

## **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  $\pm$  acres 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 one lot into three legal lots of records.

As a method of access management, the placement of a note on the final plat stating that the size, location and design of all curb cuts to Red Creek Road must be approved by County Engineering, should be required.

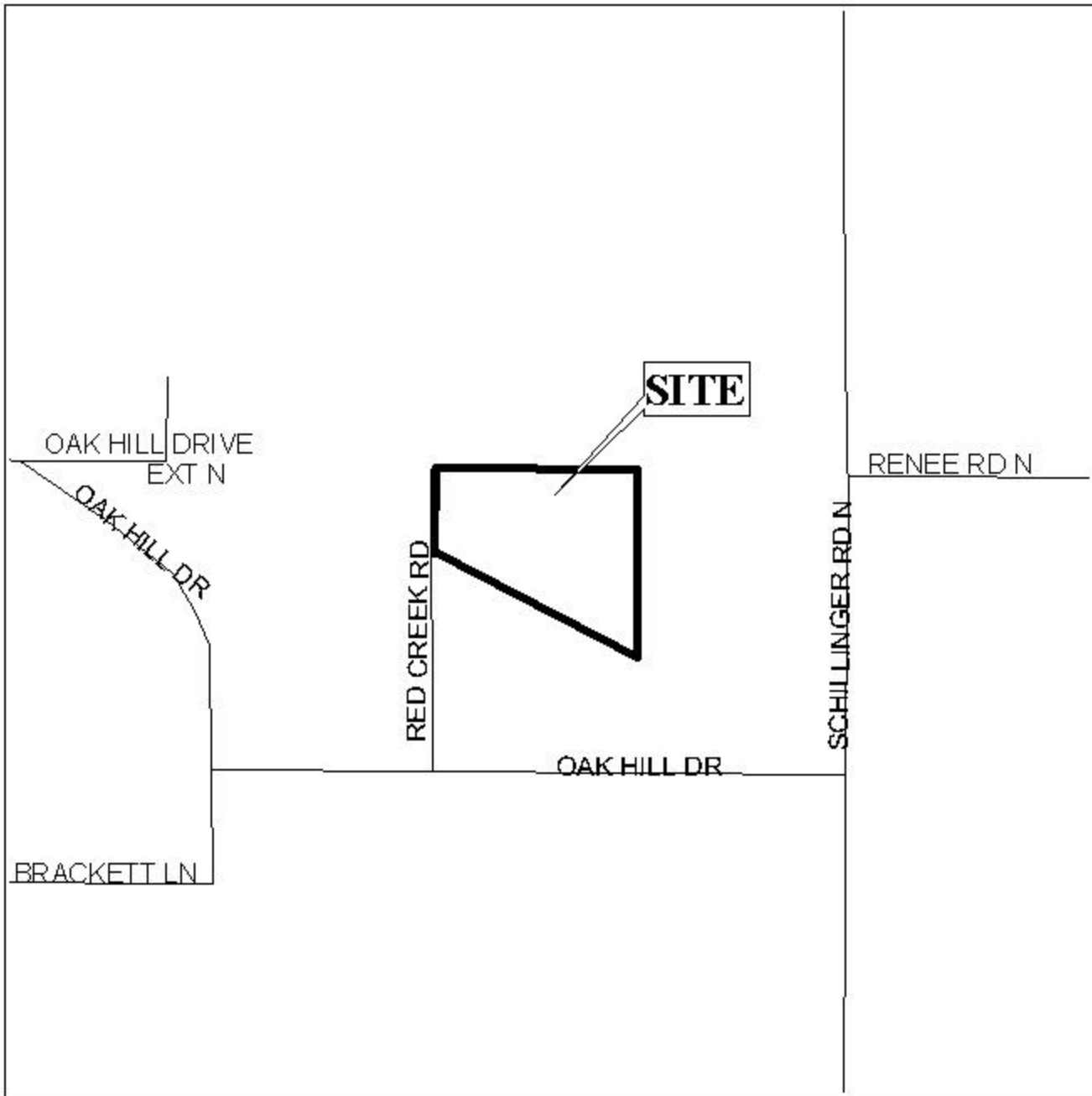
This site is located in the County, thus a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

The 25-foot minimum setback lines are not shown but would be required on the final plat.

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

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 (dirt) road.

## LOCATOR MAP



APPLICATION NUMBER 8 DATE November 6, 2003

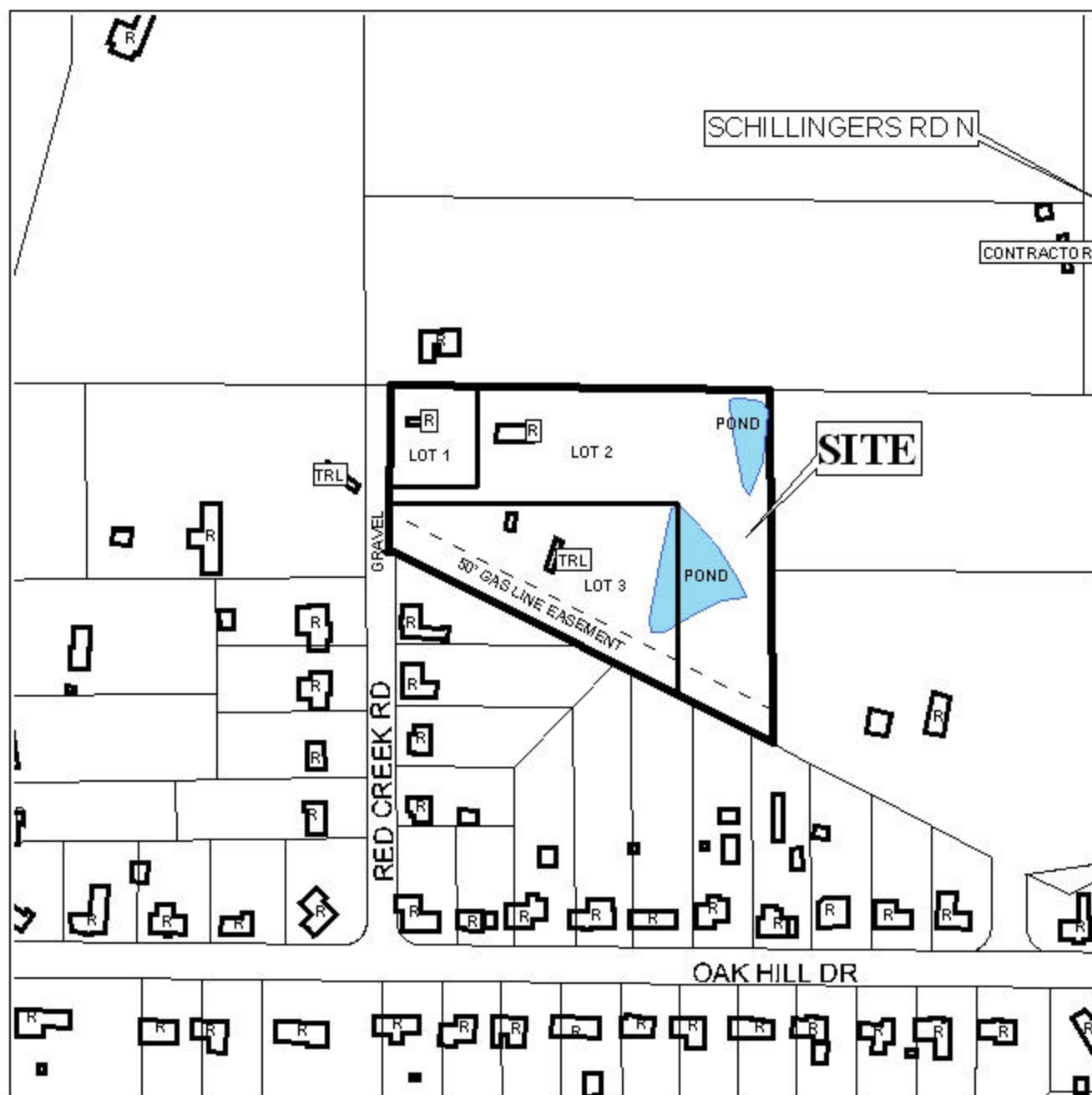
APPLICANT Branchwood Subdivision, Resubdivision of Lot 3

REQUEST Subdivision



NTS

# BRANCHWOOD SUBDIVISION, RESUBDIVISION OF LOT 3



APPLICATION NUMBER 8 DATE November 6, 2003

LEGEND



NTS