

## **CARL MADDOX SUBDIVISION**

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

The plat illustrates the proposed 2 lot, 1.1 ± acres subdivision which is located at the Northwest corner of McCrary Road and Stone Road. The subdivision is served by public water and individual septic systems.

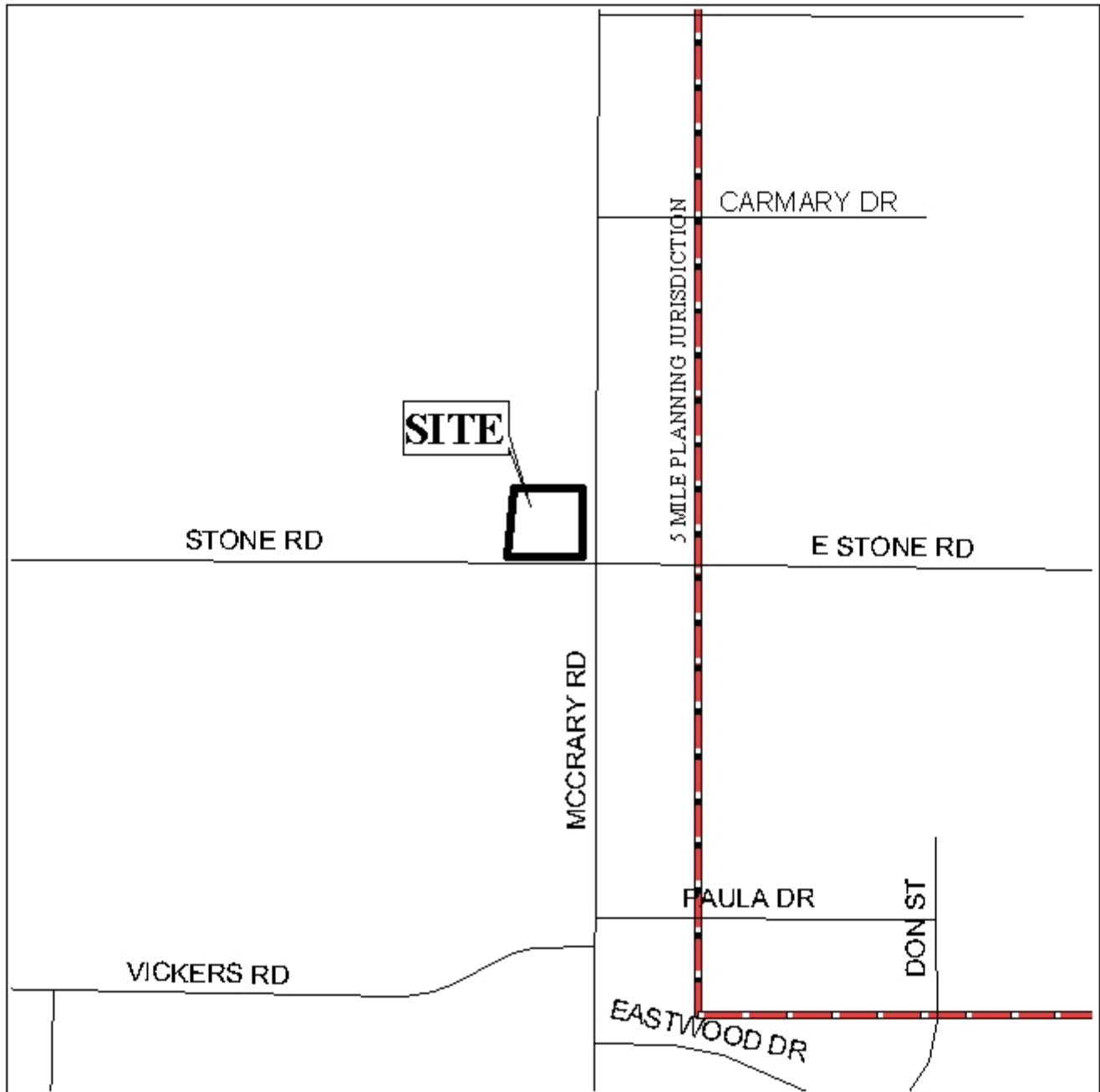
The purpose of this application is to resubdivide two metes and bounds parcels into two legal lots.

Lot 1 fronts McCrary Road, a planned major street and the existing right-of-way is shown as 80-feet; the Major Street Plan requires a 100-foot right-of-way. Therefore, the provision of a 75-foot setback (which includes the required 25-foot minimum building setback) from the centerline of McCrary Road, should be required. Additionally, as a means of access management, the placement of a note on the final plat stating that Lot 1 is limited to one curb cut to McCrary 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 will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the provision of a 75-foot setback (which includes the required minimum building setback of 25-feet) from the centerline of McCrary Road; 2) the placement of a note on the final plat stating that Lot 1 is limited to one curb cut to McCrary Road with the size, location and design to be approved County Engineering; and 3) the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

## LOCATOR MAP



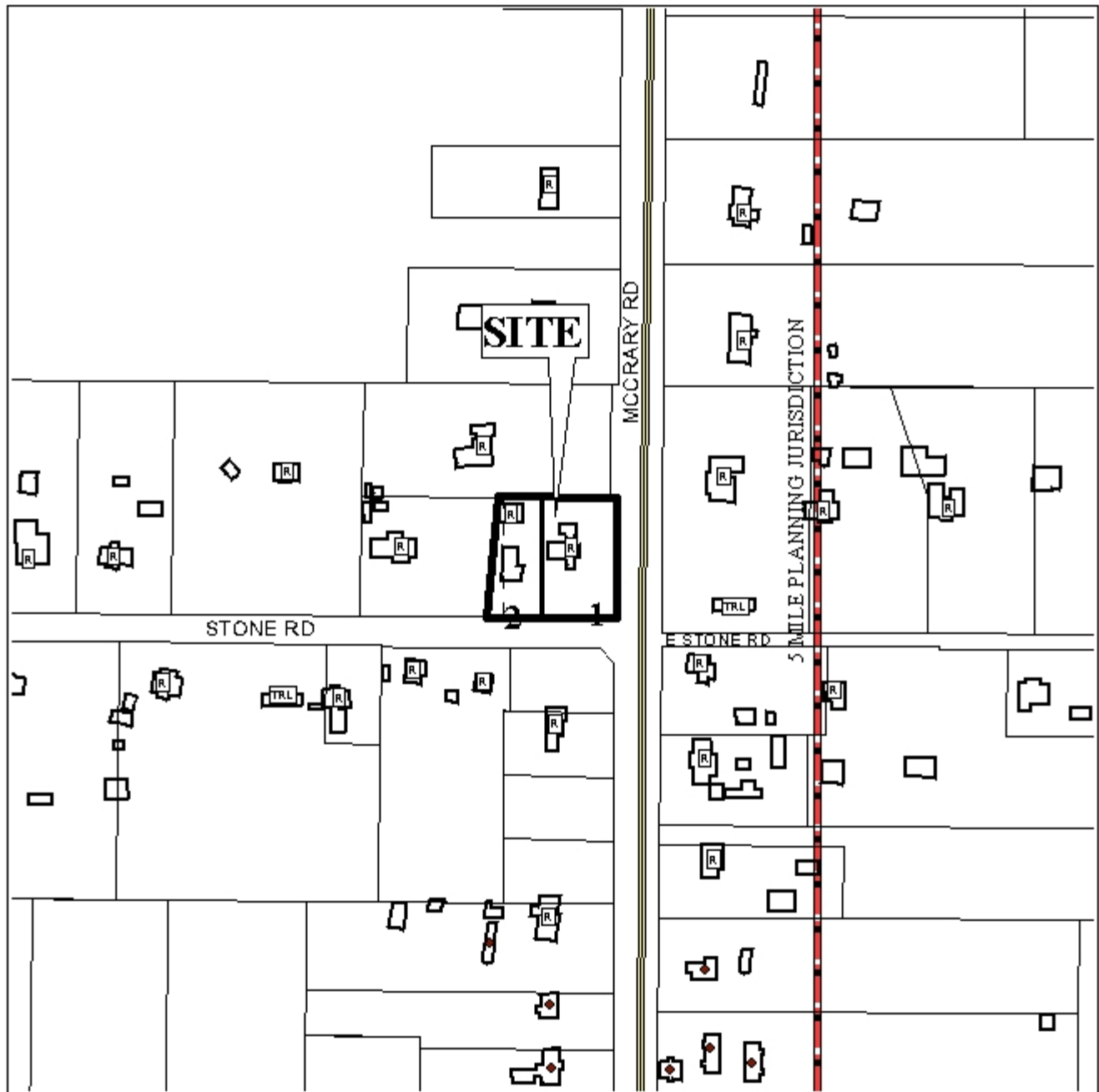
APPLICATION NUMBER 15 DATE March 17, 2005

APPLICANT Carl Maddox Subdivision

REQUEST Subdivision



# CARL MADDOX SUBDIVISION



APPLICATION NUMBER 15 DATE March 17, 2005

LEGEND



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