

PINE BRANCH SUBDIVISION, RESUBDIVISION OF

LOT 1

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

The plat illustrates the proposed 2 lot, 2.4 \pm acres subdivision which is located at the Southeast corner of Schillinger Road and Marty Drive. The subdivision is served by public water and individual septic systems.

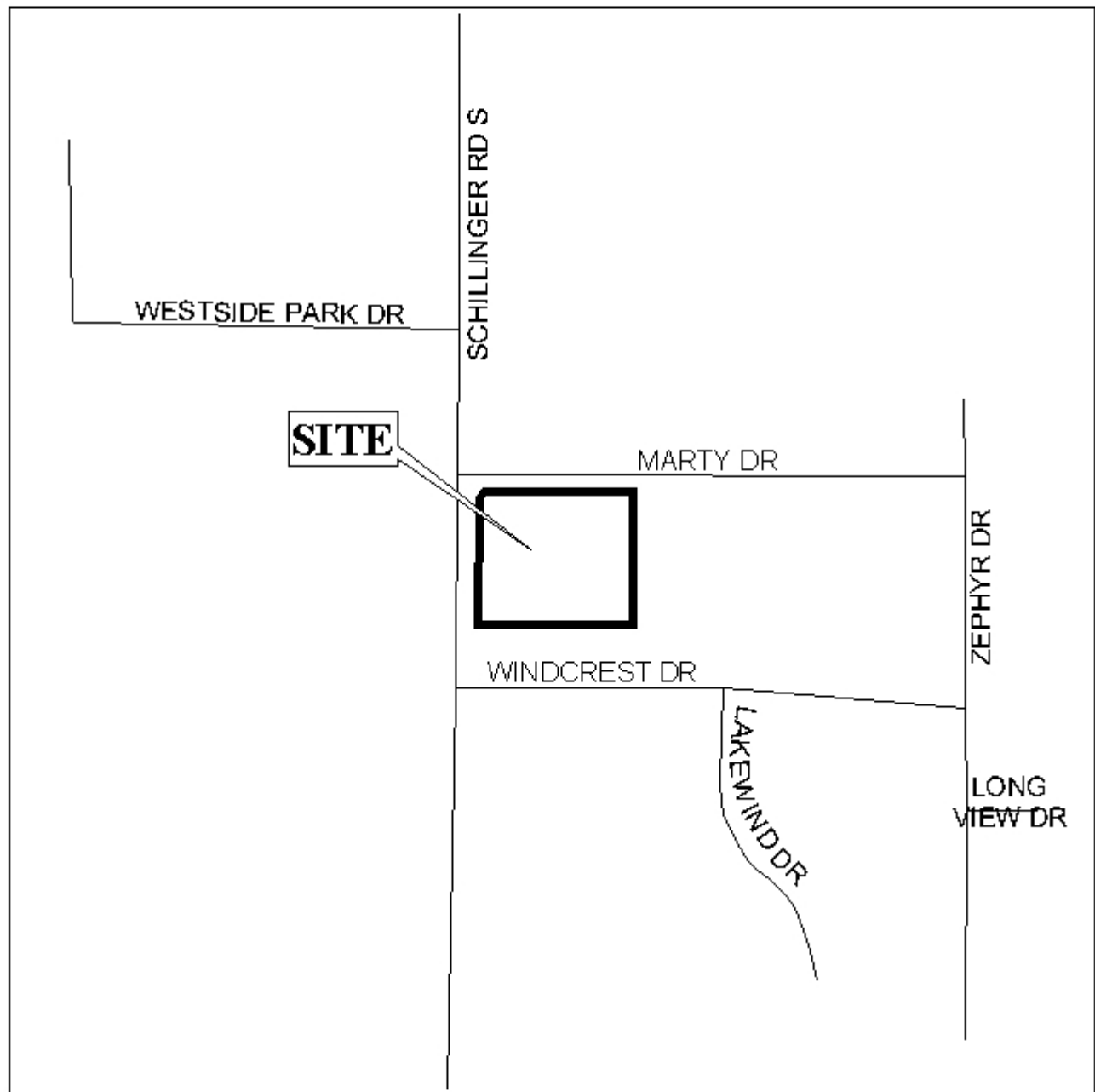
The purpose of this application is to subdivide one lot into two lots of record.

The site fronts Schillinger Road, which has an existing right-of-way of 80 feet, is shown as a major street on the Major Street Plan, and as such require a 100-foot right-of-way. Therefore, the dedication of adequate right-of-way to provide 50-feet from the centerline should be required. Additionally, as a means of access management, a note should be placed on the final plat stating that both lots are limited to one curb cut each to Schillinger Road, with the size, location and design to be approved by County Engineering, should be required. Furthermore, if Lot 1 is developed commercially it should be denied direct access to Marty Drive.

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 of Theodore Dawes Road; 2) the placement of a note on the final plat stating that both lots are limited to one curb cut each, with the size, location and design to be approved by County Engineering; 3) the placement of a note on the final plat stating that if Lot 1 is developed commercially, it is denied direct access to Marty Drive; and 4) the 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.

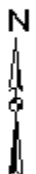
LOCATOR MAP



APPLICATION NUMBER 21 DATE July 15, 2004

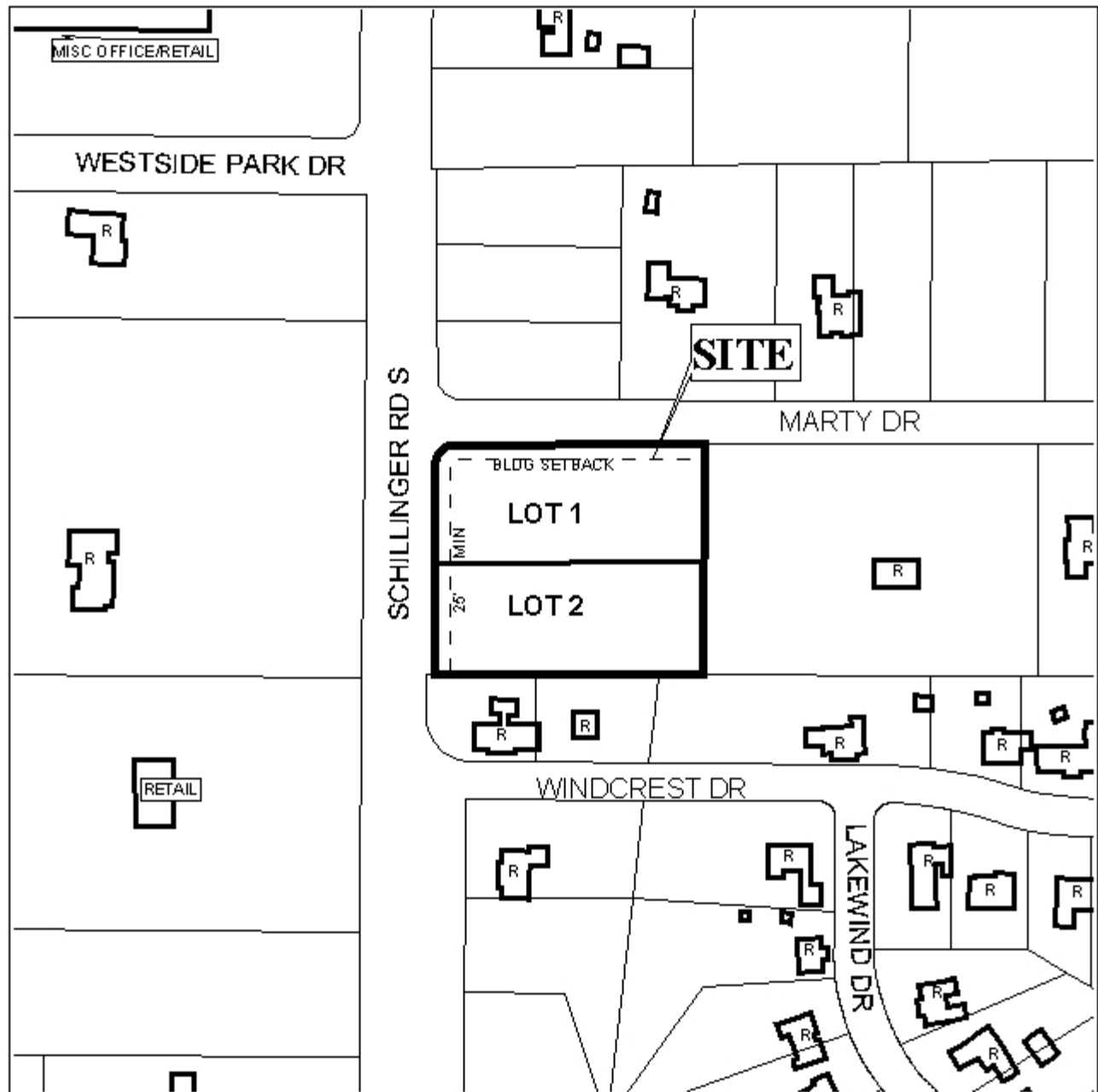
APPLICANT Pine Branch Subdivision, Resubdivision of Lot 1

REQUEST Subdivision



NTS

PINE BRANCH SUBDIVISION, RESUBDIVISION OF LOT 1



APPLICATION NUMBER 21 DATE July 15, 2004

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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