIVISION

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

The plat illustrates the proposed 2 lot, 4.58 \pm acre subdivision which is located on the north side of Three Notch Road, at the northeast corner of its intersection with Gunn Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to resubdivide one lot into two lots.

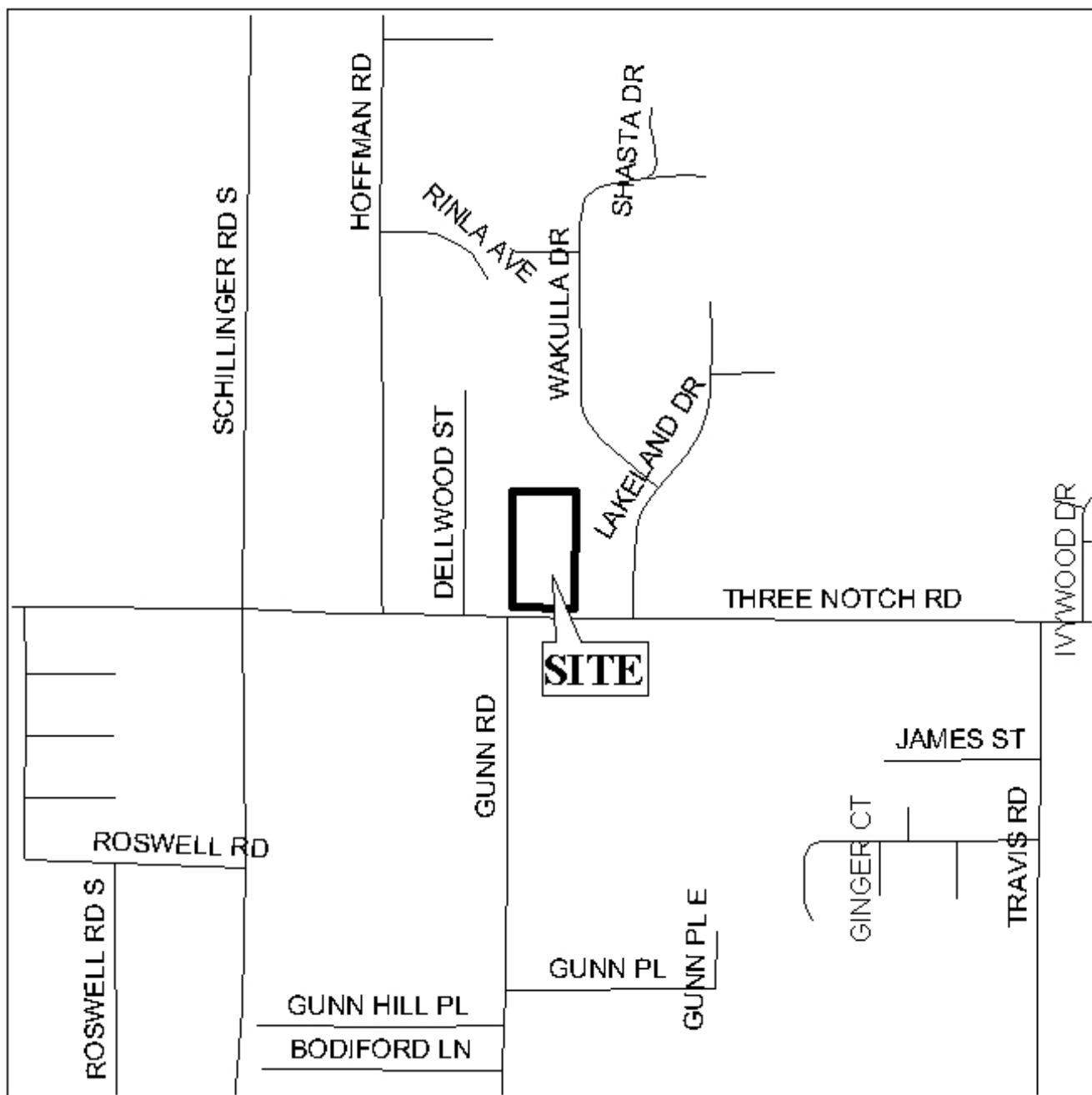
Three Notch Road is a major street, as illustrated on the Major Street Plan, and as such a minimum right-of-way width of 100 feet, or 50 feet in each direction as measured from the centerline of the roadway is required. Three Notch Road measures 47.09 feet from the roadway centerline to the property line of the proposed subdivision, and is therefore 2.91 feet short of the required minimum. Therefore, the dedication of an additional 2.91 feet of right-of-way should be required. Dedication of additional right-of-way will require the northward adjustment of the 25-foot minimum building setback line depicted on the preliminary plat to reflect the new right-of-way edge along Three Notch Road.

Access to Three Notch Road for the subdivision must be reviewed for location, number and design by the Mobile County Engineering Department. It is recommended that Lot 1 be permitted to retain its existing access to Three Notch Road, and that the proposed Lot 2 be permitted one access point to Three Notch Road.

This site is located in Mobile 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 is recommended for Tentative Approval, subject to the following conditions: 1) dedication of 2.91 feet of right-of-way along Three Notch Road in compliance with the Major Street Plan; 2) adjustment of the 25-foot setback line to reflect the right-of-way dedication; 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 a note on the Final Plat stating that Lot 1 is limited to the existing curb cut, and Lot 2 is limited to one curb cut, to be reviewed and approved by the Mobile County Engineering Department.

LOCATOR MAP



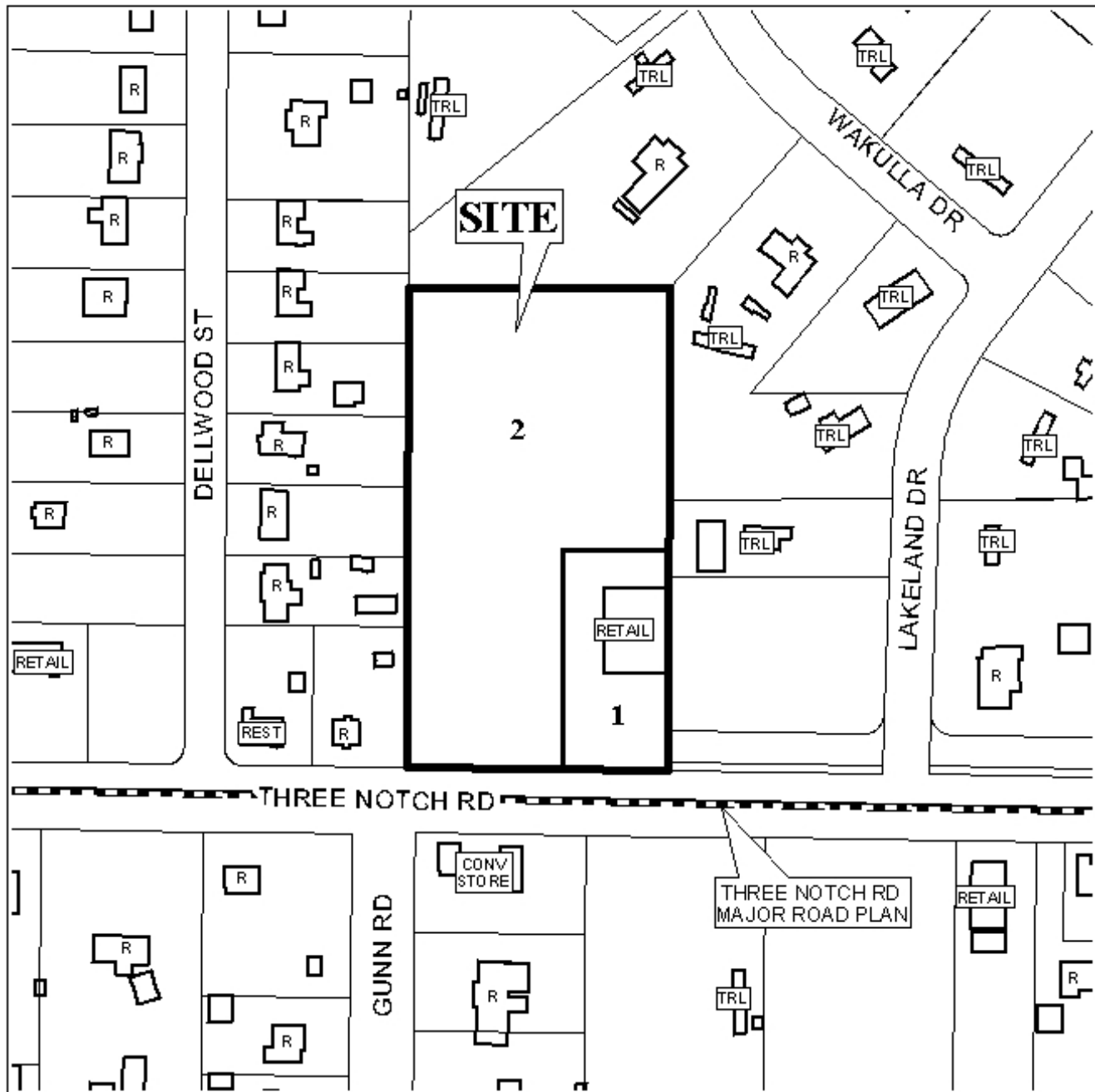
APPLICATION NUMBER 13 DATE February 3, 2005

APPLICANT Maggie's Three Notch Subdivision

REQUEST Subdivision



MAGGIE'S THREE NOTCH 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

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