

MAGNOLIA ACRES SUBDIVISION, UNIT 1,
RESUBDIVISION OF LOT 15

Engineering Comments: Development of property must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 2-lot, 2.0± acre subdivision which is located at 6751 Ryan Road, on the East side of Ryan Road, 425'± North of the East terminus of Smith Road. The subdivision is served by public water and individual septic facilities.

The purpose of this application is to create a two-lot subdivision from single lot of record.

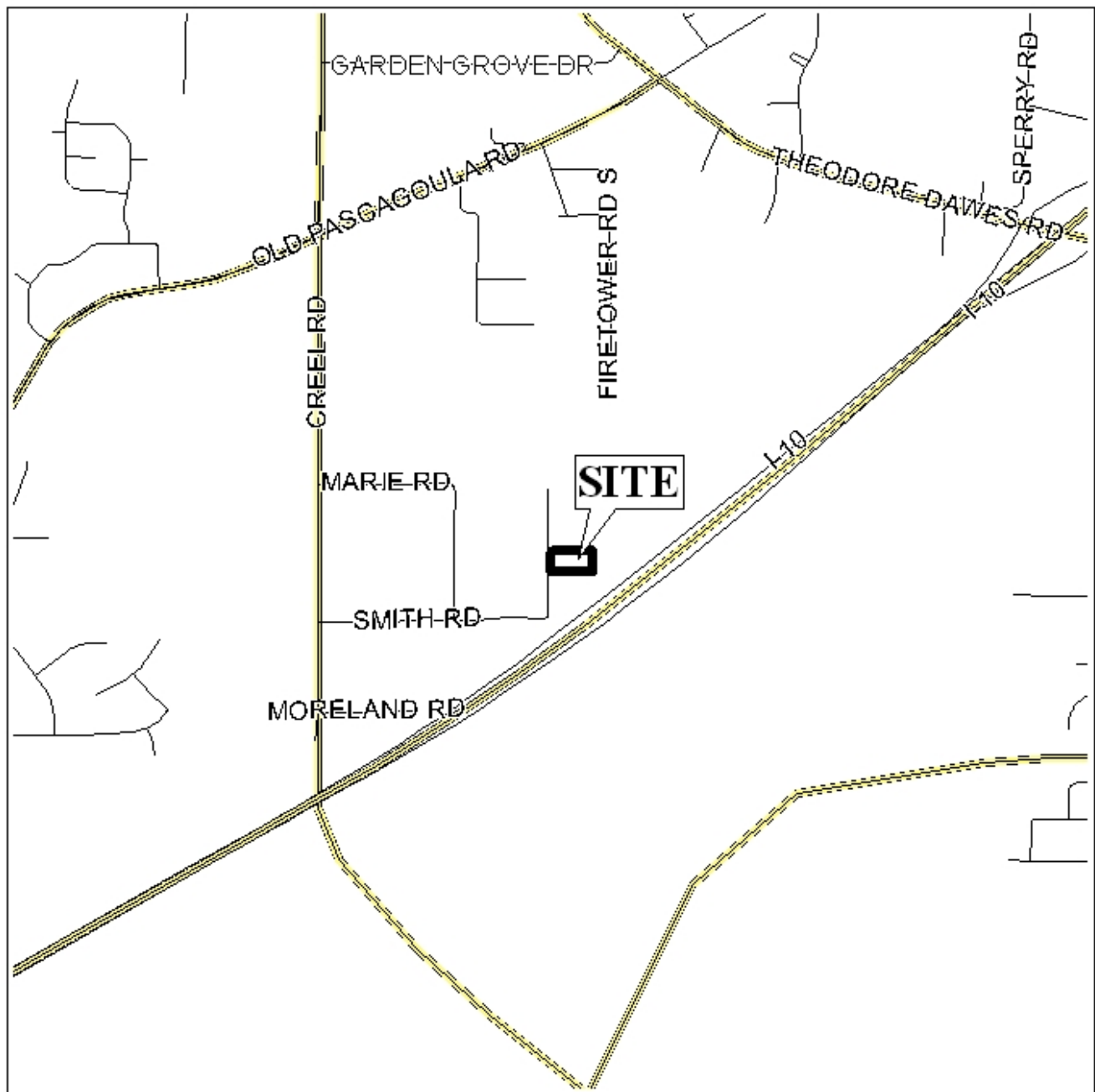
The site fronts Ryan Road, a minor street with a 60-foot right-of-way. As a means of access management, the site should be limited to one curb-cut for each lot, subject to approval by the Mobile County Engineering Department.

The site is presently developed with two structures, one on the North and on the South side of the property. While proposed Lot 1 would exceed the maximum depth ratio set forth in Section V.D.3 of the Subdivision Regulations, the proposed configuration would allow each existing structure to occupy a separate lot of record. As the site would meet the State and local minimum size requirements for a lot with public water and private septic systems, it would seem appropriate to waive the maximum depth requirement.

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.

With a waiver of the Section V.D.3 (maximum depth), the plat meets the minimum standards of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) placement of a note on the Final Plat stating that the site is limited to one curb cut for each lot, with the size, design and location of all curb-cuts to be approved by the Mobile County Engineering Department; and 2) 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.

LOCATOR MAP



APPLICATION NUMBER 7 DATE August 3, 2006

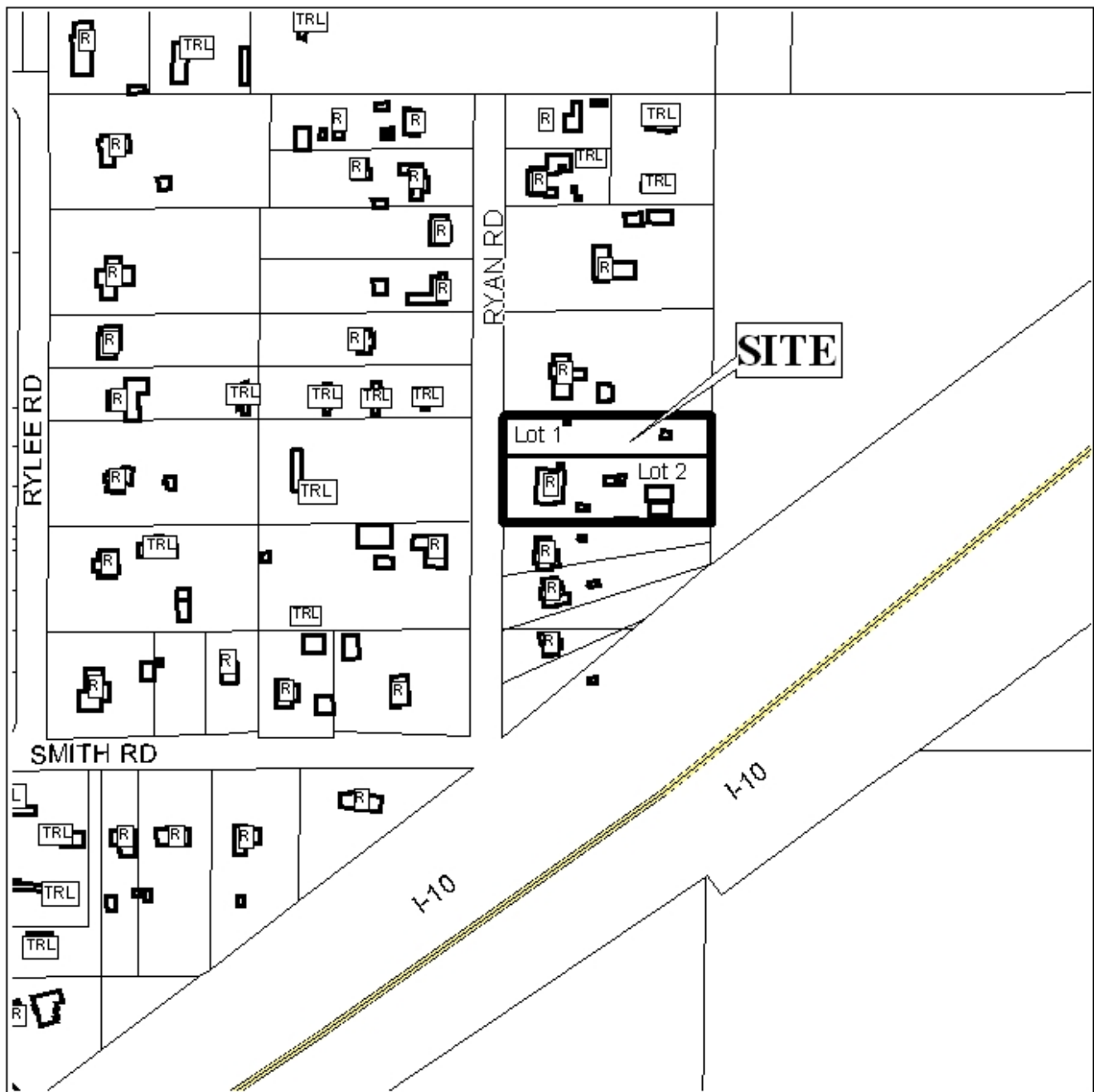
APPLICANT Magnolia Acres Subdivision, Unit 1, Resubdivision of Lot 15

REQUEST Subdivision



NTS

MAGNOLIA ACRES SUBDIVISION, UNIT 1, RESUBDIVISION OF LOT 15



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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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