

PELICAN'S LANDING SUBDIVISION

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

The plat illustrates the proposed 3 lot, 3.5 ± acres subdivision which is located at the Southeast corner of Dauphin Island Parkway and Pinehaven Drive. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create three lots of records from a metes and bounds parcel.

The site fronts Dauphin Island Parkway, which is a planned major street and has an existing right-of-way in compliance with the Major Street Plan. However, as a means of access management, the placement of a note on the final plat stating that Lots 1 and 2 are limited to one curb cut each to Dauphin Island Parkway, with the size, location and design to be approved by County Engineering, should be required. Additionally, the placement of a note on the final plat stating that Lot 3 is limited to one curb cut, in the northwestern part of the lot, with the size, location and design to be approved by County Engineering, should be required.

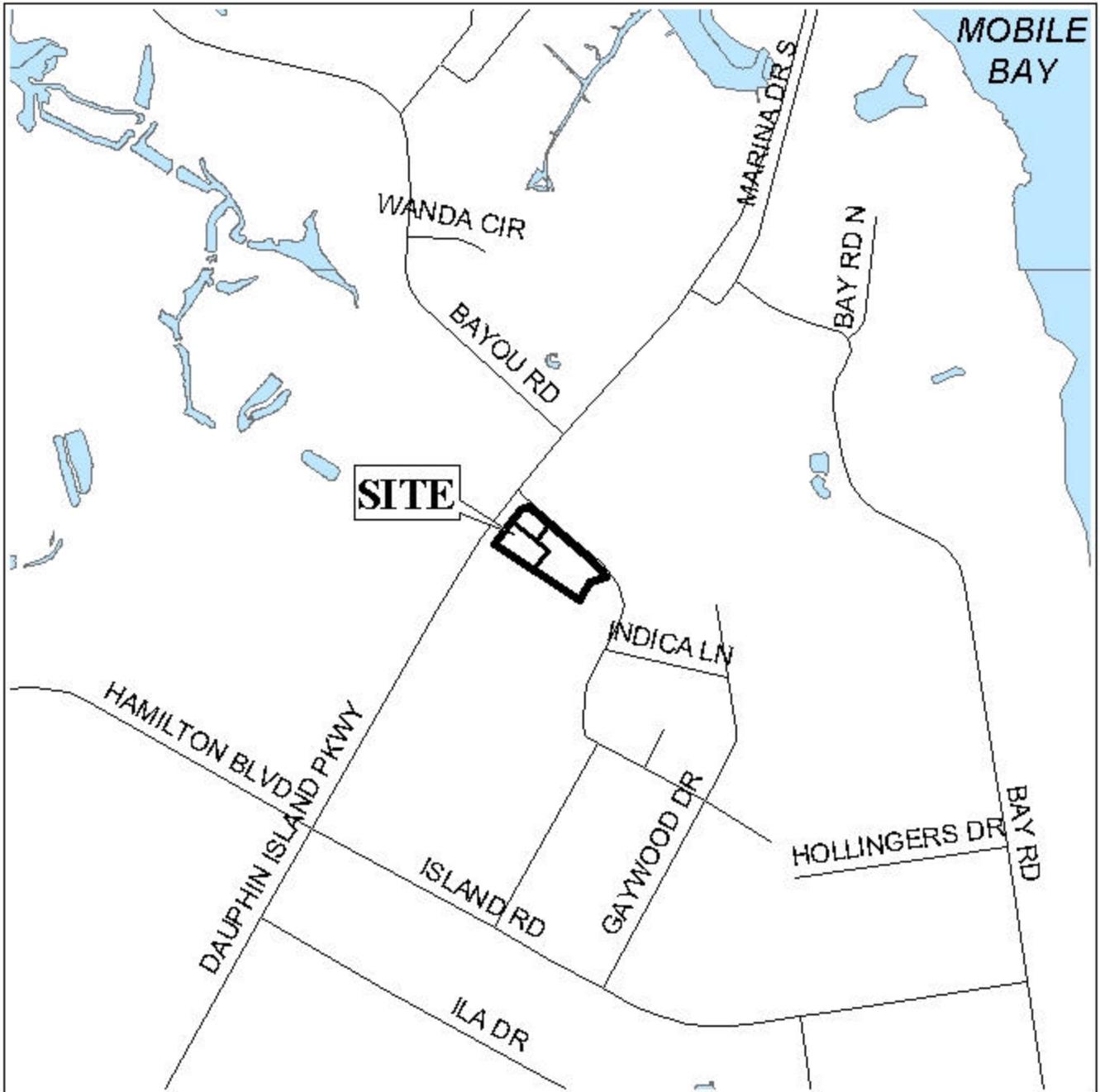
As indicated on the Vicinity Map, the site is located in the 100-year floodplain and as such the area may be considered environmentally sensitive; therefore, the approval of all federal, state and local agencies would be required.

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

With modifications, the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that Lots 1 and 2 are limited to one curb cut each to Dauphin Island Parkway, with the size, location and design to be approved by County Engineering; 2) the placement of a note on the final plat stating that Lot 3 is limited to one curb cut in the northwestern part of the lot, with the size, location and design to be approved by County Engineering; 3) the developer obtain any necessary approvals from all applicable federal, state and local agencies prior to the issuance of any permits; 4) 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; and 5) placement of the required 25-foot minimum setback lines on the final plat.

LOCATOR MAP



APPLICATION NUMBER 18 DATE December 4, 2003
APPLICANT Pelican's Landing Subdivision
REQUEST Subdivision



NTS

PELICAN'S LANDING SUBDIVISION



APPLICATION NUMBER 18 DATE December 4, 2003

LEGEND



NTS