

## **BROWN-MANNING SUBDIVISION**

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

The plat illustrates the proposed 2 lot, 1.9  $\pm$  acres subdivision which is located on the West side of Dawes Road, 160'  $\pm$  South of Magnolia Village North. The subdivision is served by public water and individual septic systems.

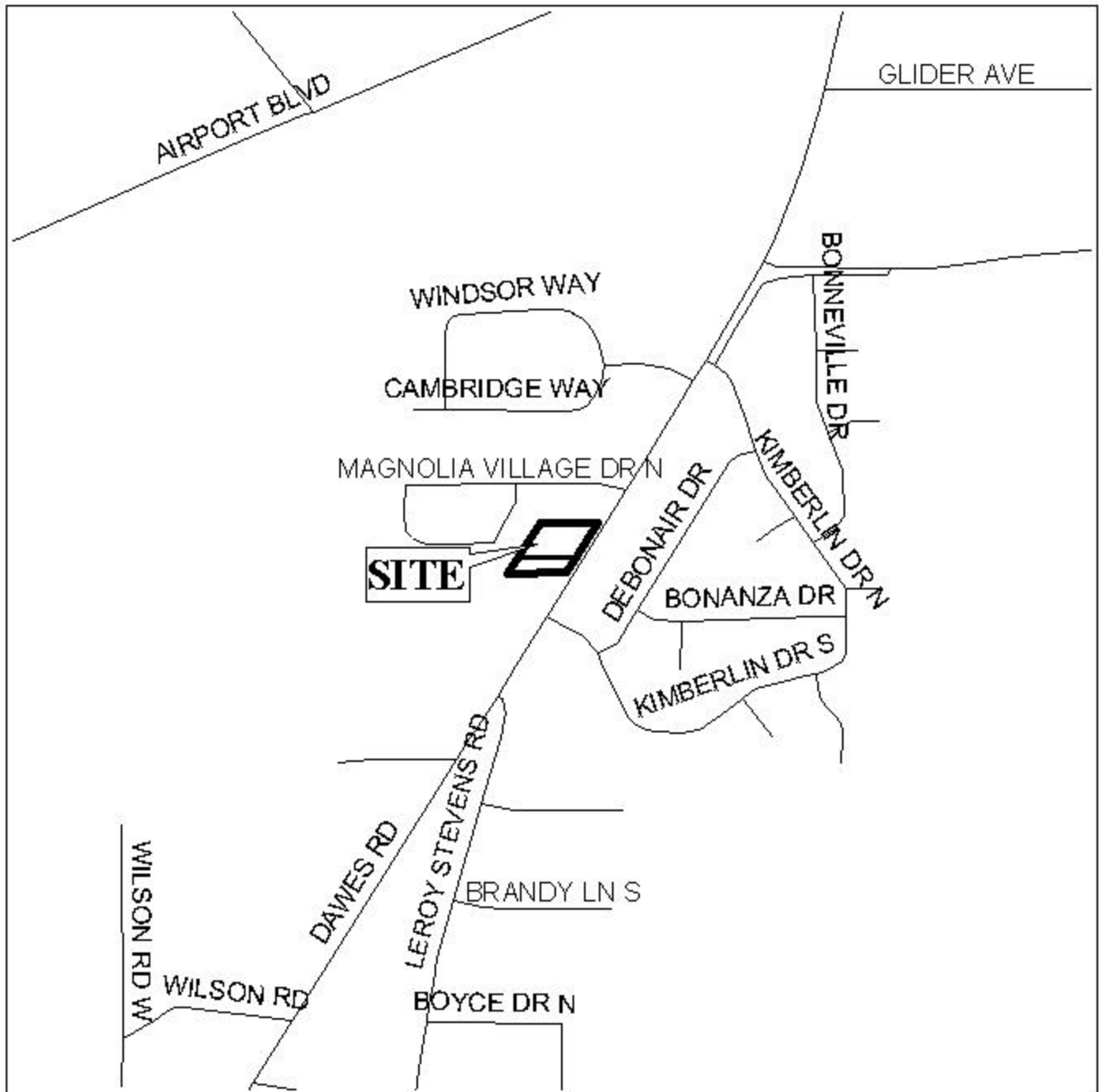
The purpose of this application is to create a two-lot subdivision from a metes and bounds parcel.

As a method of access management, the placement of a note on the final plat stating that Lot 1 is limited to two curb cuts to Dawes Road and Lot 2 is limited to one curb cut to Dawes Road, with the size, location and design to be approved by County Engineering, should be required.

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.

With modifications, the plat meets 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 Lot 1 is limited to two curb cuts to Dawes Road and Lot 2 is limited to one curb cut to Dawes Road, with the size, location and design to be approved by County Engineering; and 2) the placement of a note 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.

## LOCATOR MAP



APPLICATION NUMBER 11 DATE November 20, 2003

APPLICANT Brown- Manning Subdivision

REQUEST Subdivision



NTS

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APPLICATION NUMBER 11 DATE November 20, 2003

LEGEND

