HUSBY SUBDIVISION, RESUBDIVISION OF LOT 2

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

The plat illustrates the proposed 0.9 ± acre, 2 lot subdivision which is located on the East side of McDonald Road, 2/10 mile ± South of Holloway Drive North. The subdivision is served by public water and individual septic systems.

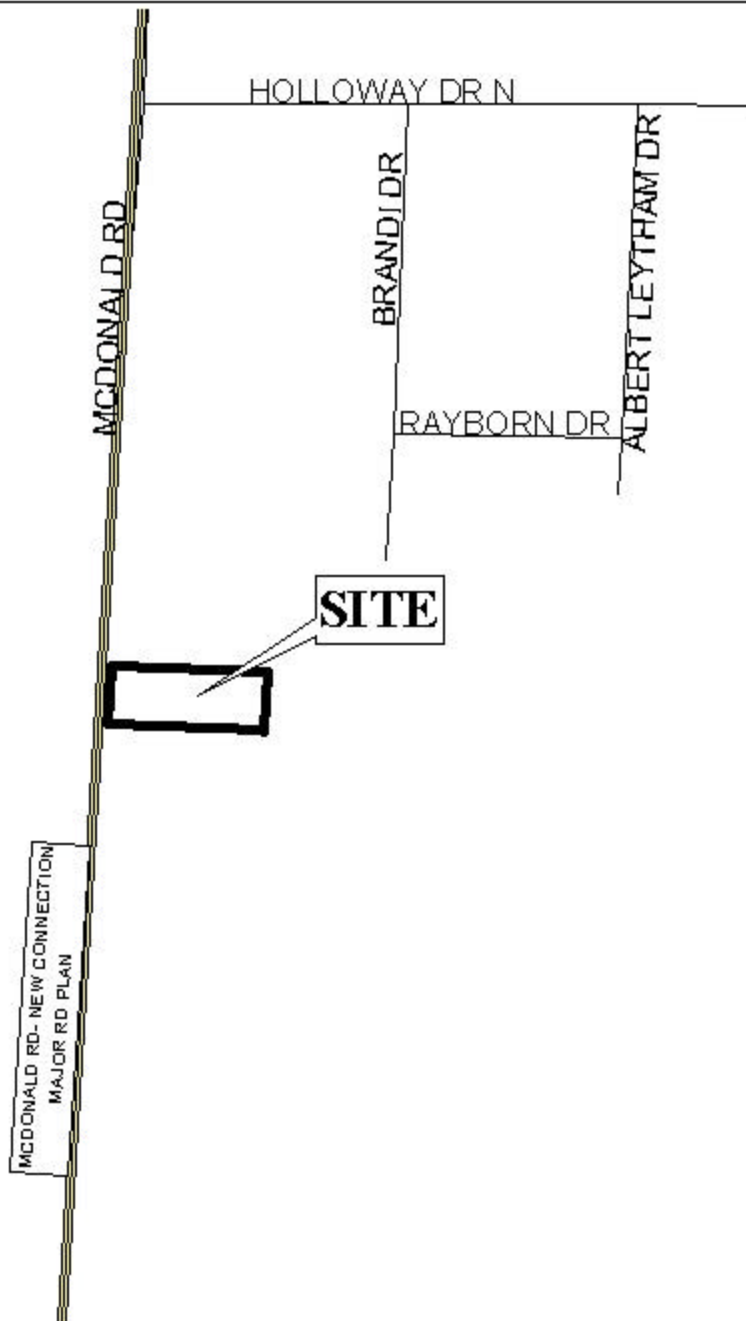The purpose of this application is to subdivide one lot into two lots.

McDonald Road, which has an existing right-of-way of 80-feet, is shown as a major street on the Major Street Plan, and as such requires a 100-foot right-of-way. Therefore, the provision of a 75-foot setback from the centerline to provide for the right-of-way of the planned major street (which includes the required 25-foot minimum building setback), 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.

The twenty-five foot minimum building setback line is not shown but would be required on the final plat.

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 the 75-foot setback line (which includes the required 25-foot minimum building setback) from the centerline of McDonald Road on the final plat; 2) the placement of a note on the final plat stating that any property that is developed commercially, and adjoins residentially developed property, will provide a buffer in compliance, with Section V.A.7. of the Subdivision Regulations; and 3) the placement of the twenty-five foot minimum building setback line on the final plat.

LOCATOR MAP

HOLLOWAY DR N

MCDONALD RD

BRANDI DR

ALBERT LEYTHAM DR

RAYBORN DR

SITE

MCDONALD RD- NEW CONNECTION
MAJOR RD PLAN

APPLICATION NUMBER _____ 21 _____ DATE _____ March 20, 2003 _____

APPLICANT ___ Husby Subdivision, Resubdivision of Lot 2 ___

REQUEST _____ Subdivision _____

N

NTS

HUSBY SUBDIVISION, RESUBDIVISION OF LOT 2

MCDONALD RD

RAYBORN DR

BRANDI DR

SITE

LOT 1

LOT 2

MCDONALD RD- NEW CONNECTION
MAJOR RD PLAN

APPLICATION NUMBER _____ 21 _____ 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