

RHODES SUBDIVISION

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

The plat illustrates the proposed 2-lot, 4.2± acre subdivision which is located on the Southeast corner of Schillinger Road South and Grelot Road. The subdivision is served by city water and sanitary facilities.

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

Schillinger Road South and Grelot Road are proposed major streets. The preliminary plat indicates that Schillinger Road South and Grelot Road have variable existing rights-of-way, however, the Major Street Plan requires that the right-of-way be 100 feet. Therefore, the dedication of right-of-way sufficient to provide 50-feet as measured from the centerline of Schillinger Road South and Grelot Road, should be required, as well as an appropriate radius at the intersection of Schillinger Road South and Grelot Road.

Because Schillinger Road South and Grelot Road are proposed major streets, access management is a concern. Lot 1, with frontage on both roads, should be limited to one curb-cut onto each road. Lot 2, which fronts onto Schillinger Road South, should be limited to one curb-cut due to the frontage being less than 200 feet. The size, design and location of all curb-cuts must be approved by the Mobile County Engineering Department.

Illustration on the preliminary plat indicates that isolated wetlands may occur on or near the site. The presence of wetlands indicate that 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 or land disturbance activities.

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.

The plat is recommended for Tentative Approval, subject to the following conditions: 1) the dedication of right-of-way sufficient to provide 50-feet as measured from the centerline of Schillinger Road South, and Grelot Road; 2) placement of a note on the Final Plat stating that Lot 1 is limited to one curb-cut onto Schillinger Road South and one curb-cut onto Grelot Road, Lot 2 is limited to one curb-cut onto Schillinger Road South, with the size, design and location of all curb-cuts to be approved by the Mobile County Engineering Department; 3) dedication of an appropriate radius at the intersection of Schillinger Road South and Grelot Road, to be coordinated with the Engineering Department and Traffic Engineering Department; 4) the approval of all applicable federal, state and local agencies, if necessary for wetlands, prior to the issuance of any permits or land disturbance activities; and 5) 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 July 20, 2006

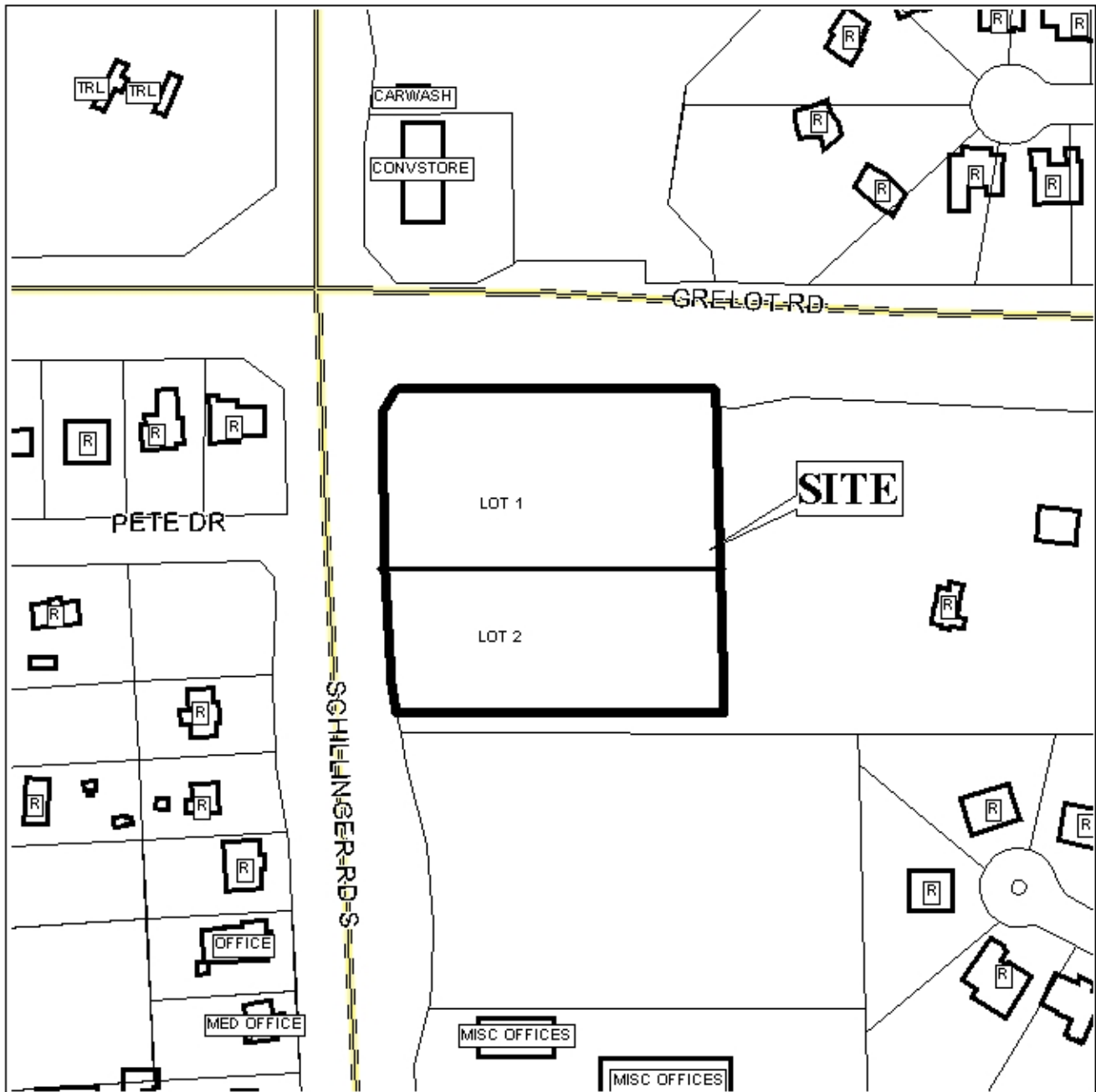
APPLICANT Rhodes Subdivision

REQUEST Subdivision



NTS

RHODES SUBDIVISION



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LEGEND

R-1	R-2	R-3	R-4	R-5	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2		



NTS