

## **WARD ENTERPRISES SUBDIVISION**

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

The plat illustrates the proposed 4 lot, 2.4  $\pm$  acres subdivision which is located on the South side of Tanner Williams Road, 2/10 mile  $\pm$  West of Schillinger Road. The subdivision is served by public water and sanitary sewer.

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

The site fronts Tanner Williams Road, a planned major street, and the existing right-of-way is shown as 60-feet. The Major Street Plan requires a 100-foot right-of-way; therefore, the dedication of sufficient right-of-way to provide 50-feet from the centerline of Tanner Williams Road should be required. Additionally, as a means of access management, a note should be placed on the final plat stating that Lots 1 through 4 are limited to one curb cut each with the design, location and size to be approved by County Engineering.

As proposed, Lot 2 would exceed the maximum width to depth ratio of 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.

With a waiver of Section V.D.3., 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 Tanner Williams Road; 2) the placement of a note on the final plat stating that Lots 1 through 4 are limited to one curb cut each with the design, location and size 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 lines on the final plat.

## LOCATOR MAP



APPLICATION NUMBER 11 DATE December 2, 2004

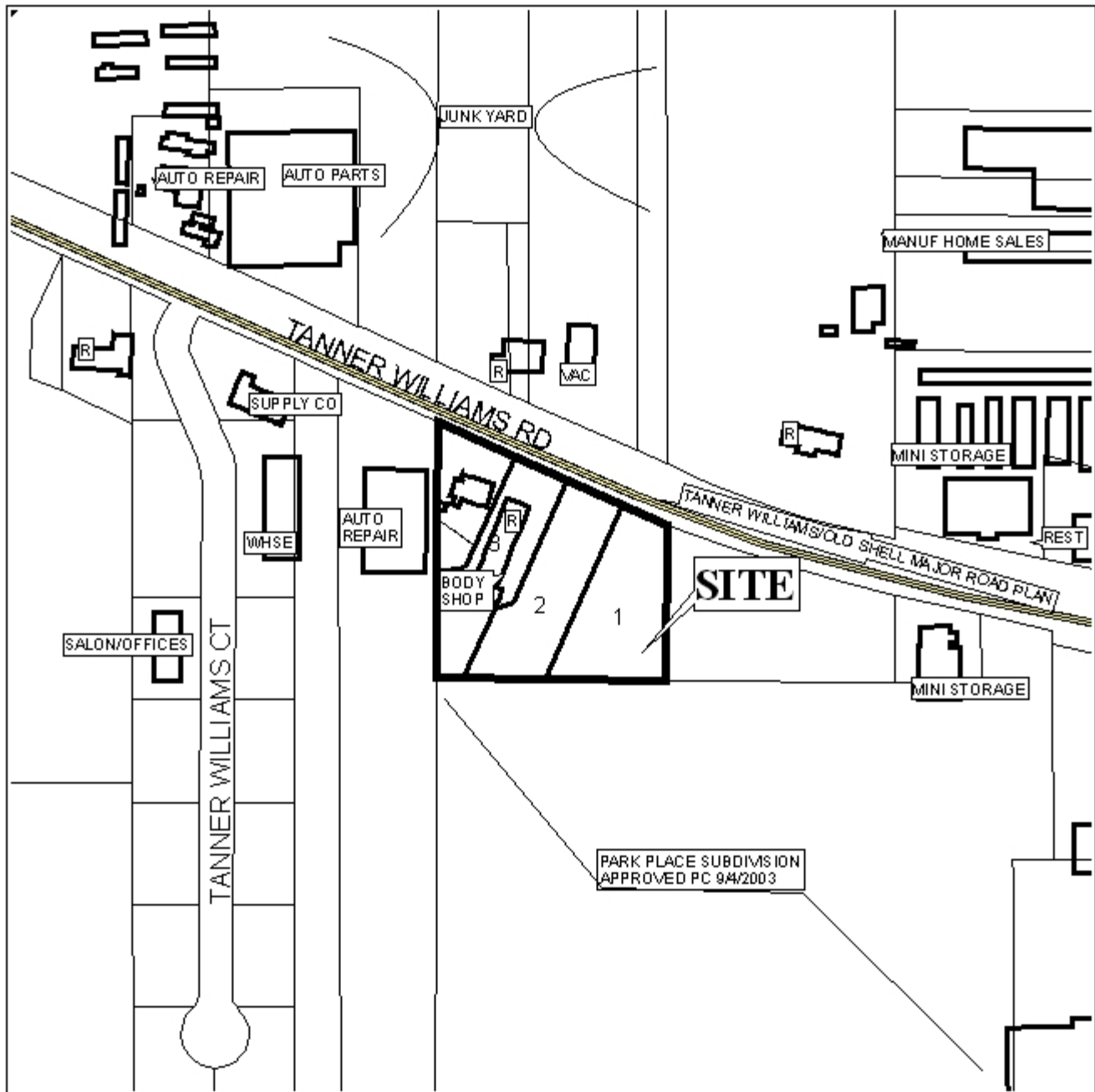
APPLICANT Ward Enterprises Subdivision

REQUEST Subdivision



NTS

# WARD ENTERPRISES 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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