

COUNTRY BREEZE SUBDIVISION

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

The plat illustrates the proposed 5 lot, 4.3 ± acres subdivision which is located at the Southwest corner of McCrary Road and Stone Road. The subdivision is served by public water and sanitary sewer from South Alabama Utilities.

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

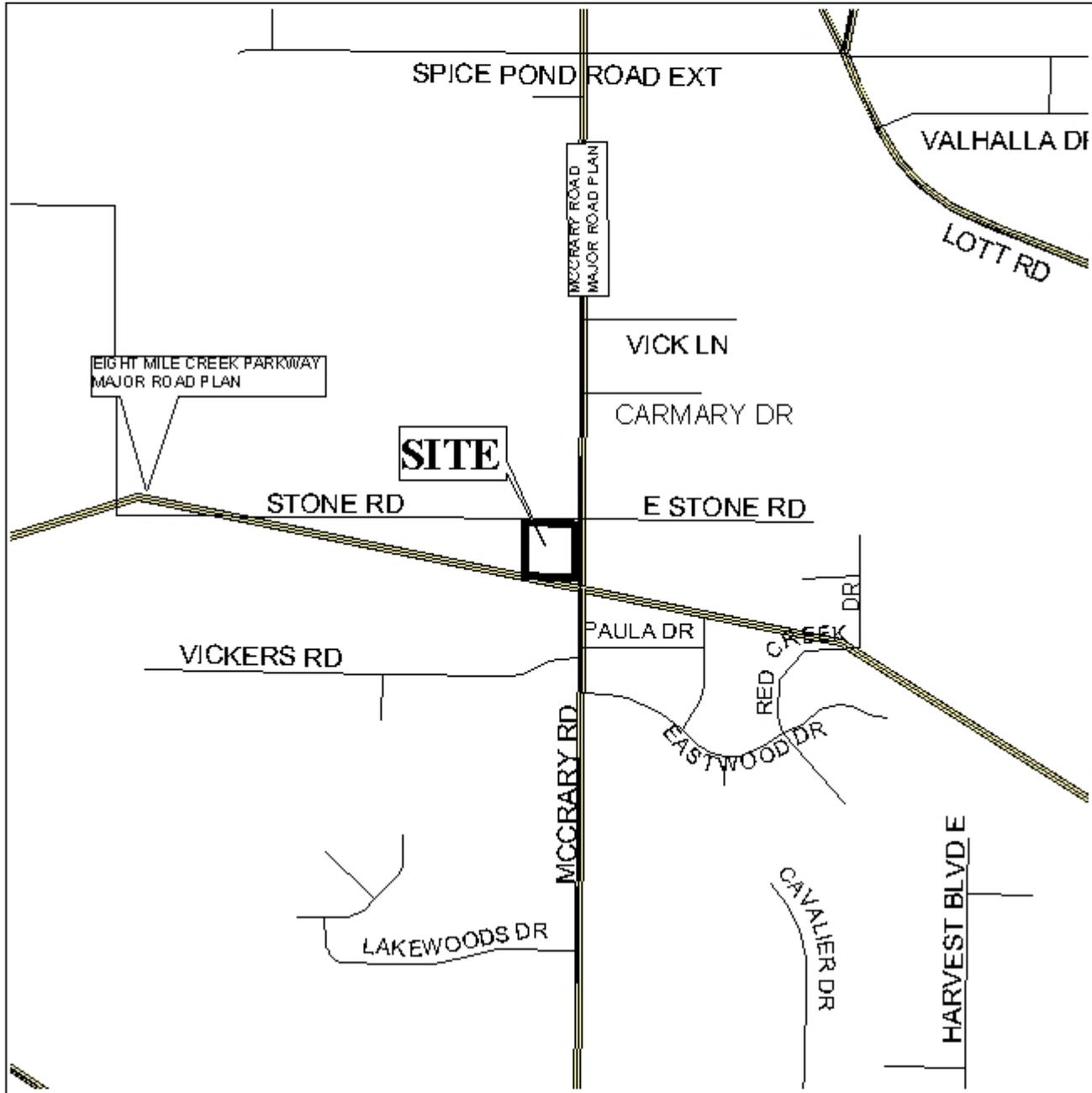
Lots 2 through 5 front McCrary Road, a planned major street, with McCrary Road having an existing right-of-way shown as 80 feet. The Major Street Plan requires a 100-foot right-of-way, therefore, the setback of sufficient right-of-way to provide 75-feet from the centerline of McCrary Road should be provided. Additionally, as a means of access management, a note should be placed on the final plat stating that Lots 2 through 5 are limited to one curb cut each to McCrary Road, with the size, location and design to be approved by County Engineering.

The site is adjacent to the Eight Mile Creek Parkway as illustrated on the Major Street Plan. However, because the exact route of Eight Mile Creek Parkway has not been determined, the provision of setback or dedication would not be appropriate at this time. Additionally, the right-of-way required for the Eight Mile Creek Parkway is 200', which would be an excessive taking for a Subdivision of this size.

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.

The plat meets 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 Lots 2 through 5 are limited to one curb cut each to McCrary Road, with the size, location and design to be approved by County Engineering; and 3) 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 Regulations.

LOCATOR MAP



APPLICATION NUMBER 15 DATE June 3, 2004

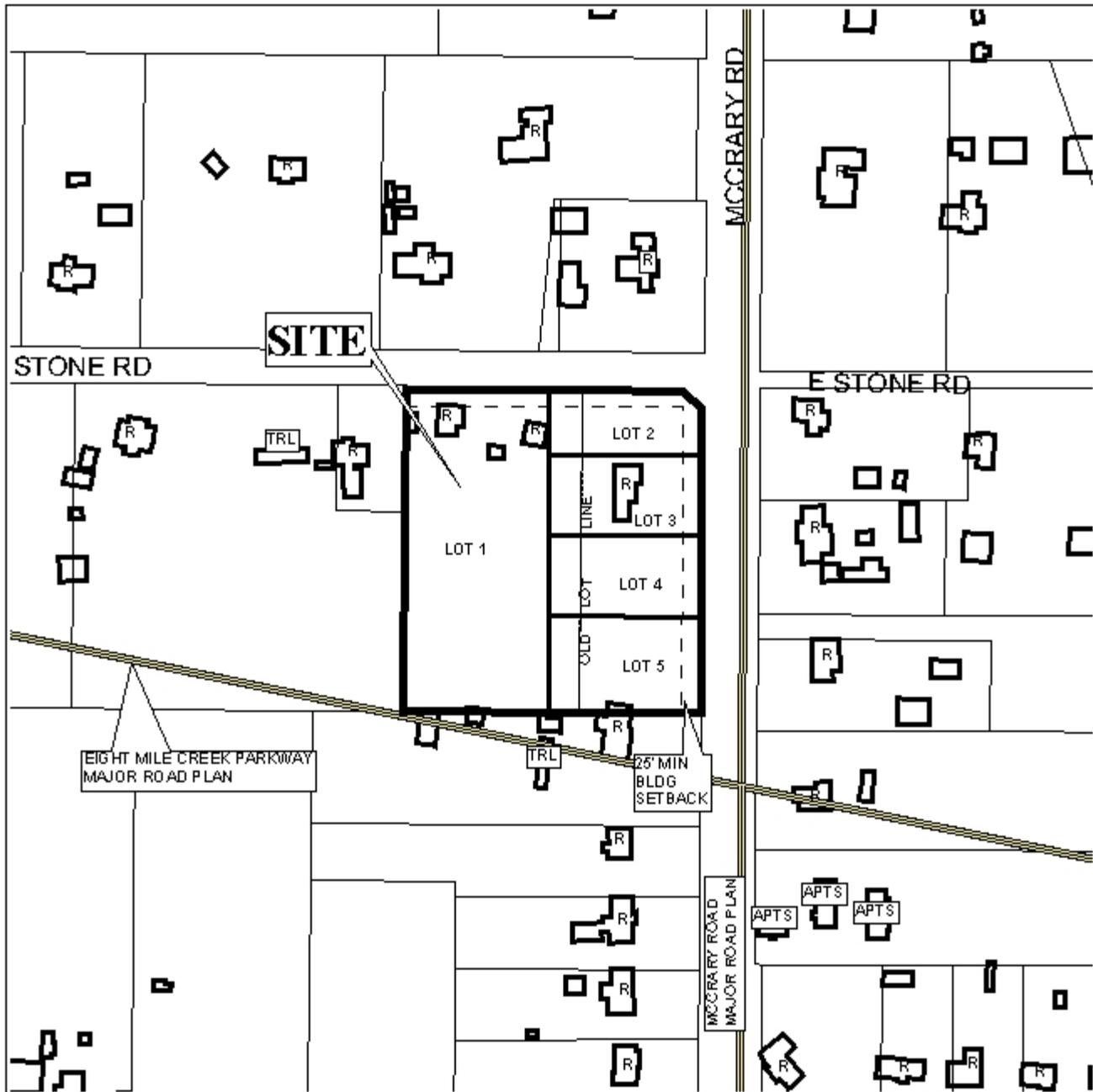
APPLICANT Country Breeze Subdivision

REQUEST Subdivision



NTS

COUNTRY BREEZE SUBDIVISION



APPLICATION NUMBER 15 DATE June 3, 2004

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



NTS