

CHEM-DRY BY THE BAY SUBDIVISION

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

The plat illustrates the proposed 2 lot, 2.6 \pm acre subdivision which is located on the West side of Dawes Road, 800' \pm South of the North terminus of McKinnell Road. The subdivision is served by public water and individual septic systems.

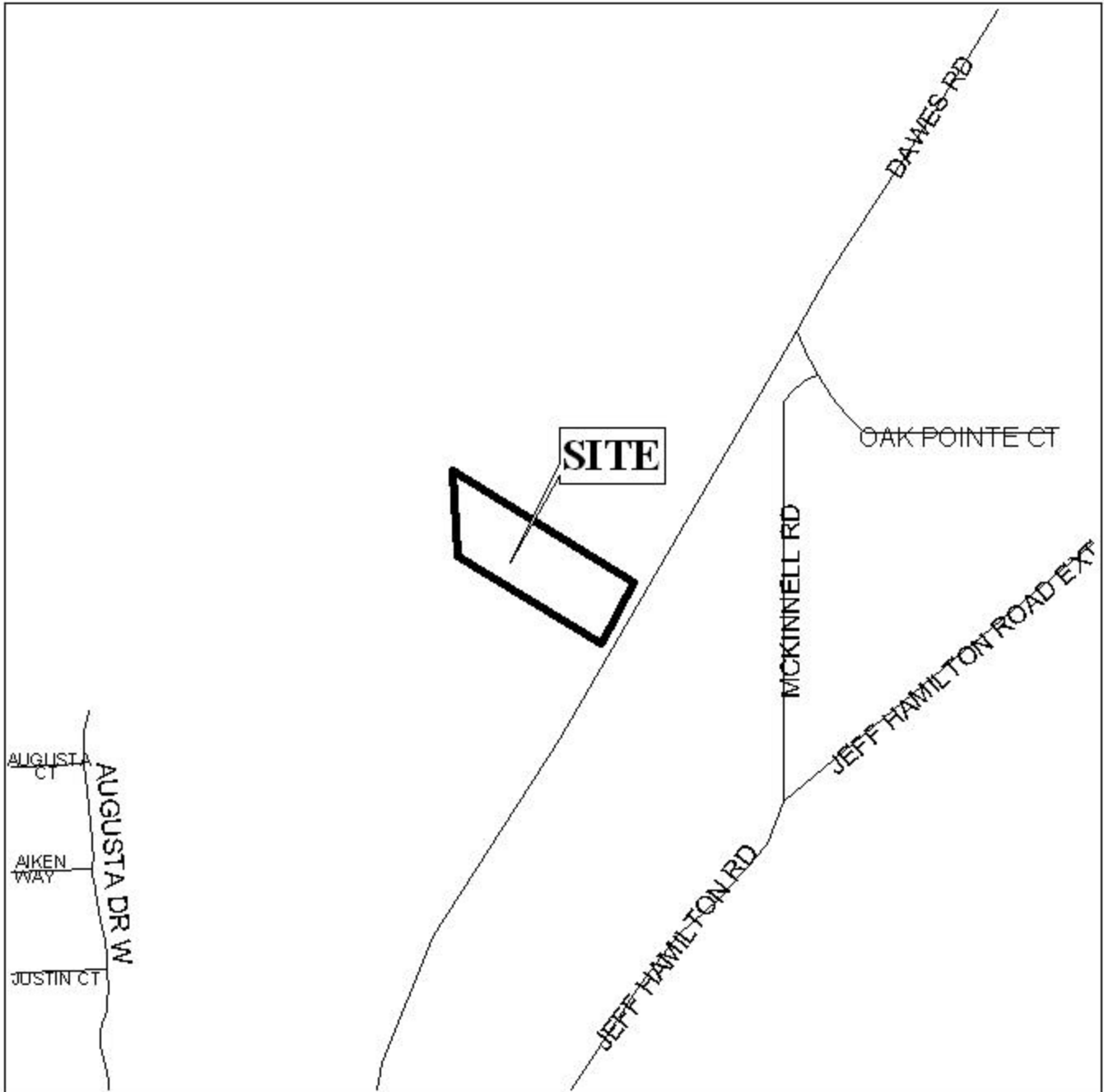
The purpose of this application is to create two lots from one legal lot of record.

The site fronts Dawes Road, a planned major street and the existing right-of-way is shown as 60 feet; the Major Street Plan requires a 100-foot right-of-way. Therefore, the provision of a 75-foot setback (which includes the required minimum building setback of 25-feet) from the centerline of Dawes Road, to provide for the right-of-way of the planned major street, should be required. Additionally, as a means of access management, a note should be placed on the final plat stating that Lot 2 is limited to one curb cut to Dawes Road, with the size, location and design to be approved by County Engineering.

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 Dawes Road; 2) placement of a note on the final plat stating that Lot 2 is limited to one curb cut to Dawes 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



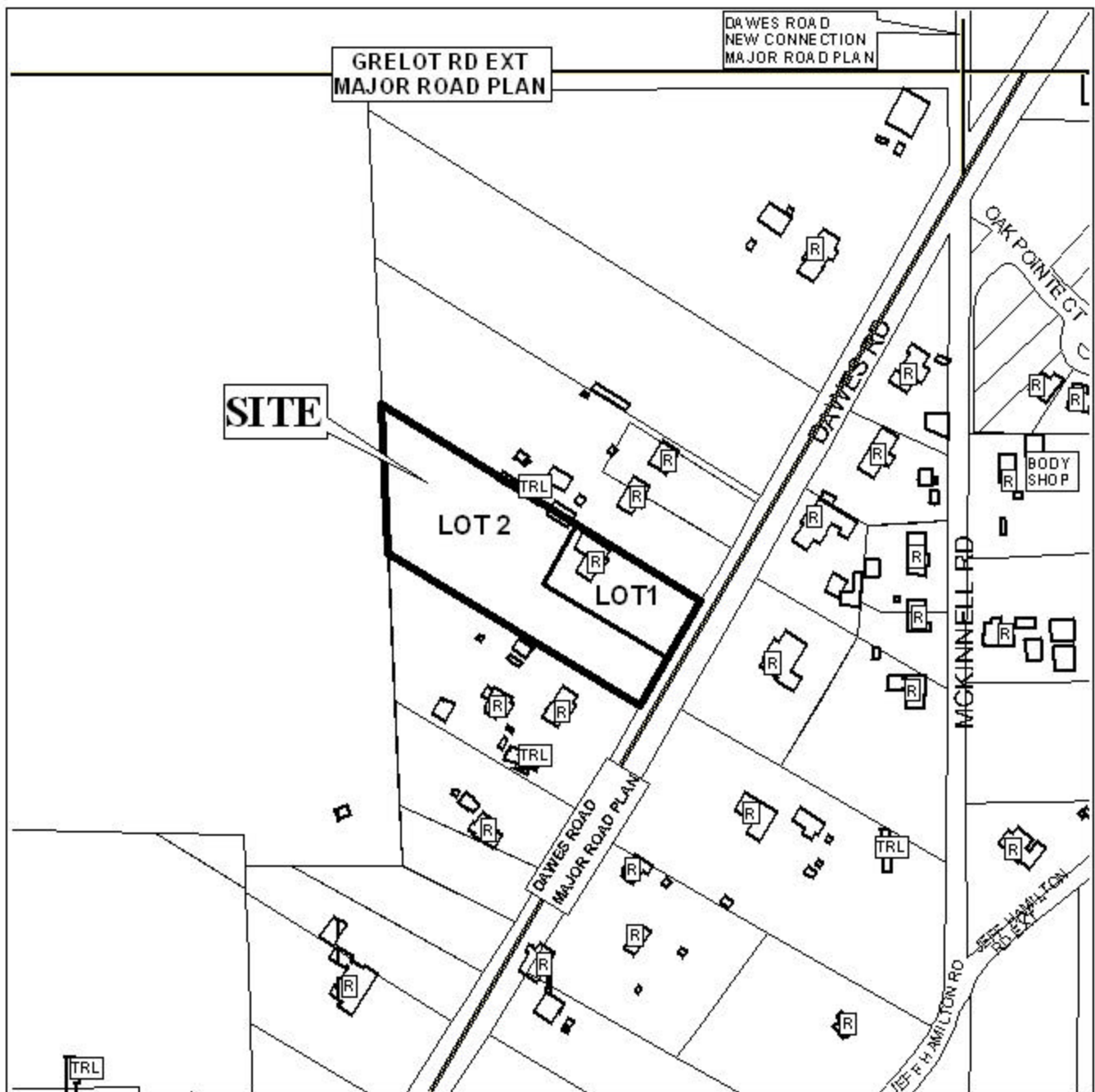
APPLICATION NUMBER 13 DATE June 19, 2003

APPLICANT Chem-Dry by the Bay Subdivision

REQUEST Subdivision



CHEM-DRY BY THE BAY SUBDIVISION



APPLICATION NUMBER 13 DATE June 19, 2003

LEGEND



N
NTS