

BRANCHWOOD SUBDIVISION, RESUBDIVISION **OF LOT 3**

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

The plat illustrates the proposed 3 lot, 6.4 ± acre subdivision which is located on the East side of Red Creek Road at its North terminus. The subdivision is served by public water and individual septic systems.

The purpose of this application is to subdivide an existing lot into three lots of record. In November 2003, the Commission denied an identical subdivision due to the increase in the number of lots on a substandard (dirt) road. The applicant has resubmitted another application that appears to be the same as the one previously denied.

As indicated on the Vicinity Map, ponds are located on the site and as such the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

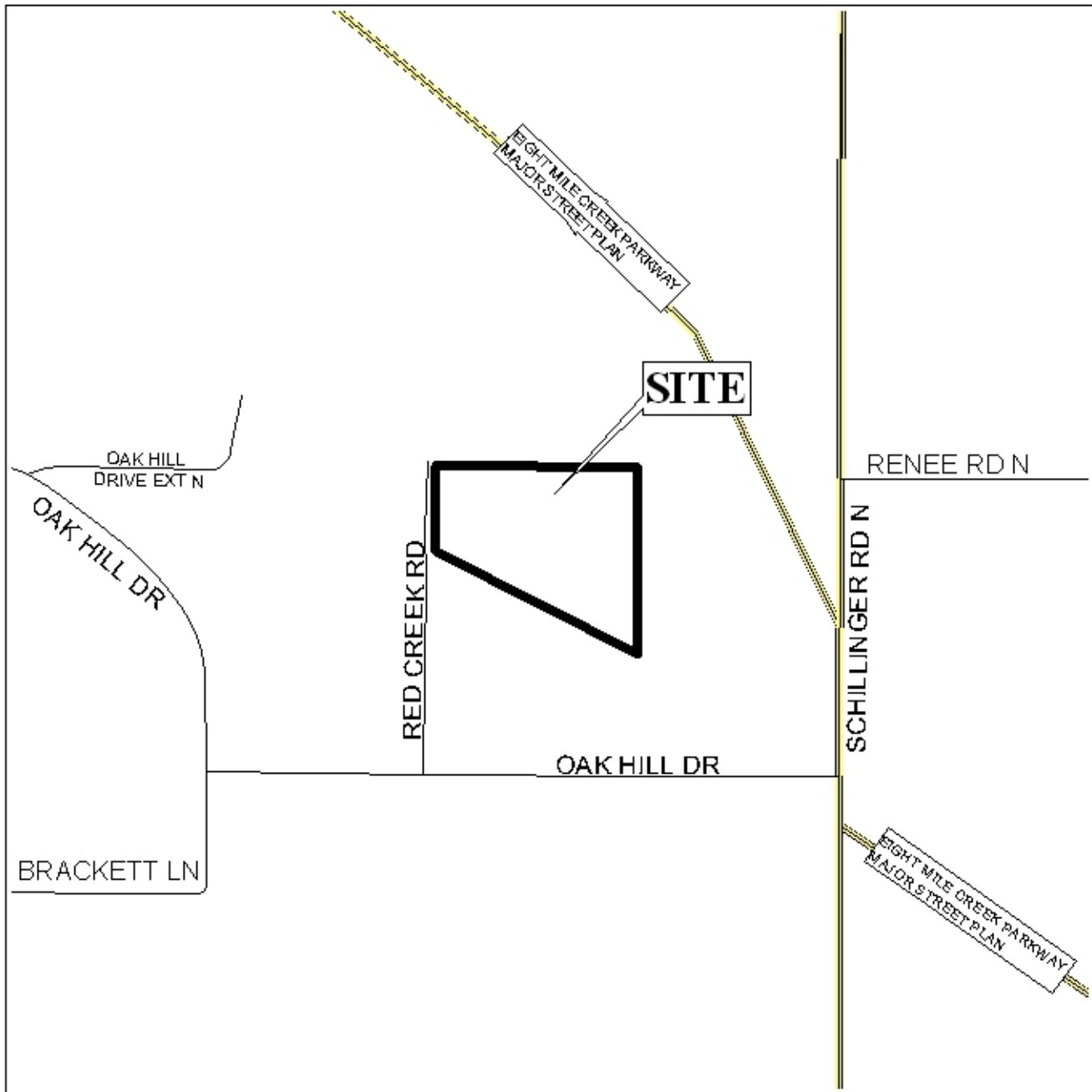
Additionally, as indicated on the plat, Red Creek Road is a gravel road that is substandard. As a matter of policy, the Planning Commission typically does not approve subdivision on gravel roads that increase the number of lots accessing the gravel road.

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.

Based on the preceding, this application is recommended for denial for the following reason: 1) the application would increase the number of lots on a substandard (gravel) road.

LOCATOR MAP

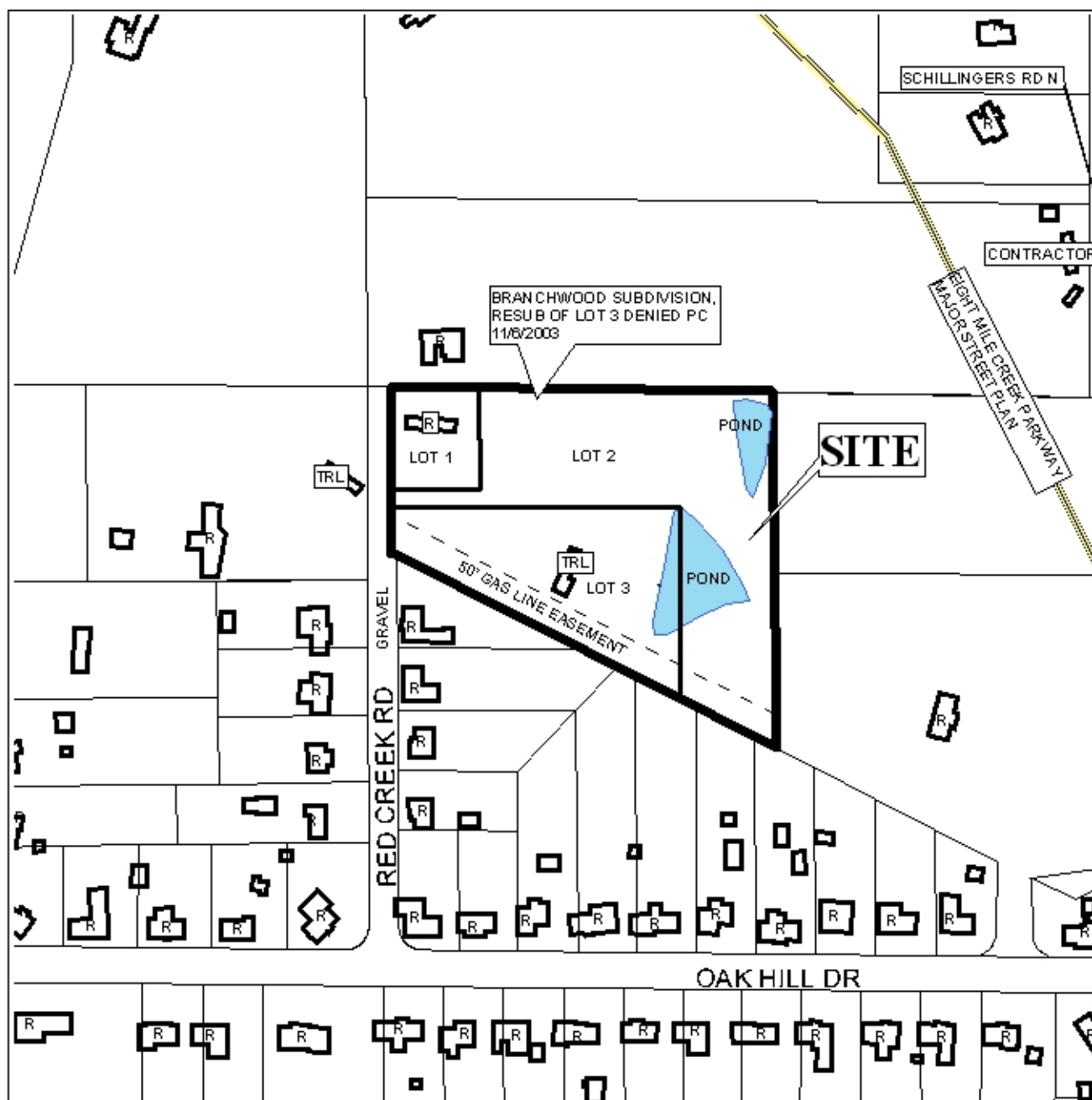


APPLICATION NUMBER 5 DATE January 5, 2006
APPLICANT Branchwood Subdivision, Resubdivision of Lot 3
REQUEST Subdivision



NTS

BRANCHWOOD SUBDIVISION, RESUBDIVISION OF LOT 3



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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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