SEMMES MARKET PLACE SUBDIVISION, RESUBDIVISION OF AND ADDITION TO LOT 2

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

The plat illustrates the proposed 1 lot, 1.9± acre subdivision which is located at the Northeast corner of Moffet Road and McCrary Road. The subdivision is served by city water and sanitary facilities.

The site fronts Moffett Road and McCrary Road, both planned major streets. Moffett Road currently has right-of-way in compliance with the Major Street Plan; however, McCrary Road has a variable right-of-way. Therefore, the dedication of sufficient right-of-way to provide 50-feet from the centerline of McCrary Road, should be required. Additionally, as a means of access management, a note should be placed on the final plat stating the development is limited to one curb cut to Moffett Road, and one curb cut to McCrary Road, with the size, location and design to be approved by County Engineering.

Since the site is located in the County, a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

With modifications, the final plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that the site is limited to one curb cut to Moffett Road and one curb cut to McCrary Road with the location and design to be approved by County Engineering; 2) the dedication of any necessary right-of-way, to provide 50-feet from the centerline of McCrary Road; and 3) the placement of a note on the final plat stating that a buffer, in compliance with Section V.A.7., will be provided where the site adjoins residential property.

LOCATOR MAP

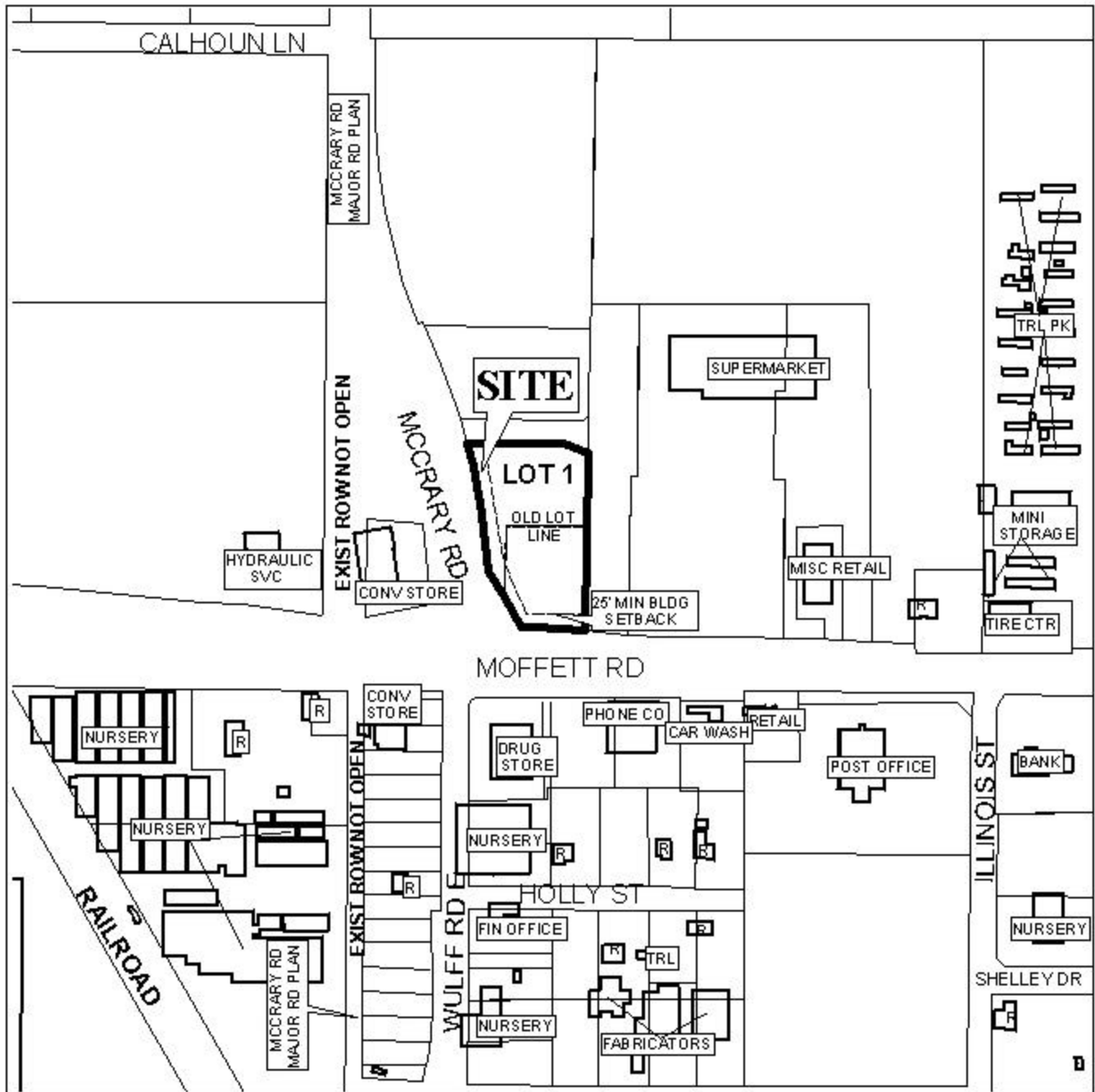MCCRARY RD

SITE

MOFFETT RD

WULFF RD E

ILLINOIS ST

HOLLY ST

APPLICATION NUMBER _____27_____ DATE _____March 20, 2003_____

APPLICANT __Semmes Market Place Subdivision, Resubdivision of and Addition to Lot 2__

REQUEST _____Subdivision_____

N

NTS

SEMMES MARKET PLACE SUBDIVISION, RESUBDIVISION OF AND ADDITION TO LOT 2

CALHOUN LN

MCCRARY RD MAJOR RD PLAN

EXIST ROW NOT OPEN

MCCRARY RD

SITE

LOT 1

OLD LOT LINE

25' MIN BLDG SETBACK

HYDRAULIC SVC

CONV STORE

SUPERMARKET

MISC RETAIL

TRL PK

MINI STORAGE

TIRE CTR

R

MOFFETT RD

NURSERY

NURSERY

RAILROAD

MCCRARY RD MAJOR RD PLAN

EXIST ROW NOT OPEN

CONV STORE

R

R

R

WULFF RD

DRUG STORE

NURSERY

PHONE CO

CAR WASH

RETAIL

R

R

R

POST OFFICE

BANK

ILLINOIS ST

NURSERY

HOLLY ST

FIN OFFICE

R

TRL

R

NURSERY

FABRICATORS

SHELLEY DR

R

R

APPLICATION NUMBER ____27____ DATE __March 20, 2003__

N

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

NTS