

GUESS SUBDIVISION

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

The plat illustrates the proposed 5.5± acre, 3-lot subdivision which is located at 6562 Bay Road, on the West side of Bay Road, 2/10 mile± North of Hollingers Drive, extending to the East side of Gaywood Drive, 200'± South of its North terminus. The site is served by public water and sanitary sewer.

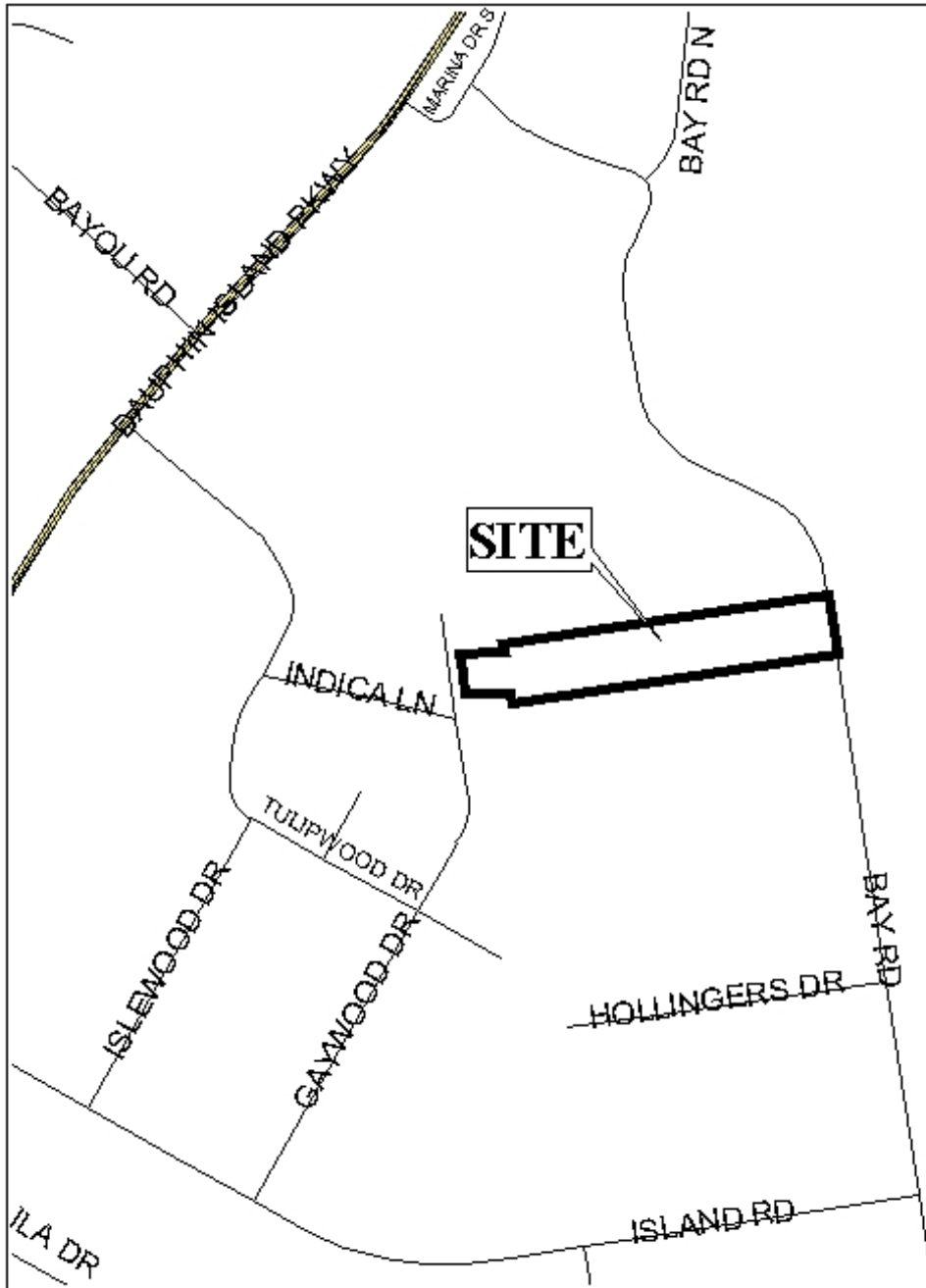
The purpose of the application is to subdivide two existing lots into three lots.

Proposed Lots A and B, which will front Gaywood Drive, would exceed the maximum depth to width ratio set forth in Section V.D.3 of the Subdivision Regulations, and Lot B would be a flag-shaped lot. This is not consistent with the pattern of development of other lots fronting Gaywood Drive, although the pattern of development along Bay Road shows that most neighboring lots far exceed the maximum ratio. However, the site has 200 feet of frontage on Bay Road and the site could be reconfigured without a flag shaped log, which would better fit the pattern of development of other lots facing Bay Road.

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.

A holdover is recommended so the applicant can redesign the subdivision without a flag shaped lot.

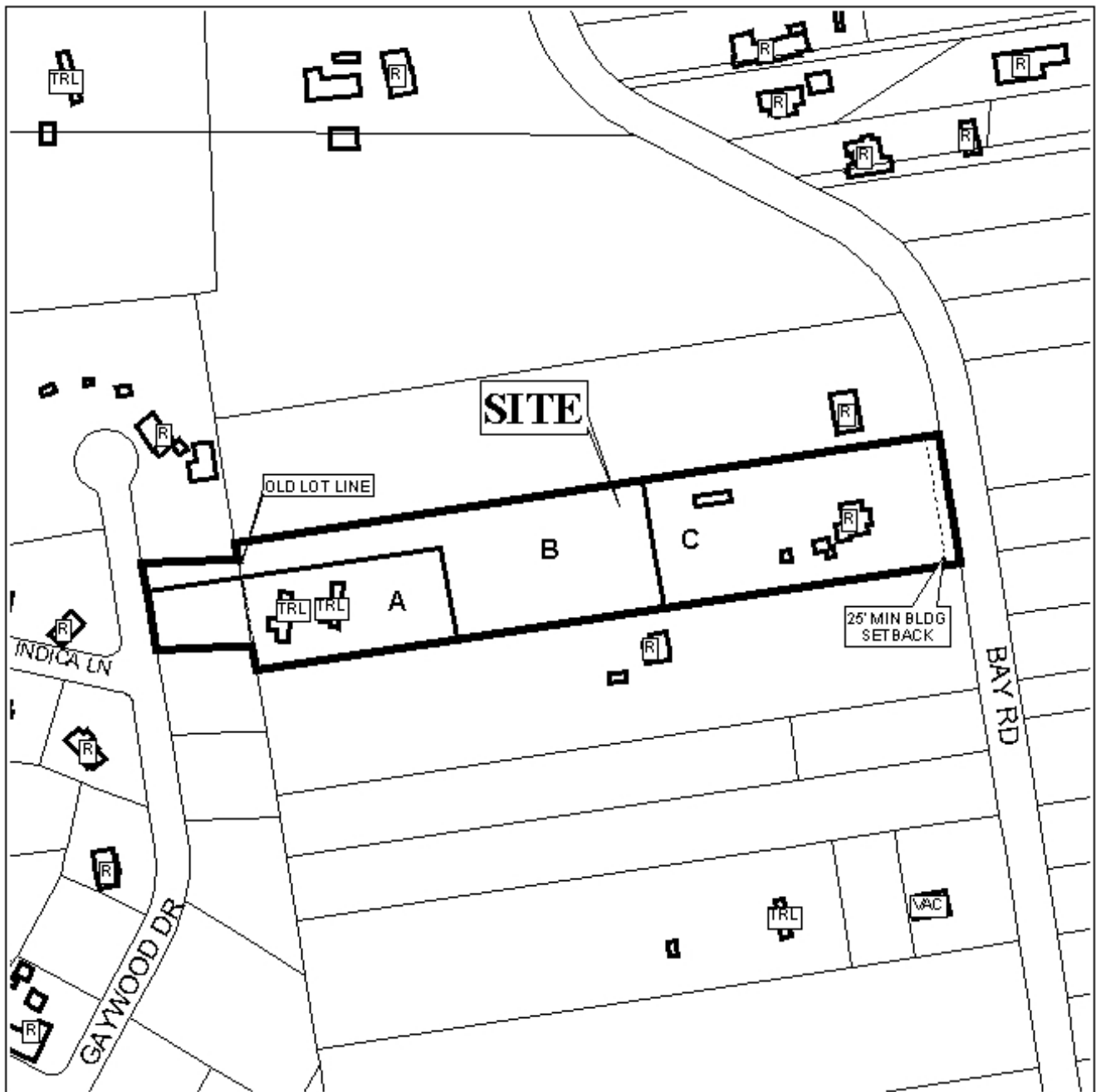
LOCATOR MAP



APPLICATION NUMBER 13 DATE March 17, 2005
APPLICANT Guess Subdivision
REQUEST Subdivision



GUESS SUBDIVISION



APPLICATION NUMBER 13 DATE March 17, 2005

LEGEND

R-1	R-2	R-3	R-4	R-5	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1
												I-2



NTS