

## **COUNTRY BREEZE SUBDIVISION,** **RESUBDIVISION OF LOTS 1, 2, AND 5**

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

The plat illustrates the proposed three-lot, 3.2± acre subdivision, which is located at the Southwest corner of Stone Road and McCrary Road, extending to the West side of McCrary Road, 320'± South of Stone Road. The site is served by public water and sanitary sewer. The purpose of the application is to move an interior lot line between two existing lots of record (1 and 2), and to provide a 25-foot drainage access to McCrary Road from Lot 1.

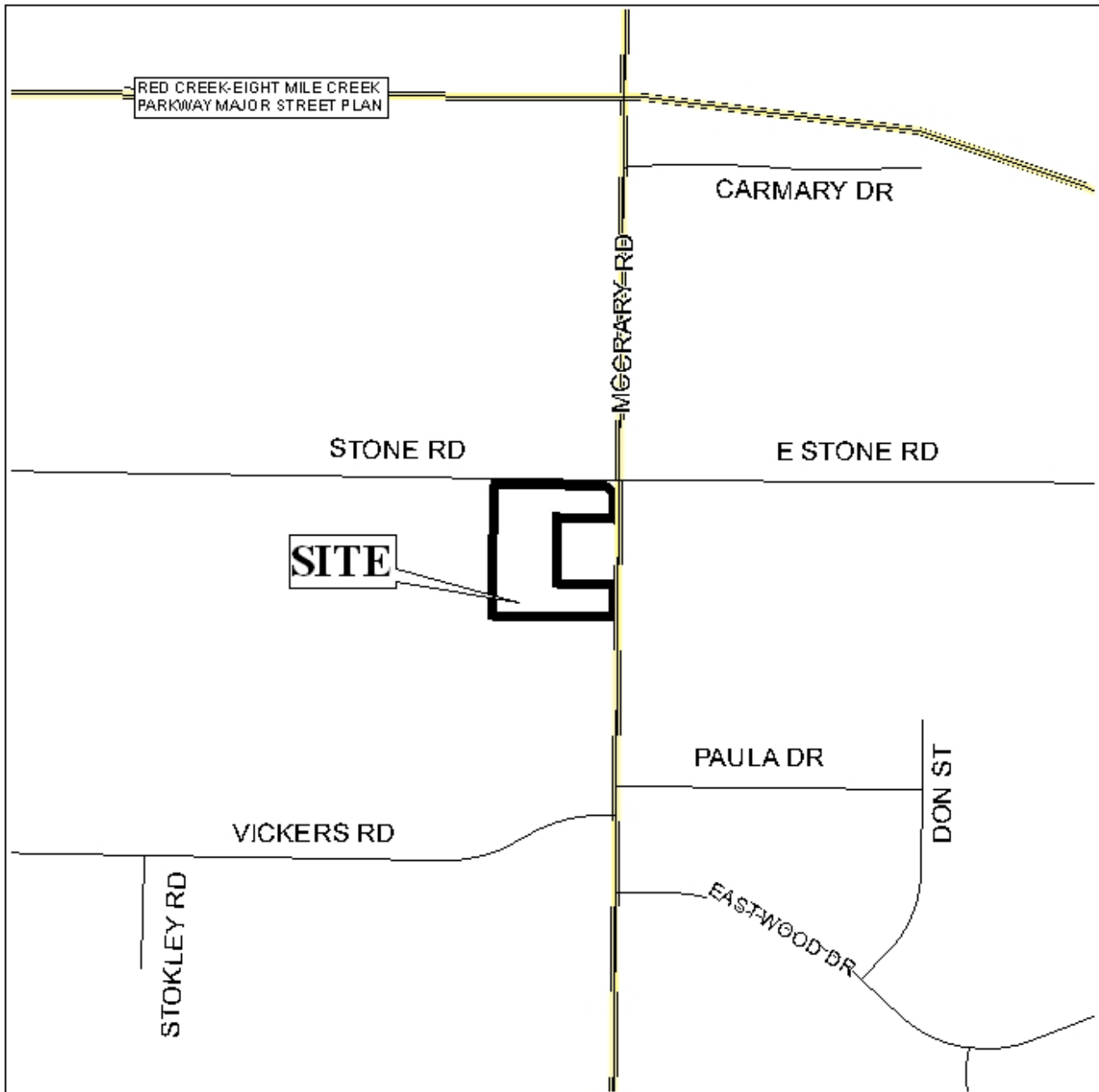
The site fronts McCrary Road, which has an 80-foot right-of-way; as required by the previous approval, the plat illustrates a 75-foot setback from the centerline to provide for the building setback from the major street right-of-way. The site also fronts Stone Road, which has a 60-foot right-of-way.

Lot 1 is shown as flag-shaped, with a 25-foot appendage to McCrary Road; while this shape is typically not preferred, in this case, the purpose is simply to provide a drainage way. Any curb cut from Lot 1 to McCrary Road or Stone Road will be subject to County Engineering approval. Also, as in the previous approval, a note on the final plat should state that Lots 2 and 5 are limited to a single curb cut each, with size, location, and design to be approved by County Engineering.

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) the depiction of the 75-foot setback from the centerline of McCrary Road and the 25-foot setback from Stone Road, as shown on the plat; 2) the placement of a note on the final plat stating that size, location, and design of all curb cuts are subject to County Engineering approval and that Lots 2 and 5 are limited to a single curb cut each; 3) the placement of a note on the final plat stating that number, size, location, and design of curb cuts for Lot 1 are; and 3) 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 11 DATE April 6, 2006

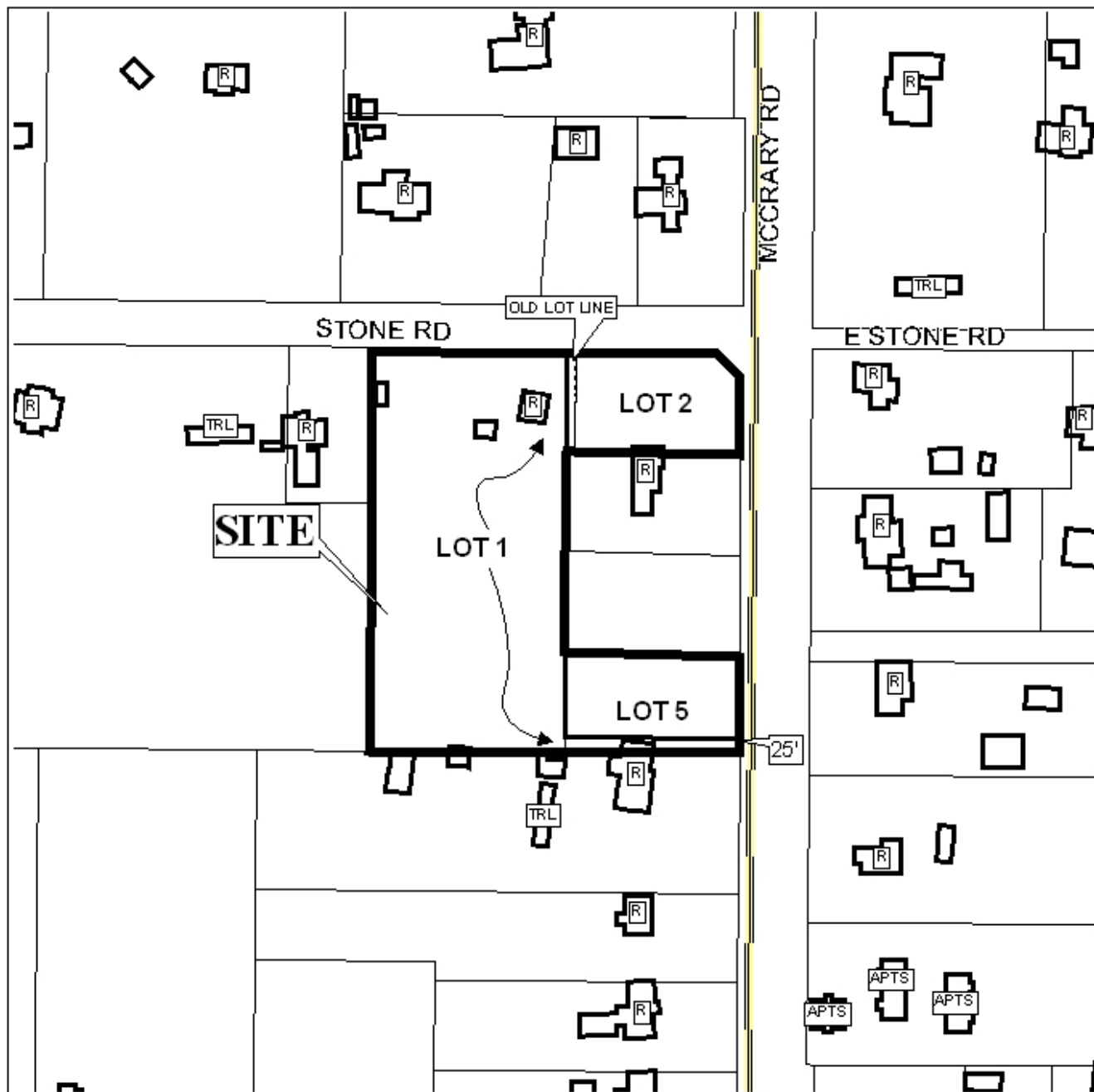
APPLICANT Country Breeze Subdivision, Resubdivision of Lots 1, 2, and 5

REQUEST Subdivision



NTS

# COUNTRY BREEZE SUBDIVISION, RESUBDIVISION OF LOTS 1, 2, AND 5



APPLICATION NUMBER 11 DATE April 6, 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