

## **PEBBLE BEACH SUBDIVISION**

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

The plat illustrates the proposed two-lot, 1.1± acre subdivision which is located on the East side of Bay Road, 575'± of the East terminus of Middle Road. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create two lots of record from two existing lots and a portion of a third lot. The remainder of the third lot is not required to be included in the subdivision, because the property has changed hands several times since that lot was unofficially divided.

The site fronts Bay Road, which has a right-of-way width of 60 feet.

While the lots would exceed the maximum depth ratio of 3.5 (Section V.D.3), this is typical of waterfront lots and the surrounding development, and in fact would reduce the maximum depth ratio of the site as previously developed.

This site is located in Mobile County, thus a note should be placed on the Final Plat, if approved, 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 (maximum depth), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following condition: 1) placement of a note on the 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 3 DATE October 5, 2006

APPLICANT Pebble Beach Subdivision

REQUEST Subdivision



NTS

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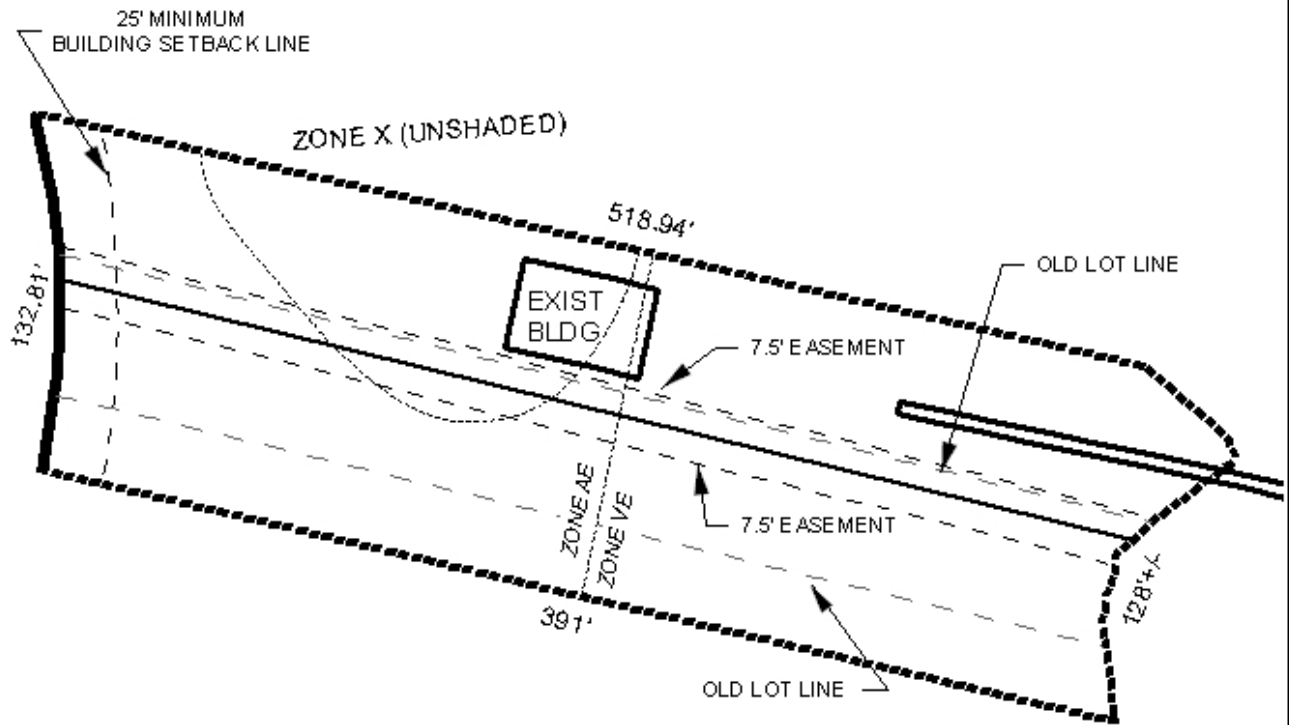
LEGEND

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

# DETAIL SITE PLAN



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APPLICANT Pebble Beach Subdivision

REQUEST Subdivision

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