

WINSTON SUBDIVISION

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

The plat illustrates the proposed 2 lot, 10.6 \pm acres subdivision which is located on the East side of Schillinger Road, 670' \pm South of Morris Road. The subdivision is served by public water and sanitary sewer.

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

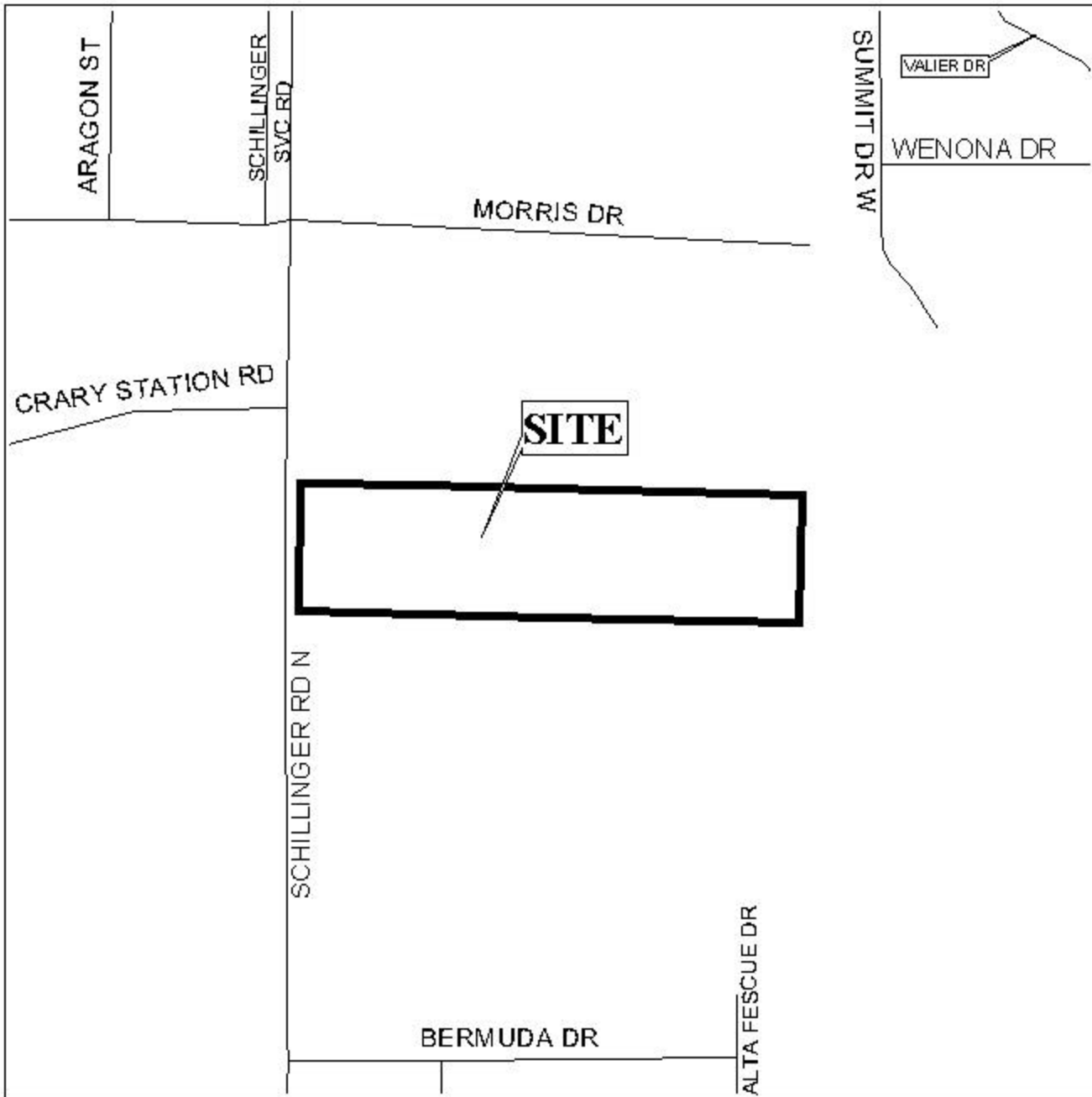
The site fronts Schillinger Road, a planned major street, which has an existing right-of-way shown as 60 feet; the Major Street Plan requires a 100-foot right-of-way. Therefore, the dedication of necessary right-of-way from the centerline of Schillinger Road to provide for the right-of-way of the planned major street, should be required. Additionally, as a means of access management, the placement of a note 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.

As proposed, Lot 2 would exceed the width to depth ratio, therefore a waiver of Section V.D.3. 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.

With a waiver of Section V.D.3., 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 from the centerline of Schillinger Road; 2) the placement of a note 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; and 3) 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.

LOCATOR MAP



APPLICATION NUMBER 22 DATE December 18, 2003

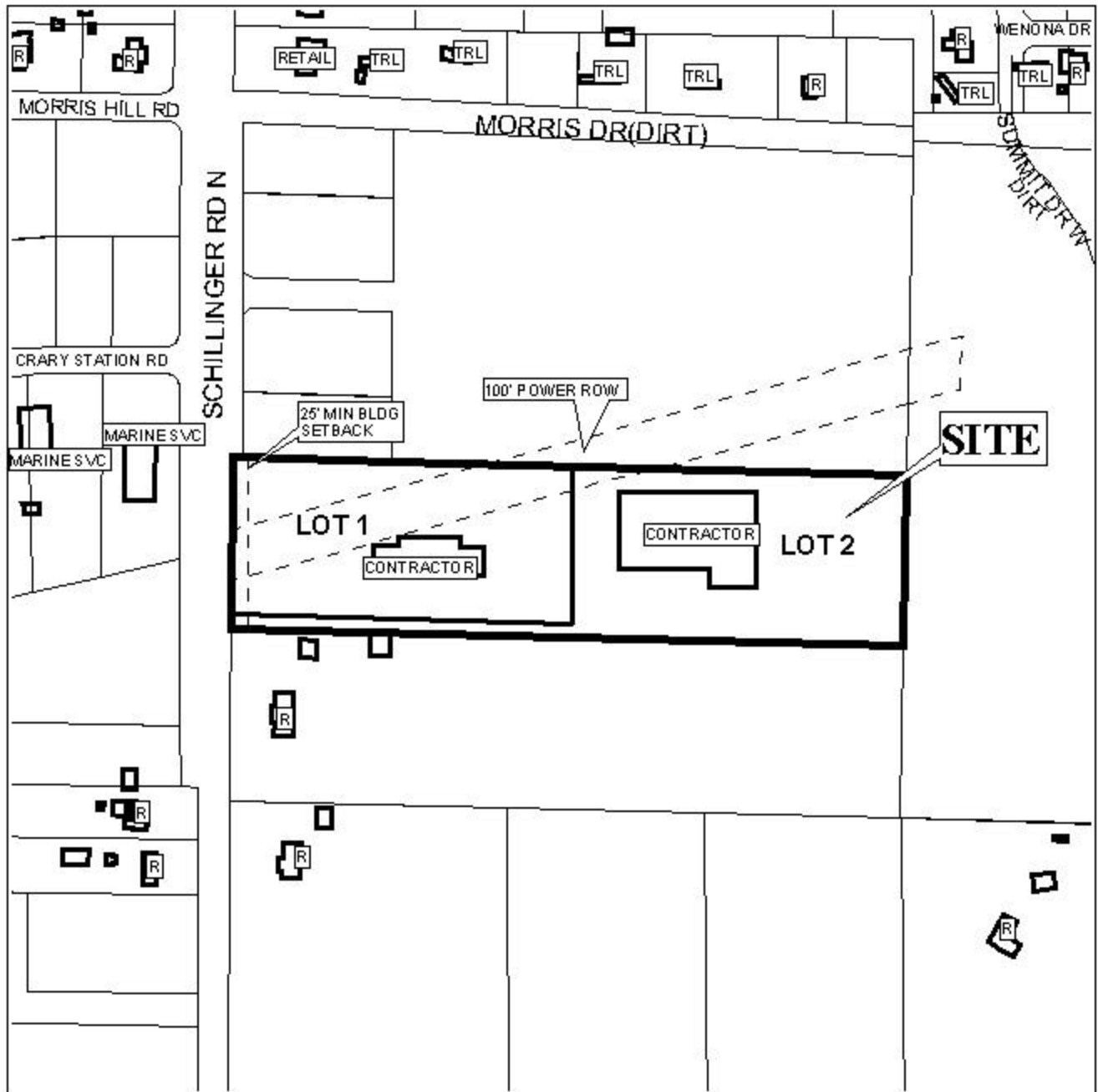
APPLICANT Winston Subdivision

REQUEST Subdivision



NTS

WINSTON SUBDIVISION



APPLICATION NUMBER 22 DATE December 18, 2003

LEGEND



NTS