

## **MCKINLEY PLACE SUBDIVISION**

Engineering Comments: Development of property must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 4- lot, 1.2± acre subdivision which is located on the Southeast corner of Ching Dairy Road and Ching Lynch Road. The subdivision is served by city water and individual septic facilities.

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

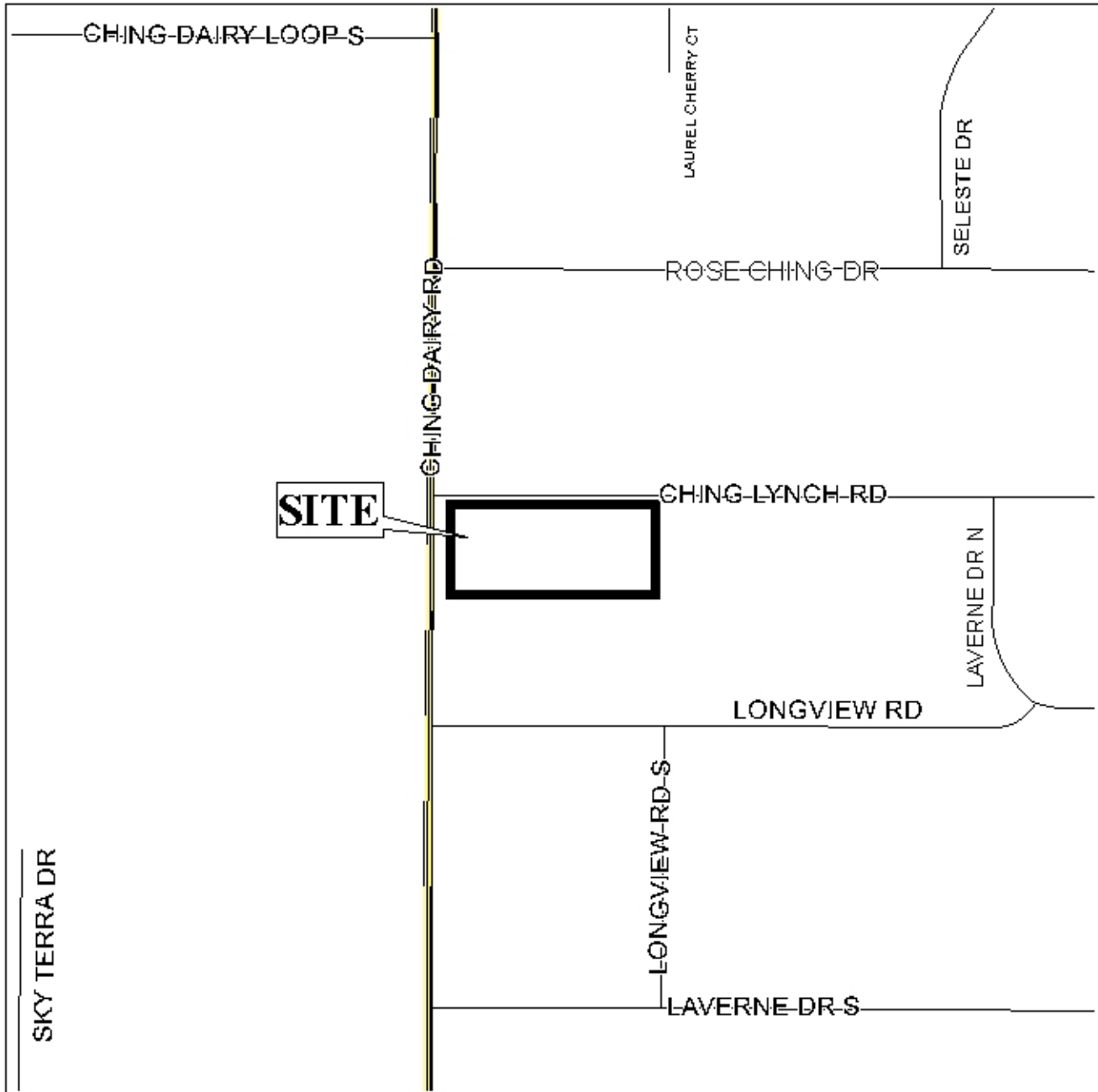
The site fronts Ching Dairy Road, a planned major street, and the existing right-of-way is illustrated as 80-feet. The Major Street Plan requires a 100-foot right-of-way; therefore, the provision of a 75-foot setback (which includes the required minimum building setback of 25-feet), from the centerline of Ching Dairy Road should be required. Additionally, since Lot 1 of the development will have approximately 160-feet of road frontage on a major street, access management is a concern; therefore, a note should be placed on the final plat stating that Lot 1 be denied access to Ching Dairy Road.

Illustrated on Lot 3 on the preliminary plat is a utility shed within the minimum 25-foot building setback line; therefore, this structure should be removed or relocated to comply with the minimum building setbacks prior to the recording of the final plat.

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 plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the provision of a 75-foot setback (which includes the required minimum building setback of 25-feet), from the centerline of Ching Dairy Road; 2) the placement of a note on the final plat stating that access be denied to Lot 1 from Ching Dairy Road; 3) the provision of the existing structure located on Lot 3 be removed or relocated to comply with the minimum building setbacks prior to the recording of the final plat; 4) 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 5) the placement of the 25-foot minimum setback lines on the final plat.

# LOCATOR MAP



APPLICATION NUMBER 8 DATE February 16, 2006

APPLICANT McKinley Place Subdivision

REQUEST Subdivision



NTS

# MCKINLEY PLACE SUBDIVISION



APPLICATION NUMBER 8 DATE February 16, 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	



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