

## **MARY L. HODGES SUBDIVISION**

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

The plat illustrates the proposed two-lot subdivision, which is located on the West side of McDonald Road, 400'± South of Hunters Pointe Drive North (a private road). The site is served by public water and private septic systems.

The site fronts McDonald Road, which has a right-of-way of 60 feet. McDonald Road is depicted on the Major Street Plan with a right-of-way of 100 feet; as such, dedication of sufficient right-of-way to provide 50 feet from the centerline will be required, as is illustrated on the final plat.

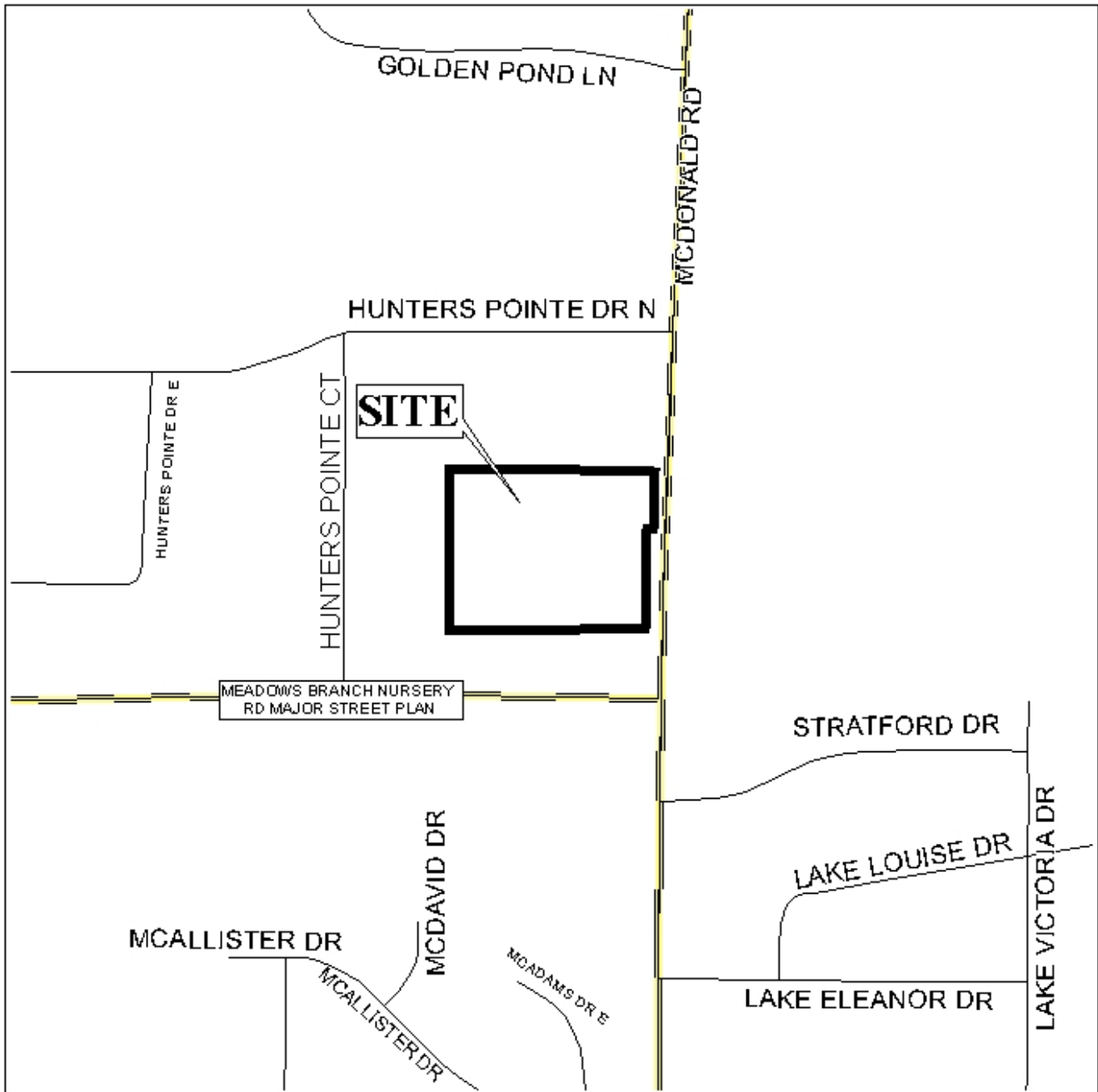
The purpose of the application is to create a two-lot subdivision from a metes and bounds parcel and a lot of record. A portion of the site was previously recorded as lot 37 of Hunters Pointe Unit One subdivision, and has already dedicated a portion of the required right-of-way; this should be reflected in the final plat.

There also appears to be a natural drain on the site, so approval from all applicable federal, state, and local agencies must be obtained prior to the issuance of any permits. As a means of access management, the site should be limited to a single curb cut per lot.

The site is located in the County; thus any lots that 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) dedication of sufficient right-of-way to provide 50 feet from the centerline of McDonald Road; 2) revision of the final plat to reflect the earlier dedication of right-of-way for a portion of the site; 3) receipt of approval from all applicable federal, state, and local agencies prior to the issuance of any permits; 4) the placement of a note on the final plat stating that the site is limited to a single curb cut per lot; and 5) the placement of a note on the final plat stating that any lots that 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 7 DATE January 19, 2006  
APPLICANT Mary L. Hodges Subdivision  
REQUEST Subdivision



NTS

# MARY L HODGES SUBDIVISION



APPLICATION NUMBER 7 DATE January 19, 2006

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

