

## **THOMAS MILLER ESTATES SUBDIVISION**

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

The plat illustrates the proposed 2 lot, 17.0  $\pm$  acres subdivision which is located on the North side of Theodore Dawes Road, 300'  $\pm$  East of McDonald Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to subdivide one lot and a metes and bounds parcel into two lots of record.

The site fronts Theodore Dawes Road, which has a variable right-of-way and is shown as a major street on the Major Street Plan, and as such requires a 100-foot right-of-way. Therefore, the dedication of adequate right-of-way to provide 50-feet from the centerline should be required. Additionally, as a means of access management, a note should be placed on the final plat stating that both lots are limited to one curb cut each, with the size, location and design to be approved by County Engineering, should be required.

Lot 5 exceeds the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3. would be required.

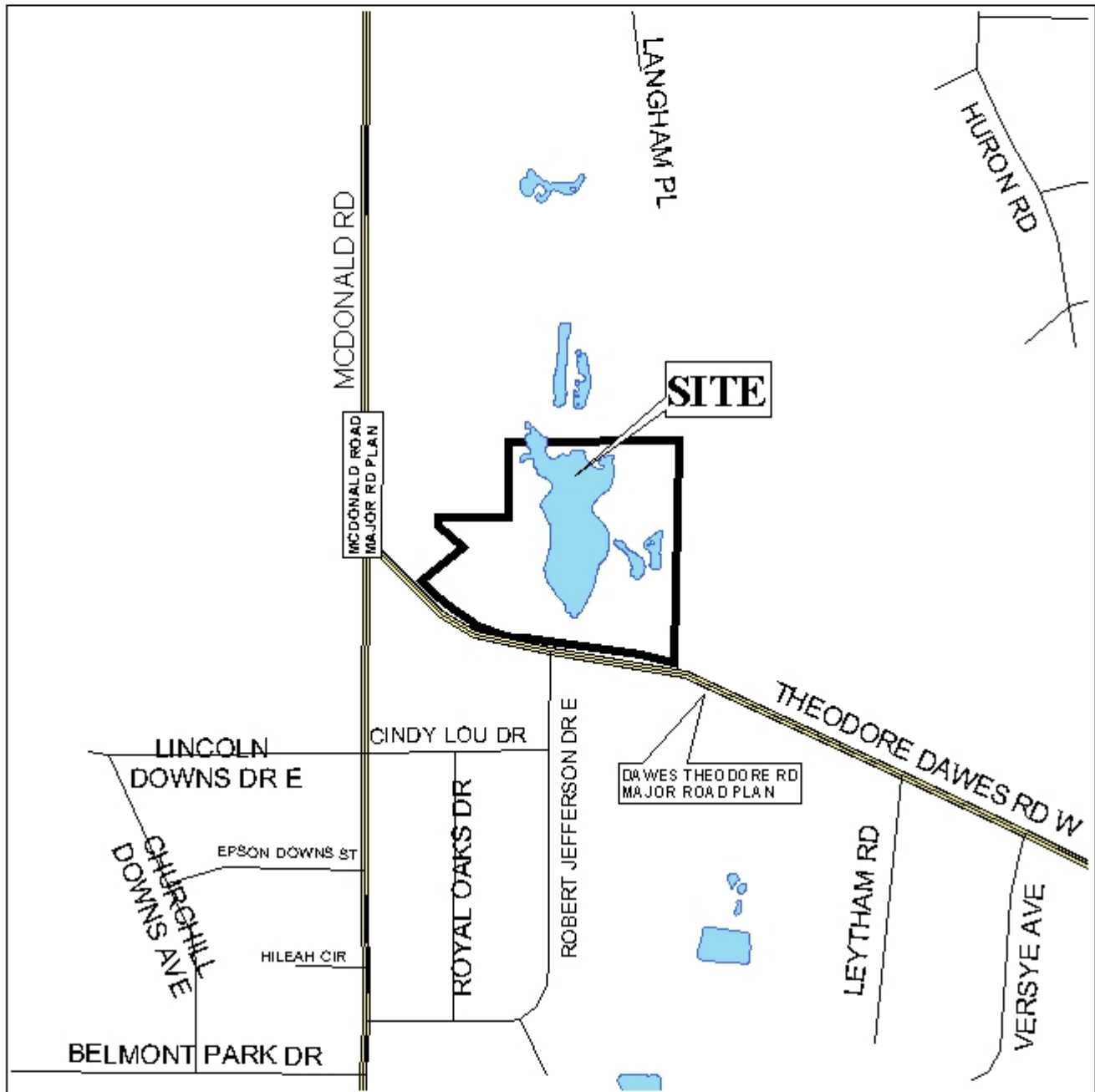
This site is located in the County, thus a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

The 25-foot minimum building setback lines are not shown but would be required on the final plat.

The site contains numerous water features and as such the area could be considered environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required.

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 dedication of sufficient right-of-way to provide 50-feet from the centerline of Theodore Dawes Road; 2) the placement of a note on the final plat stating that both lots are limited to one curb cut each, 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; 4) the placement of the 25-foot minimum setback lines on the final plat; and 5) the approval of all applicable federal, state and local agencies.

# LOCATOR MAP



APPLICATION NUMBER 20 DATE July 15, 2004

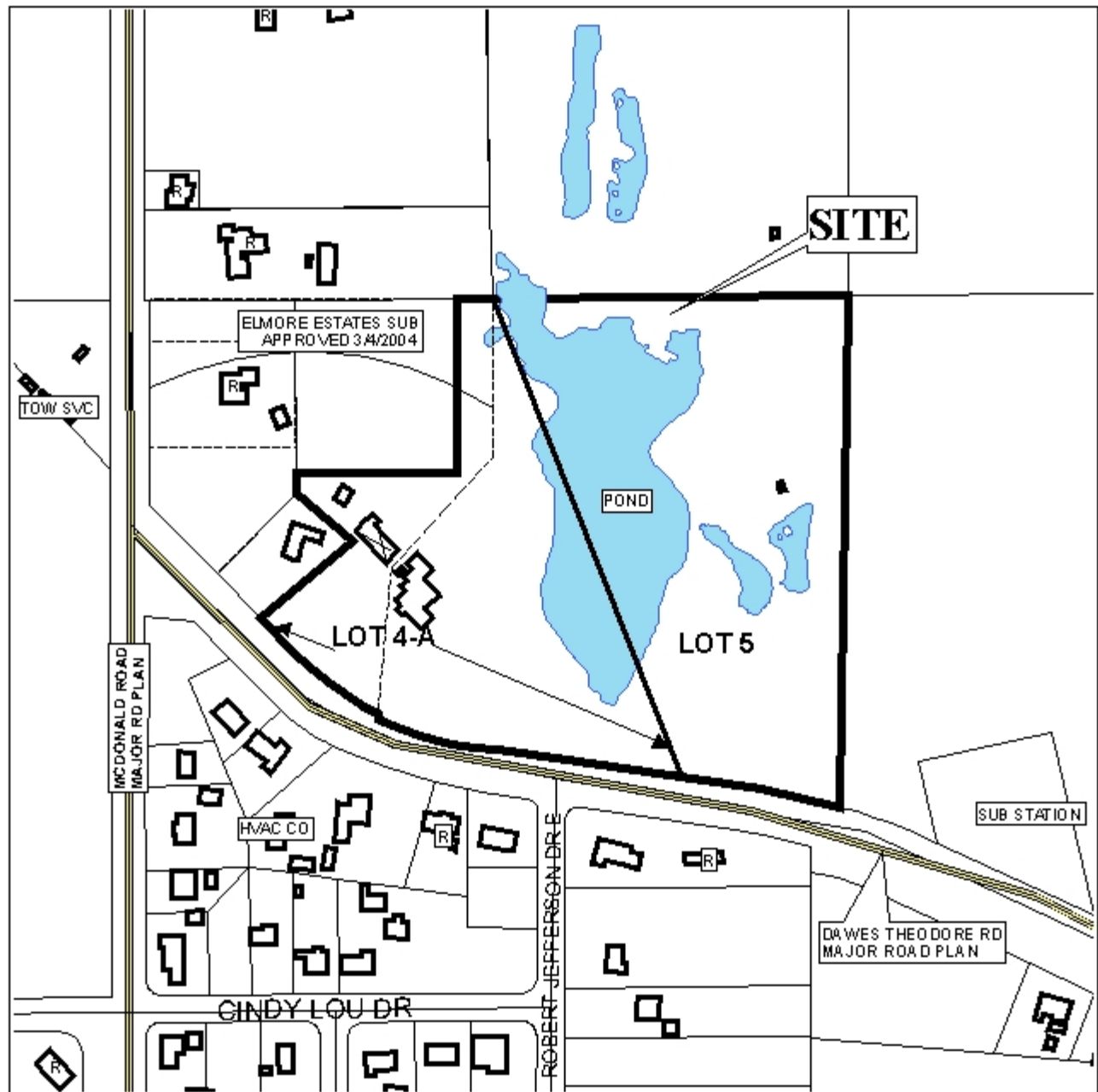
APPLICANT Thomas Miller Estates Subdivision

REQUEST Subdivision



NTS

# THOMAS MILLER ESTATES SUBDIVISION



APPLICATION NUMBER 20 DATE July 15, 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



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