

## **McCRARY ROAD ESTATES SUBDIVISION**

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

The plat illustrates the proposed 1.0± acre, 2 lot subdivision that is located on the West side of McCrary Road, 2/10 mile± South of Corley Lane. The site is served by public water and sanitary sewer.

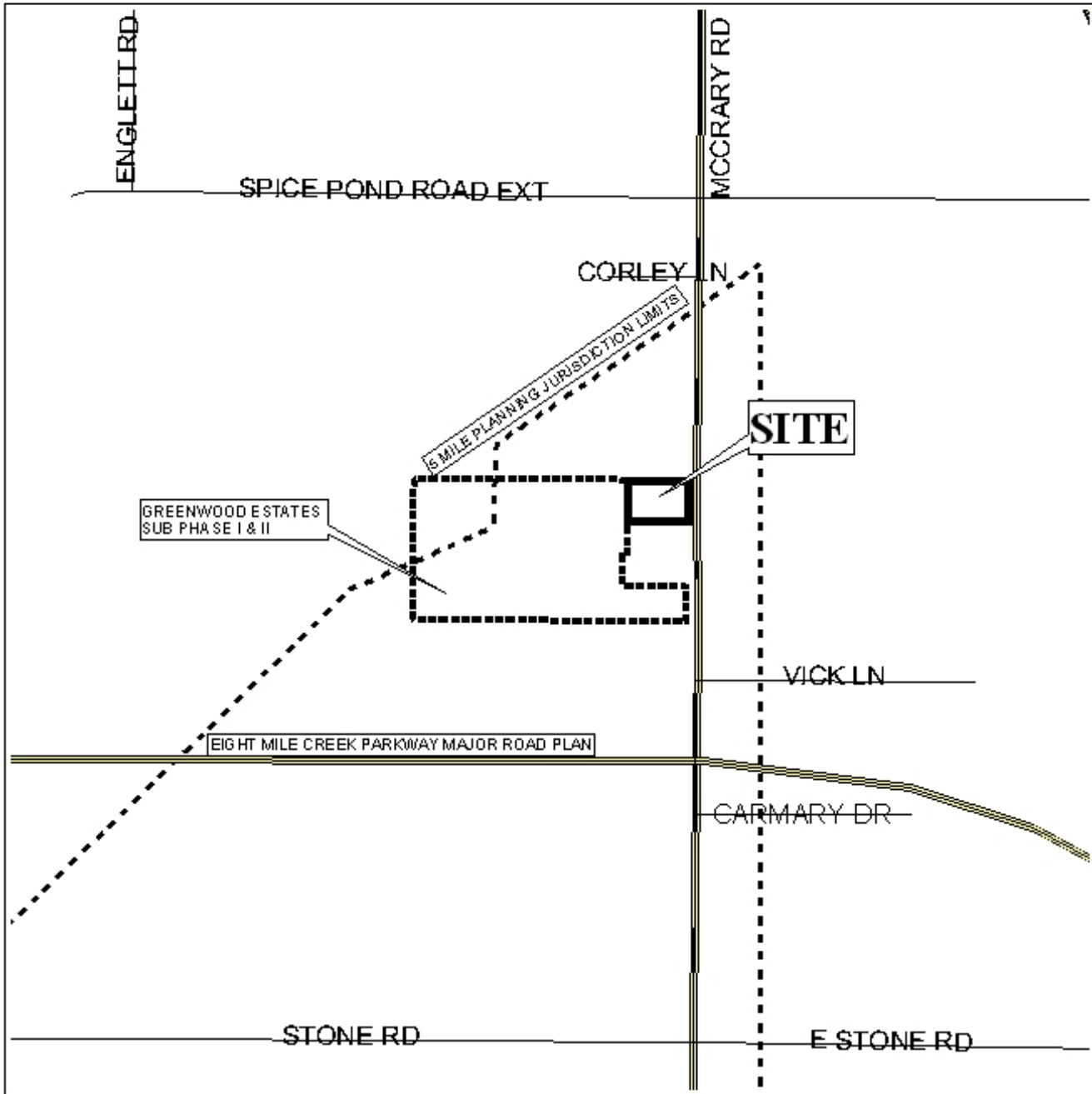
The purpose of the application is to subdivide a metes and bounds parcel into two lots of record. The site does not appear to include the entire parent parcel, *i.e.*, the two parcels to the South; thus documentation should be provided verifying that the property has existed in its current configuration since before 1984, or the out parcels should be included in the subdivision.

The site fronts McCrary Road, which is illustrated as a major street on the Major Street Plan. McCrary Road has an existing right-of-way of 60' and as such is substandard in width; thus 75' setbacks, to provide 50' from the centerline of McCrary Road, as well as the minimum 25' building setback, should be required.

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.

Based upon the preceding, this application is recommended for Holdover, to allow the applicant to provide documentation verifying that the property has existed in its current configuration since before 1984, or to include the out parcels in the subdivision. This information should be submitted by April 25<sup>th</sup> to be considered by the Commission at the May 5<sup>th</sup> meeting.

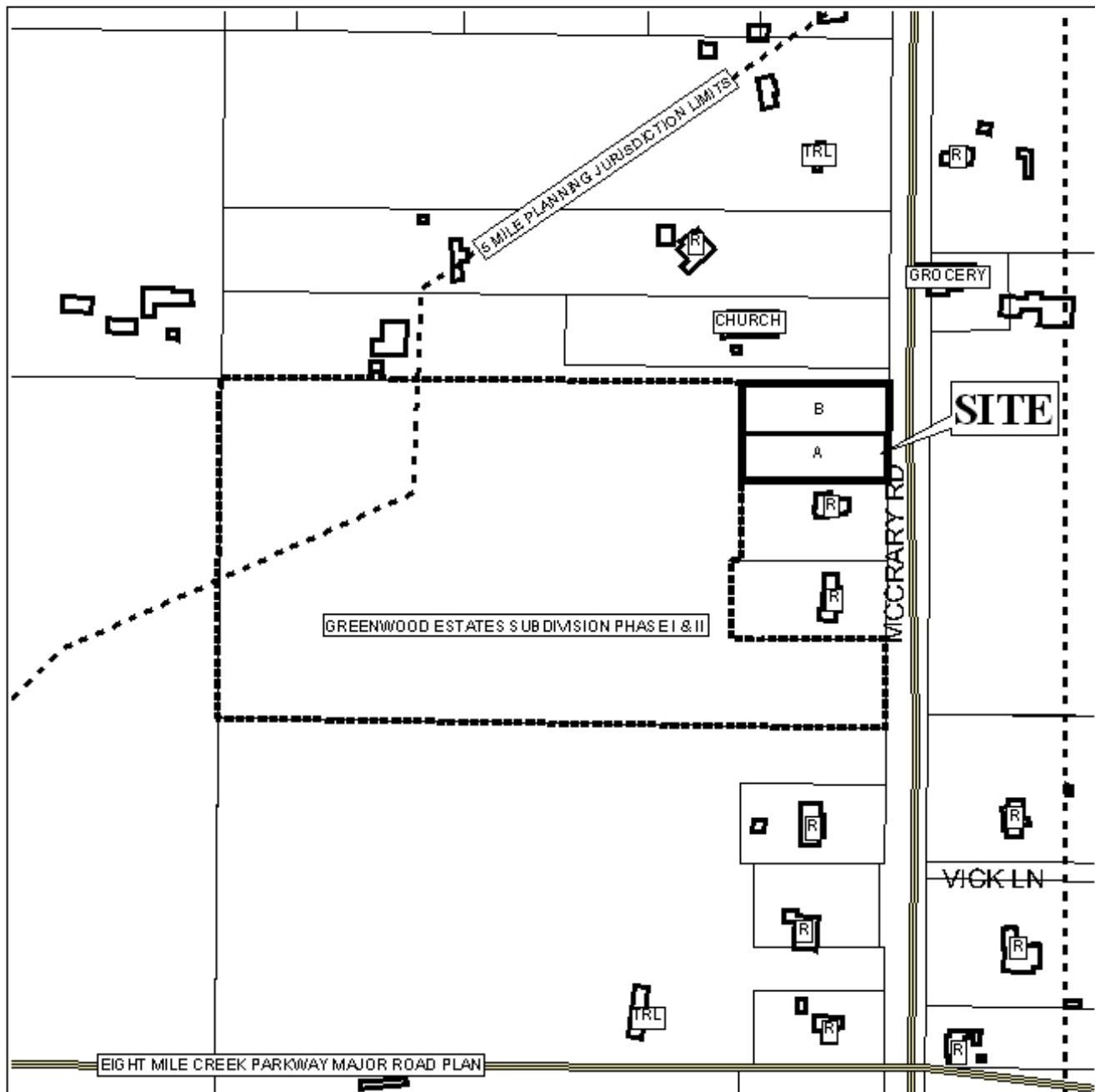
# LOCATOR MAP



APPLICATION NUMBER 23 DATE April 21, 2005  
APPLICANT McCrary Road Estates Subdivision  
REQUEST Subdivision



# MCCRARY ROAD ESTATES SUBDIVISION



APPLICATION NUMBER 23 DATE April 21, 2005

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
-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----

N  
NTS