

PINE VALLEY SUBDIVISION, **RESUBDIVISION OF**

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

The plat illustrates the proposed 3-lot, 58.8± acre subdivision which is located on the East side of Schillinger Road, 160'± South of Adobe Ridge Road South. The subdivision is served by city water and sanitary sewer.

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

Schillinger Road, which is illustrated having a variable right-of-way, is shown as a major street on the Major Street Plan, and as such requires a 100-foot right-of-way; therefore, the dedication of sufficient right-of-way to provide 50-feet from the centerline of Schillinger Road, should be required. With the site being located on a major street, access management is a concern; therefore the placement of a note on the final plat stating that each lot is limited to one curb cut to Schillinger Road, with the size, location and design to be approved by County Engineering, should be required. Furthermore, as Lot 3 would have frontage along Schillinger Road, Adobe Ridge Road South, and Ridgeline Road, the placement of a note on the final plat stating that Lot 3 is denied access to Adobe Ridge Road South and Ridgeline Drive, should be required.

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.

As illustrated on the Vicinity Map, the site contains a creek, thus this area could be considered environmentally sensitive; therefore, the developer must obtain any necessary federal, state, and local environmental approvals prior to development.

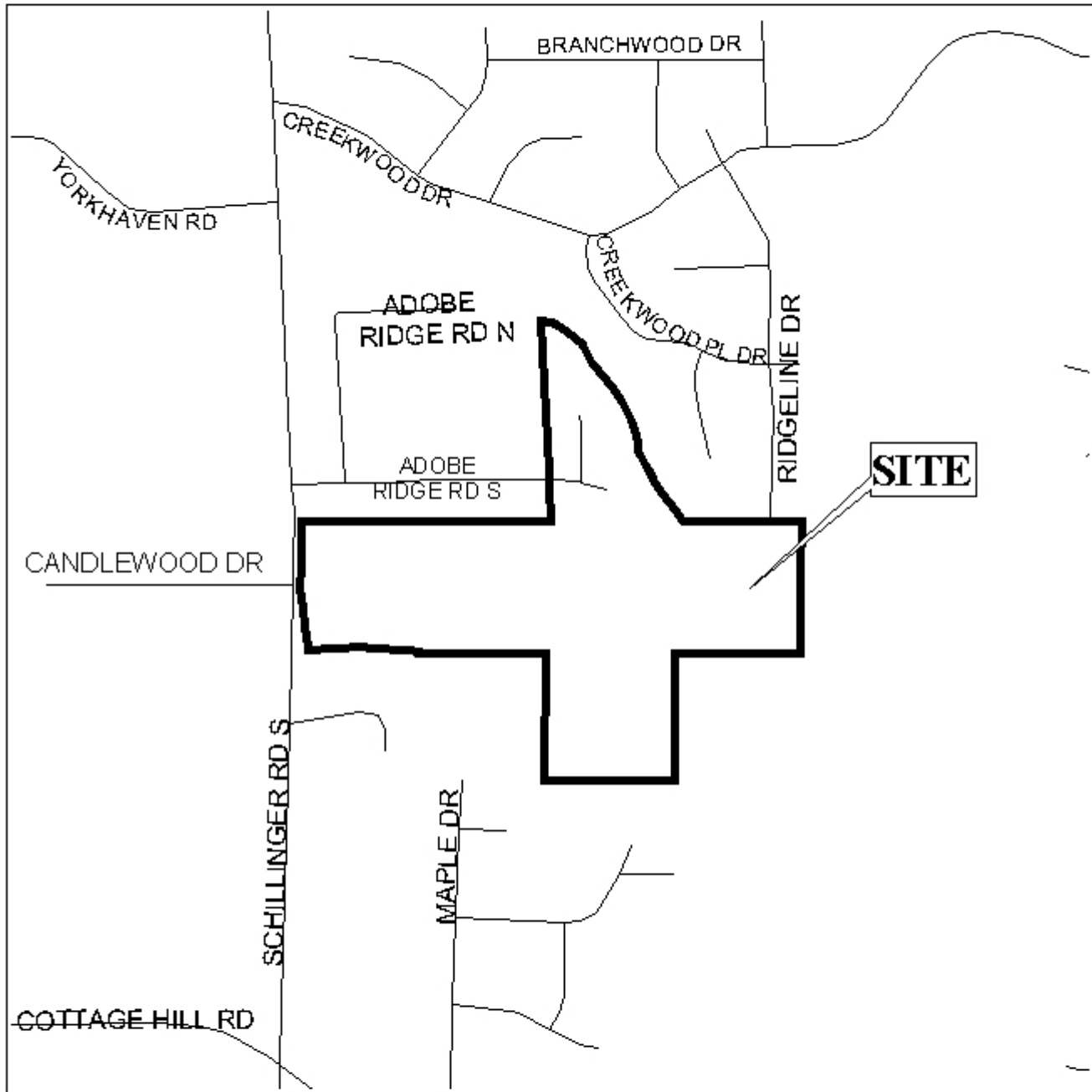
As proposed, Lots 1 and 3 would exceed the maximum width to depth ratio; therefore, a waiver of Section V.D.3., would be required.

The 25-foot minimum building setback line is not shown but would be required on the final plat.

With a waiver of Section V.D.3. the plat will meet 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 of Schillinger Road; 2) the placement of a note on the final plat stating that each lot is limited to one curb cut to Schillinger Road, 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 3 is denied access to Adobe Ridge Road South and Ridgeline Drive; 4) the placement of a note on the final plat stating that if any property is developed commercially and adjoins residentially developed property, a buffer in compliance with Section V.A.7. of the Subdivision Regulations, will be provided; 5) the

developer obtain any necessary federal, state, and local environmental approvals prior to development; and 6) the placement of the 25-foot minimum building setback line on the final plat.

LOCATOR MAP



APPLICATION NUMBER 25 DATE May 6, 2004

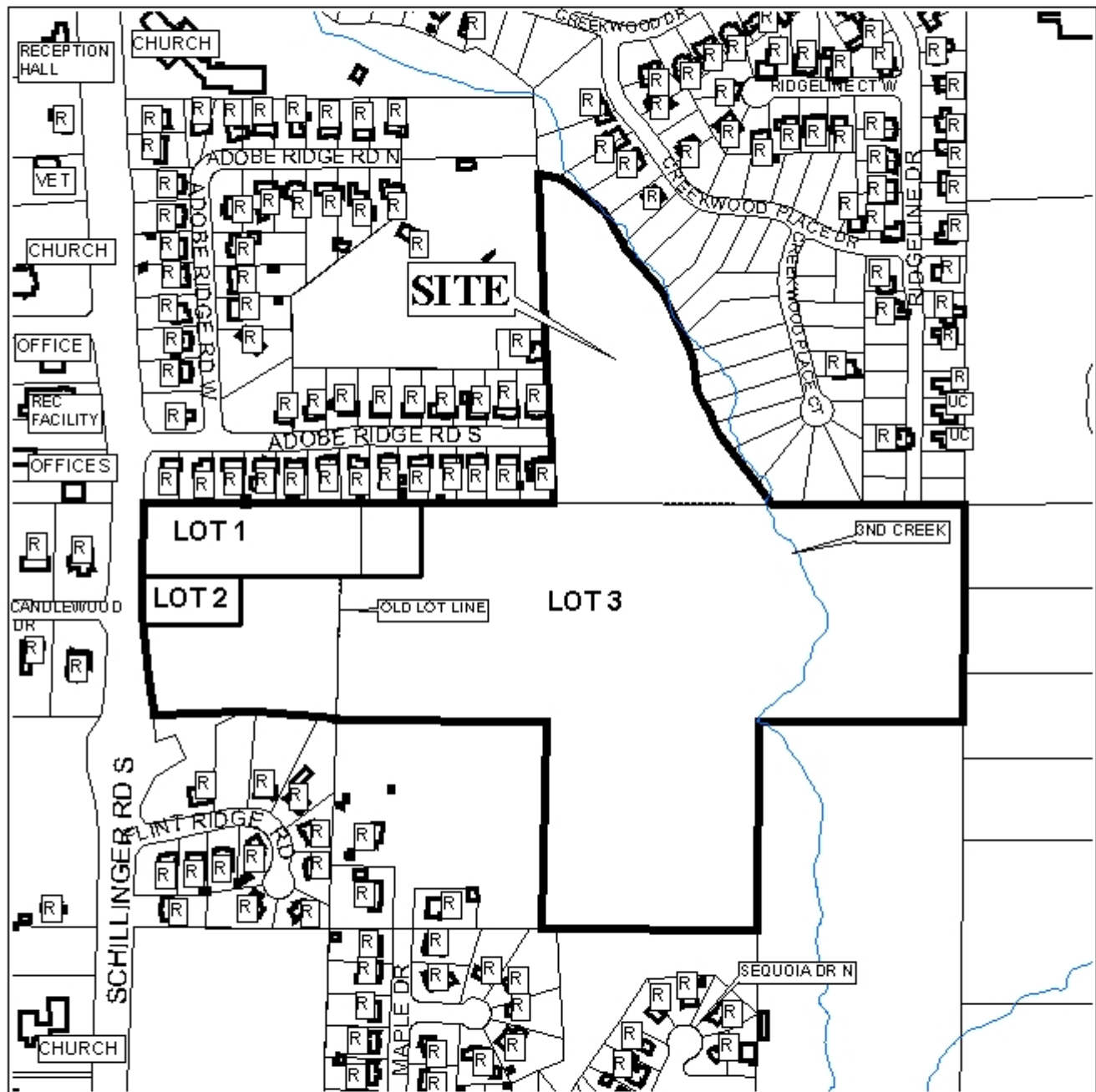
APPLICANT Pine Valley Subdivision, Resubdivision of

REQUEST Subdivision



NTS

PINE VALLEY SUBDIVISION, RESUBDIVISION OF



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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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