

WINSTON SUBDIVISION, RESUBDIVISION OF **AND ADDITION TO**

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

The plat illustrates the proposed 4 lot, 11.4 \pm acres subdivision which is located on the South side of Morris Road, 300' \pm East of Schillinger Road, extending to the East side of Schillinger Road, 300' \pm South of Morris Road, and extending to 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 four-lot subdivision from two lots and a metes and bounds parcel.

The site fronts Schillinger Road, a planned major street, which has an existing right-of-way in compliance with the Major Street Plan. However, as a means of access management, a note should be placed on the final plat stating that Lots 1-2 and Lots 3-4 are limited to one shared curb cut to Schillinger Road, with the location, size, and design to be approved by County Engineering, should be required. Furthermore, as Morris Drive is a dirt road, a note should be placed on the final plat stating that Lot 4 is denied direct access to Morris Drive.

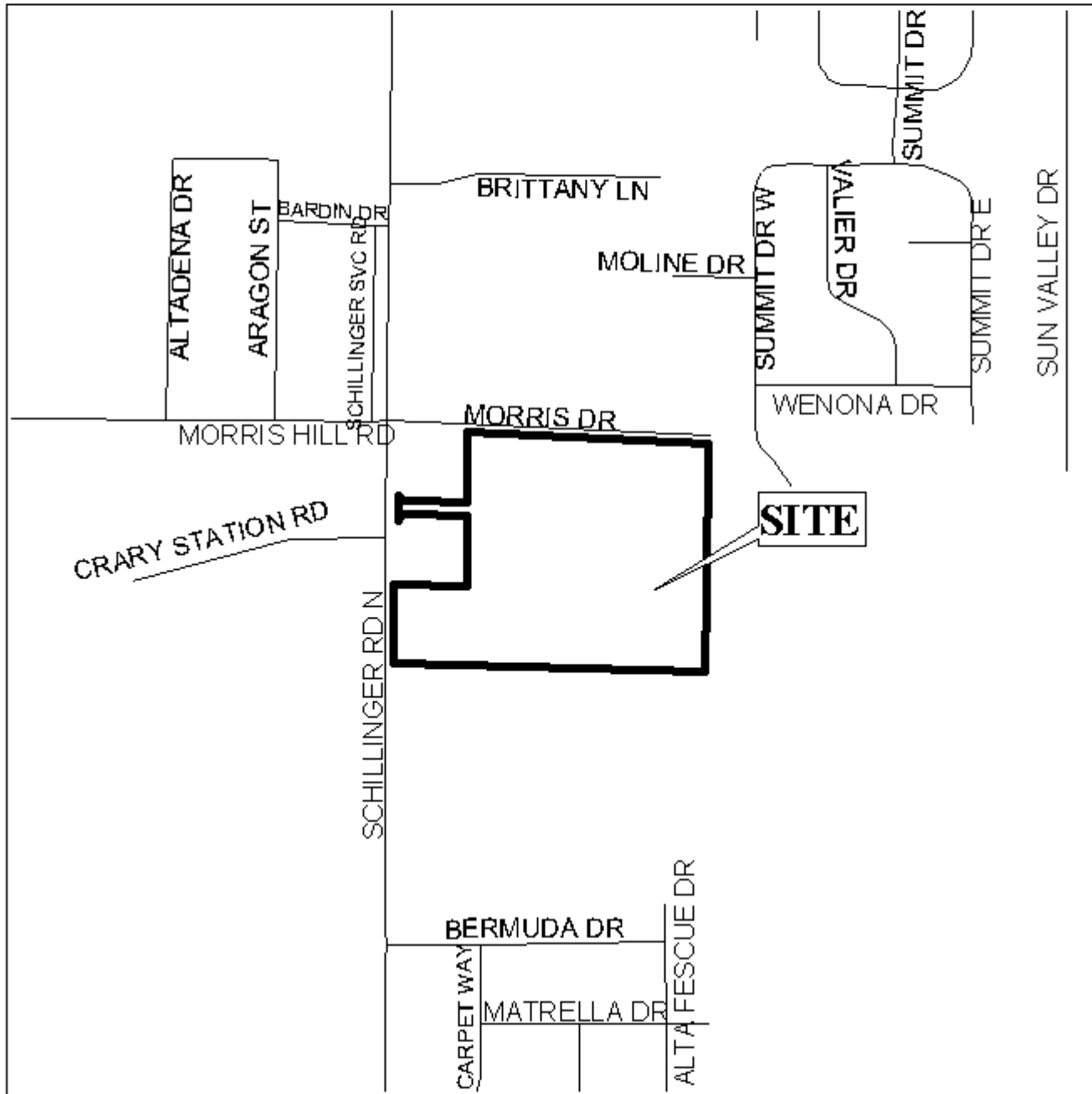
As proposed, Lots 2, 3 and 4 would exceed the width to depth ratio, therefore a waiver of Section V.D.3. would be required.

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.

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

With a waiver of Section V.D.3., 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 1-2 and Lots 3-4 are limited to one shared curb cut to Schillinger Road, with the size, location and design to be approved by County Engineering; 2) the placement of a note on the final plat stating that that Lot 4 is denied direct access to Morris Drive; 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; and 4) the placement of the 25-foot minimum setback lines on the final plat.

LOCATOR MAP



APPLICATION NUMBER 26 DATE September 16, 2004

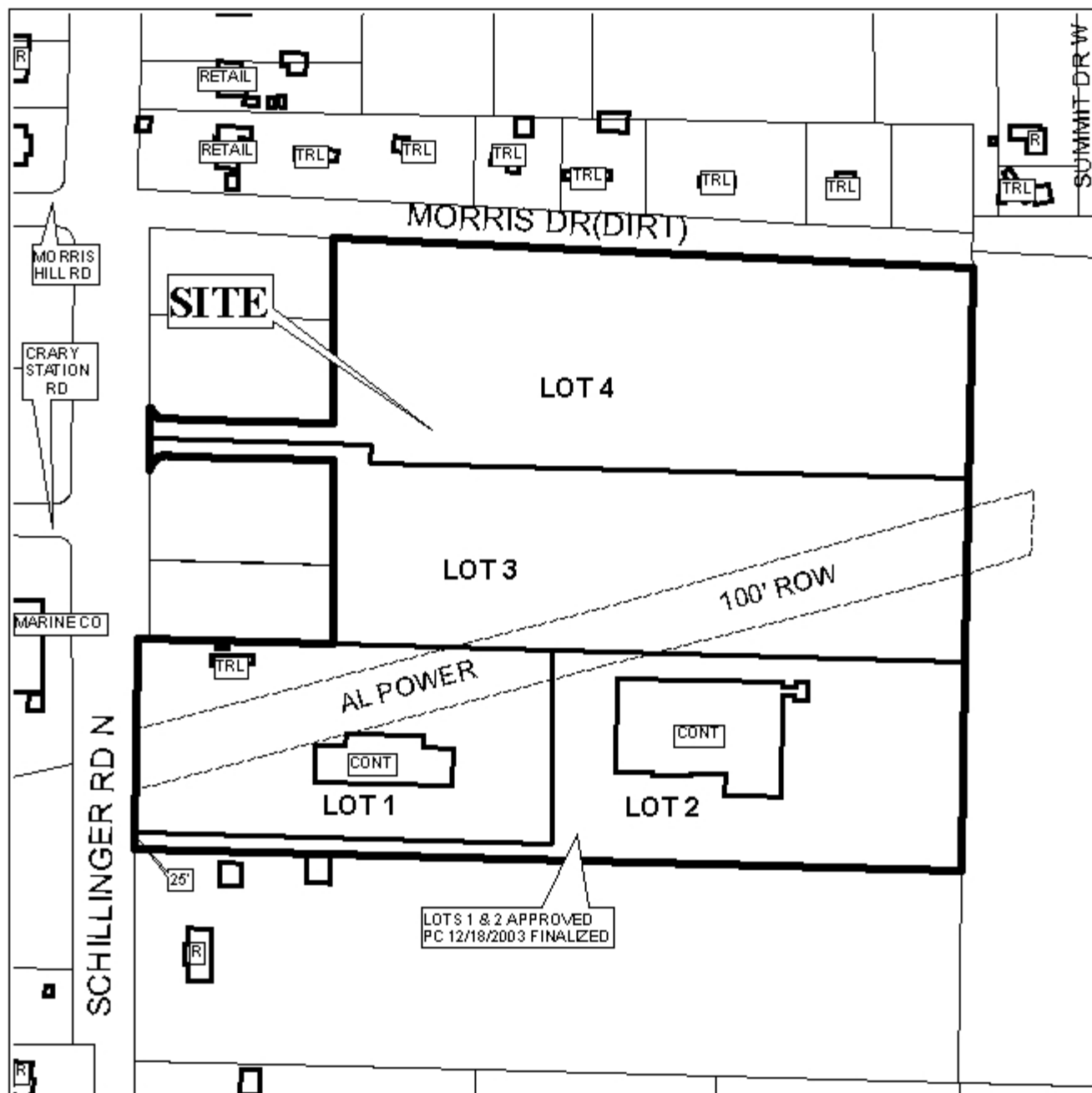
APPLICANT Winstons Subdivision, Resubdivision of and Addition to

REQUEST Subdivision



NTS

WINSTONS SUBDIVISION, RESUBDIVISION OF AND ADDITION TO



APPLICATION NUMBER 26 DATE September 16, 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



NTS