

WELCH ESTATES SUBDIVISION, UNIT TWO

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

The plat illustrates the proposed 27 lot, 7.8 \pm acres subdivision which is located on the East side of Denmark Road, 210' \pm North of Moffett Road, extending to the West side of Harwell Road. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide a large metes and bounds parcel into 27 lots.

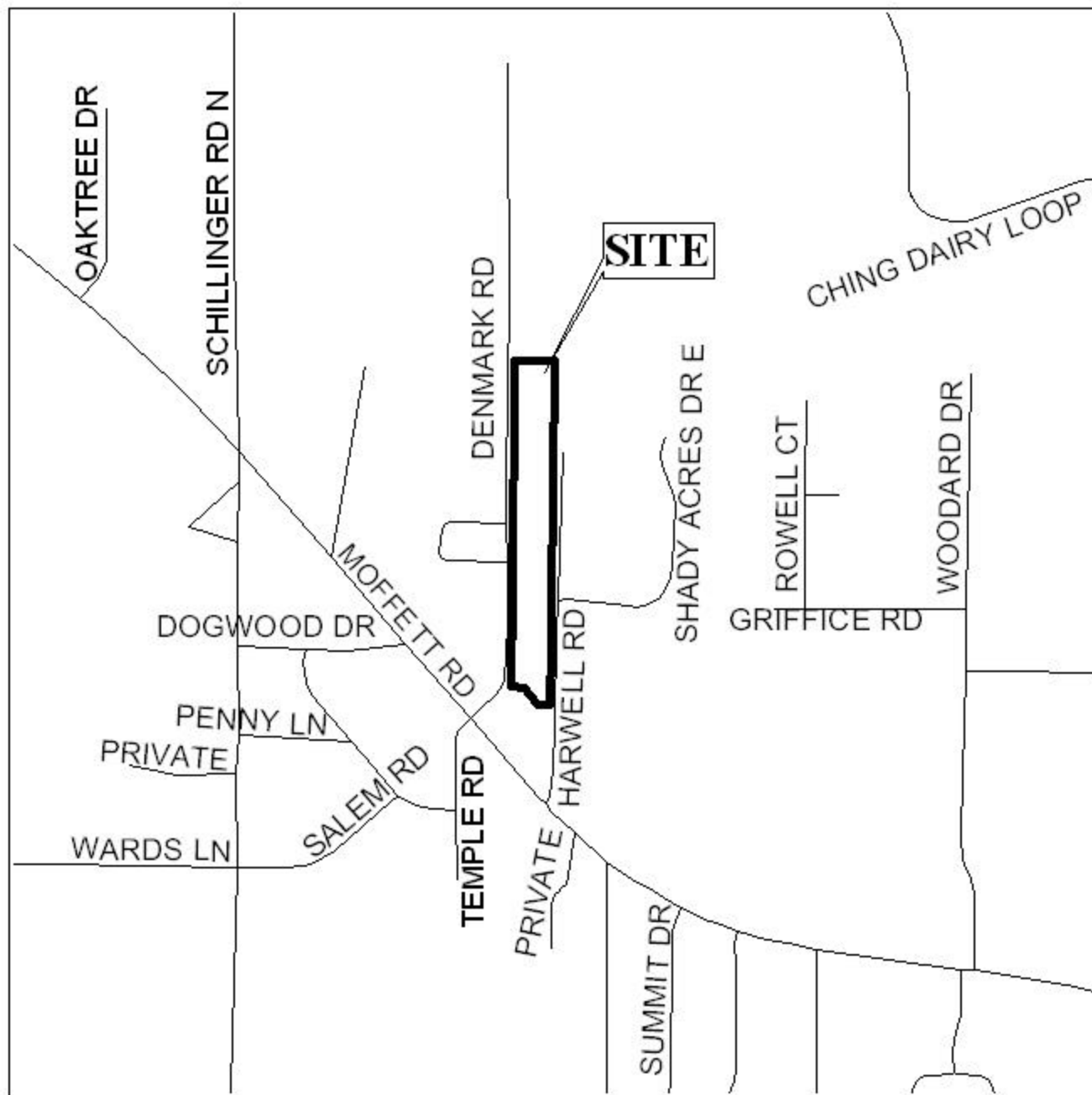
In order to maintain an orderly streetscape, each lot should access Denmark Road and the placement of a note on the final plat stating that direct access to Harwell Road, should be denied.

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 setback lines are not shown but would be required on the final plat.

With modifications, the plat will meet 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 the site is denied direct access to Harwell Road; 2) 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 3) the placement of the 25-foot minimum setback lines on the final plat.

LOCATOR MAP



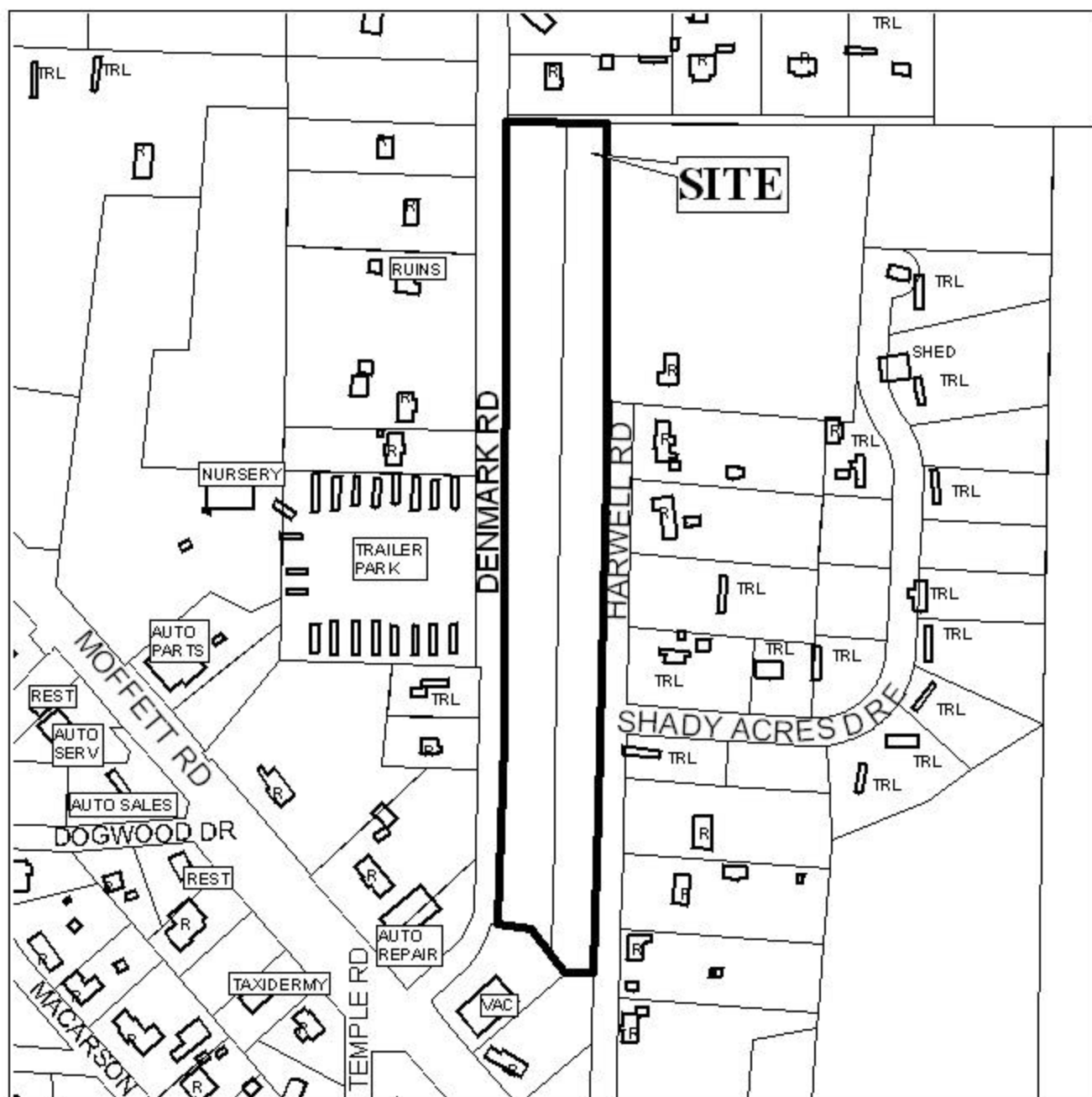
APPLICATION NUMBER 21 DATE December 18, 2003

APPLICANT Welch Estates Subdivision, Unit Two

REQUEST Subdivision



WELCH ESTATES SUBDIVISION, UNIT TWO



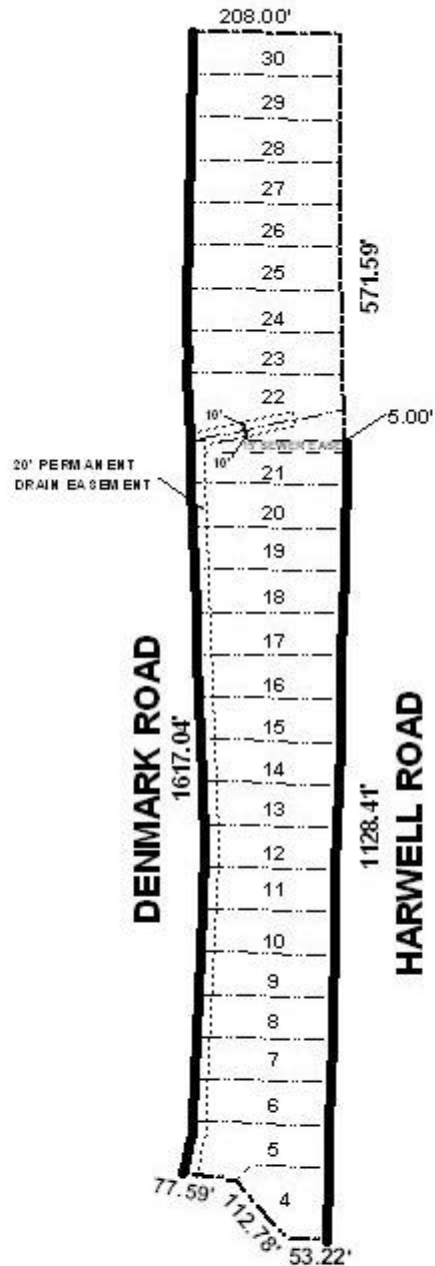
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LEGEND



NTS

DETAIL SITE PLAN



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APPLICANT Welch Estates Subdivision, Unit Two
USE/REQUEST Subdivision

