

## **CRABTREE PLACE SUBDIVISION**

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

The plat illustrates the proposed 2 lot, 5.7 ± acres subdivision which is located on the East side of Spanish Oak Drive, extending from Moffett Road to Pretty Branch Drive East. The subdivision is served by public water and sanitary sewer.

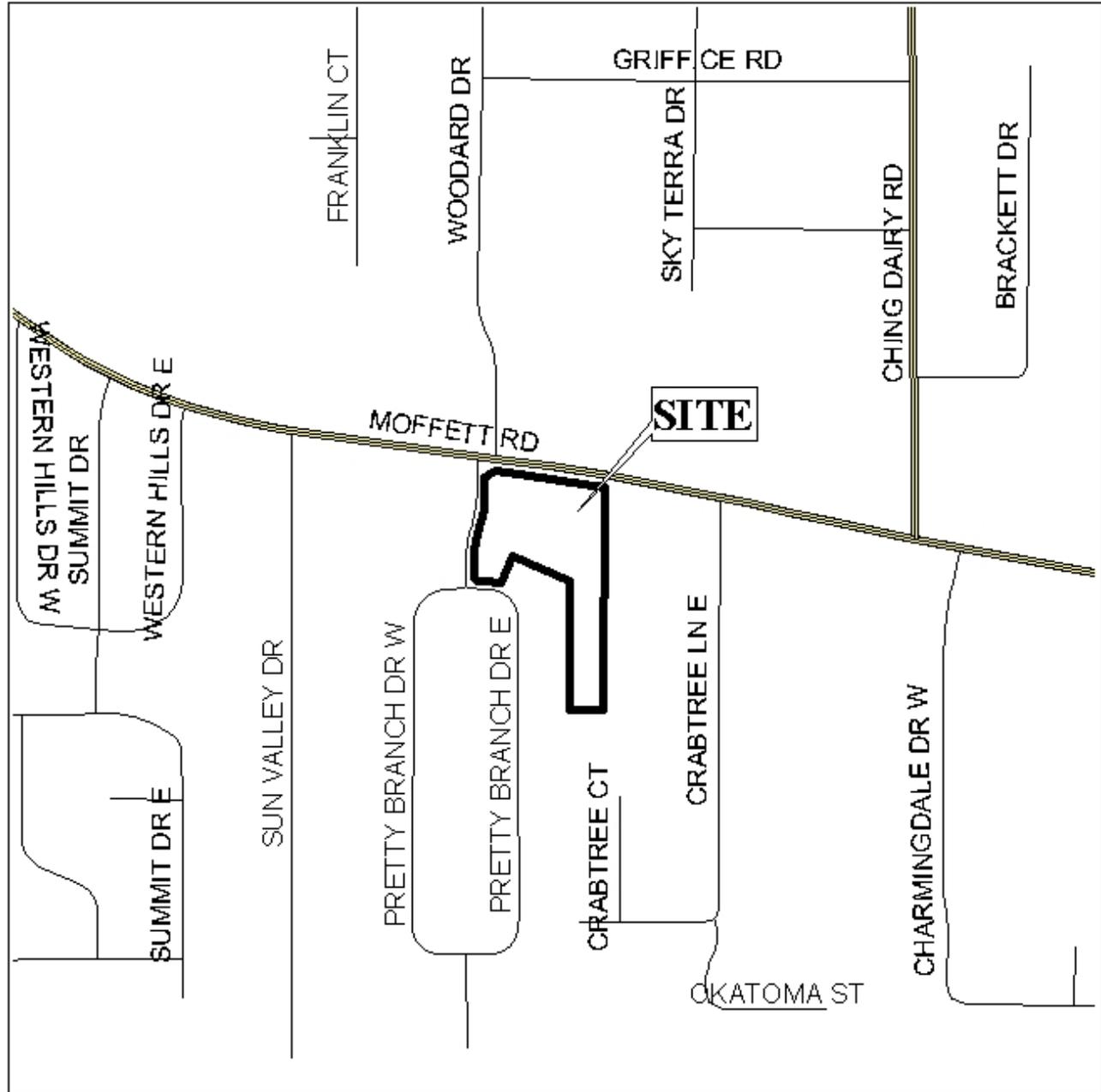
The purpose of this application is to create a 2-lot subdivision from four metes and bounds parcels.

The site fronts Moffett Road, a planned major street, which has an existing right-of-way of 80-feet; the Major Street Plan requires a 100-foot right-of-way. Therefore, the dedication of adequate right-of-way to provide 50-feet from the centerline of Moffett Road should be required. Additionally, as a means of access management, Lot 1 should be limited to two curb cuts to Moffett Road, with the size, location and design to be approved by County Engineering, and denied access to Spanish Oak Drive; and, Lot 2 should be limited to one curb cut to Spanish Oak Drive, with the size, location and design to be approved by County Engineering and denied direct access to Pretty Branch Drive East.

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 plat meets 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 Moffett Road; 2) the placement of a note on the final plat stating that Lot 1 is limited to two curb cuts to Moffett Road, with the size, location and design to be approved by County Engineering and Lot 2 is limited to one curb cut to Spanish Oak Drive, with the size, location and design to be approved by County Engineering; 3) the placement of a note on the final plat stating that Lot 1 is denied direct access to Spanish Oak Drive and Lot 2 is denied direct access to Pretty Branch Drive East; and 4) the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

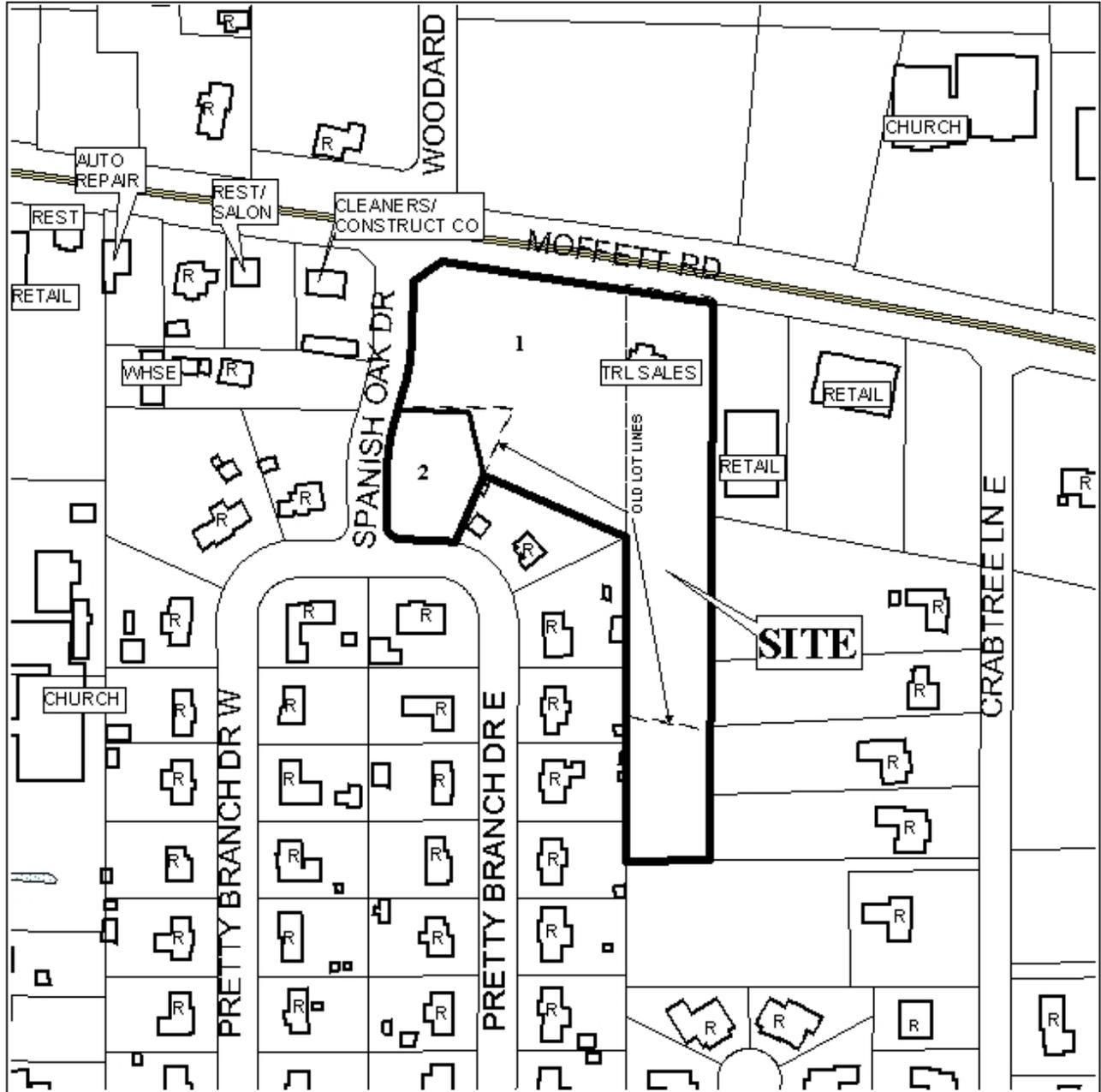
# LOCATOR MAP



APPLICATION NUMBER 14 DATE August 18, 2005  
APPLICANT Crabtree Place Subdivision  
REQUEST Subdivision



# CRABTREE PLACE SUBDIVISION



APPLICATION NUMBER 14 DATE August 18, 2005

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

