

PINE VALLEY SUBDIVISION, SECOND ADDITION

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

The plat illustrates the proposed 2 lot, 53.2 \pm acres subdivision which is located on the East side of Schillinger Road, 530' \pm South of Adobe Ridge Road South, extending to the South terminus of Ridgeline Drive. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a two-lot subdivision from two metes and bounds parcels and four existing lots. In 2002, the Commission approved this site for two lots. However, only one of the two lots was recorded in February 2003. In 2004, the Commission approved this site for three lots, of which two more lots were recorded. Finally in April 2005, the Commission approved the remaining unrecorded lot for a 10-lot subdivision; however, no lots were ever recorded from this Subdivision. Therefore, the applicant is proposing a two-lot subdivision from this large parcel of land.

Schillinger Road, which has 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 should be required. As proposed, Lot 1 would have frontage along Schillinger Road and Adobe Ridge Road South. This will allow for the site to be developed for a possible commercial use. Therefore, the placement of a note on the final plat stating that Lot 1 should be limited to two curb cuts to Schillinger Road, with the size, location and design to be approved by County Engineering, and that Lot 1 is denied access to Adobe Ridge Road South due to its potential commercial development and access to a residential neighborhood, should be required.

As indicated on the Vicinity Map, the site contains a creek and as such the area may be considered environmentally sensitive; therefore, the approval of any necessary federal, state and local agencies would be required.

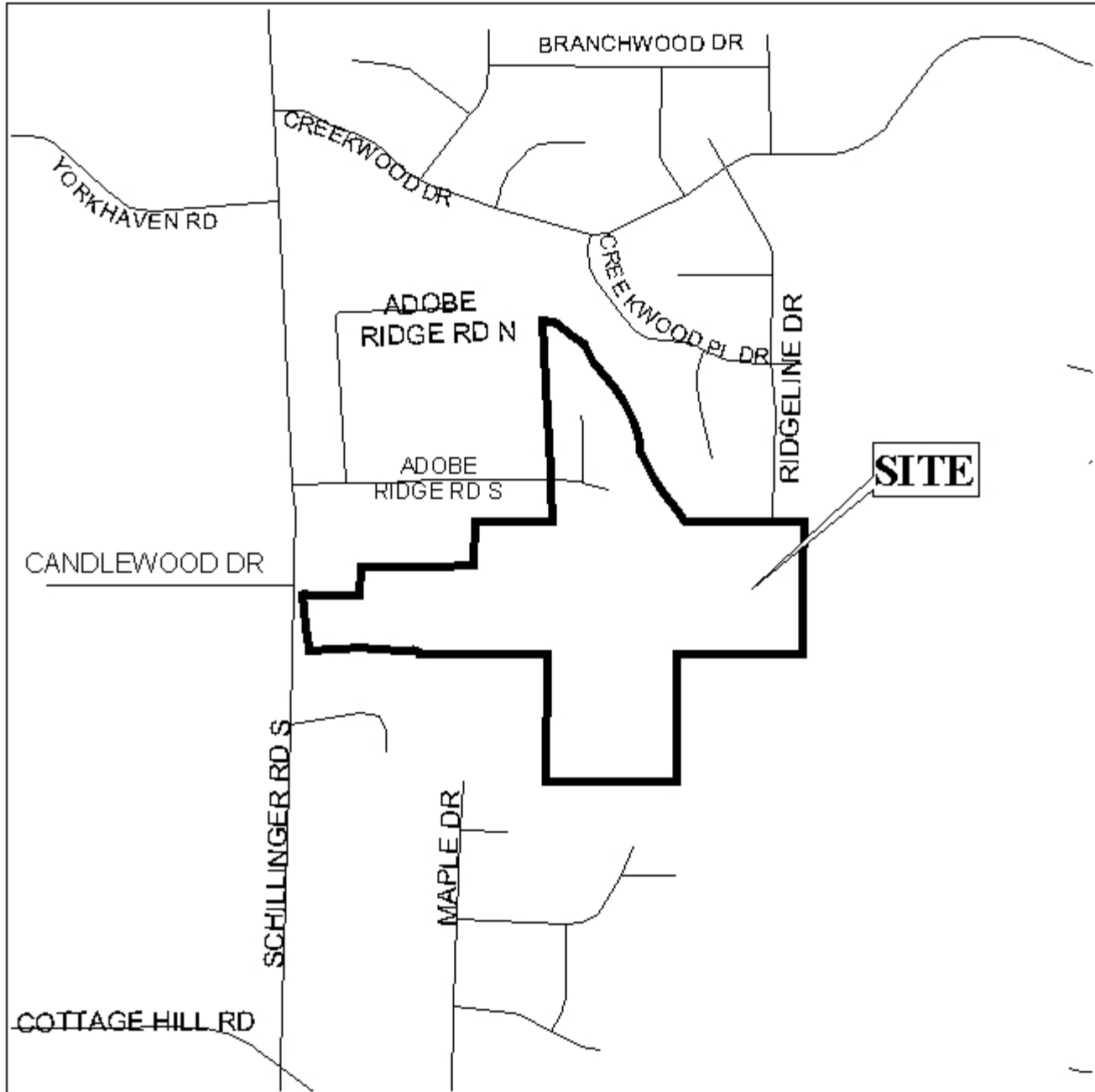
This site is located in the County, thus a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

The required 25-foot minimum building 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 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 Lot 1 is limited to two curb cuts 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 1 is denied access to Adobe Ridge Road South; 4) the approval of all applicable federal, state and local agencies prior to the issuance of any permits; 5) 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; and 6) the placement of the 25-foot minimum building setback lines on the final plat.

LOCATOR MAP



APPLICATION NUMBER 12 DATE June 16, 2005

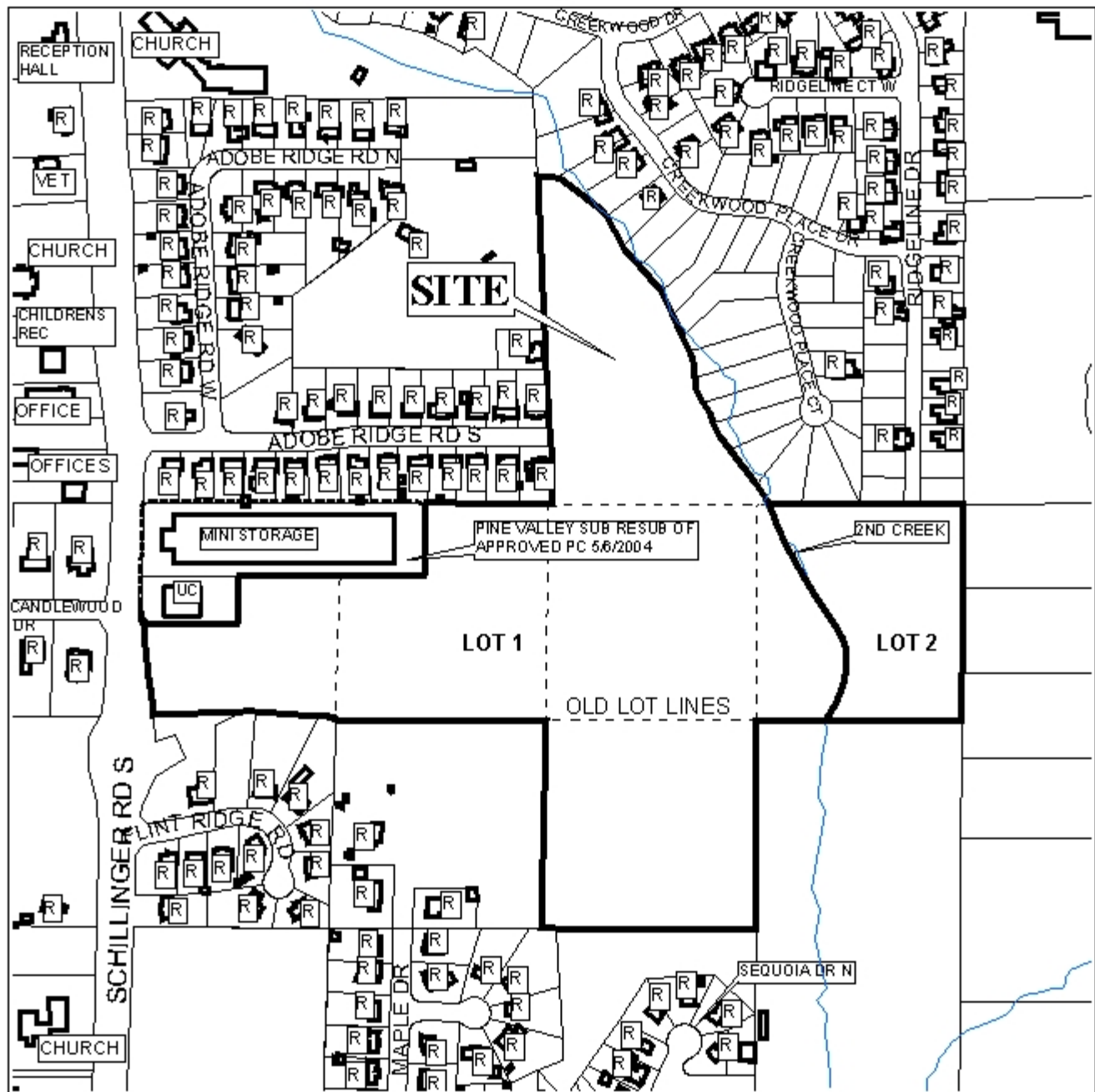
APPLICANT Pine Valley Subdivision, Second Addition

REQUEST Subdivision



NTS

PINE VALLEY SUBDIVISION, SECOND ADDITION



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LEGEND

R-1	R-2	R-3	R-4	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



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