

HUSBY SUBDIVISION, RESUBDIVISION OF LOTS

1 AND 2

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

The plat illustrates the proposed 2 lot, 9.6 ± acres subdivision which is located on the East side of McDonald Road, 950' + South of Holloway Drive North. The subdivision is served by public water and individual septic systems.

The purpose of this application is to resubdivide two existing lots of record.

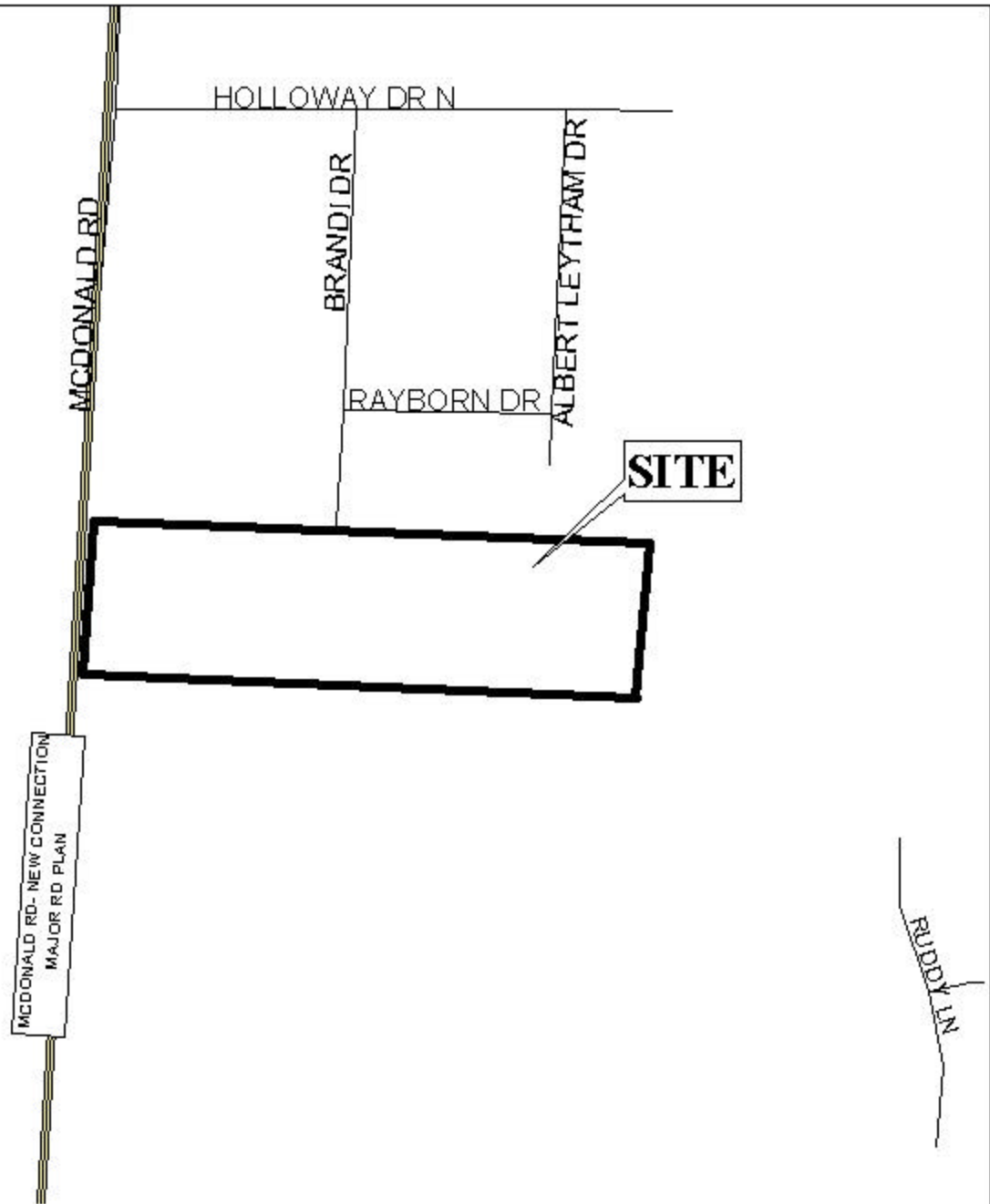
The site fronts McDonald Road, a planned major street, and the existing right-of-way is shown as 80 feet. The Major Street Plan requires a 100-foot right-of-way, therefore, the provision of a 75-foot setback (which includes the required minimum building setback of 25-feet), from the centerline of McDonald Road, to provide for the right-of-way of the planned major street should be provided. Additionally, as a means of access management, a note should be placed on the final plat stating Lots 1 and 2 are limited to one curb cut each to McDonald Road, with the size, location and design to be approved by County Engineering.

Additionally, Lot 1 exceeds the maximum width to depth ratio as recommended by the Subdivision Regulations, thus a waiver of Section V.D.3. would be needed.

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 and a waiver of Section V.D.3. (width to depth ratio), 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 McDonald Road; 2) placement of a note on the final plat stating that Lots 1 and 2 are limited to one curb cut each to McDonald 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



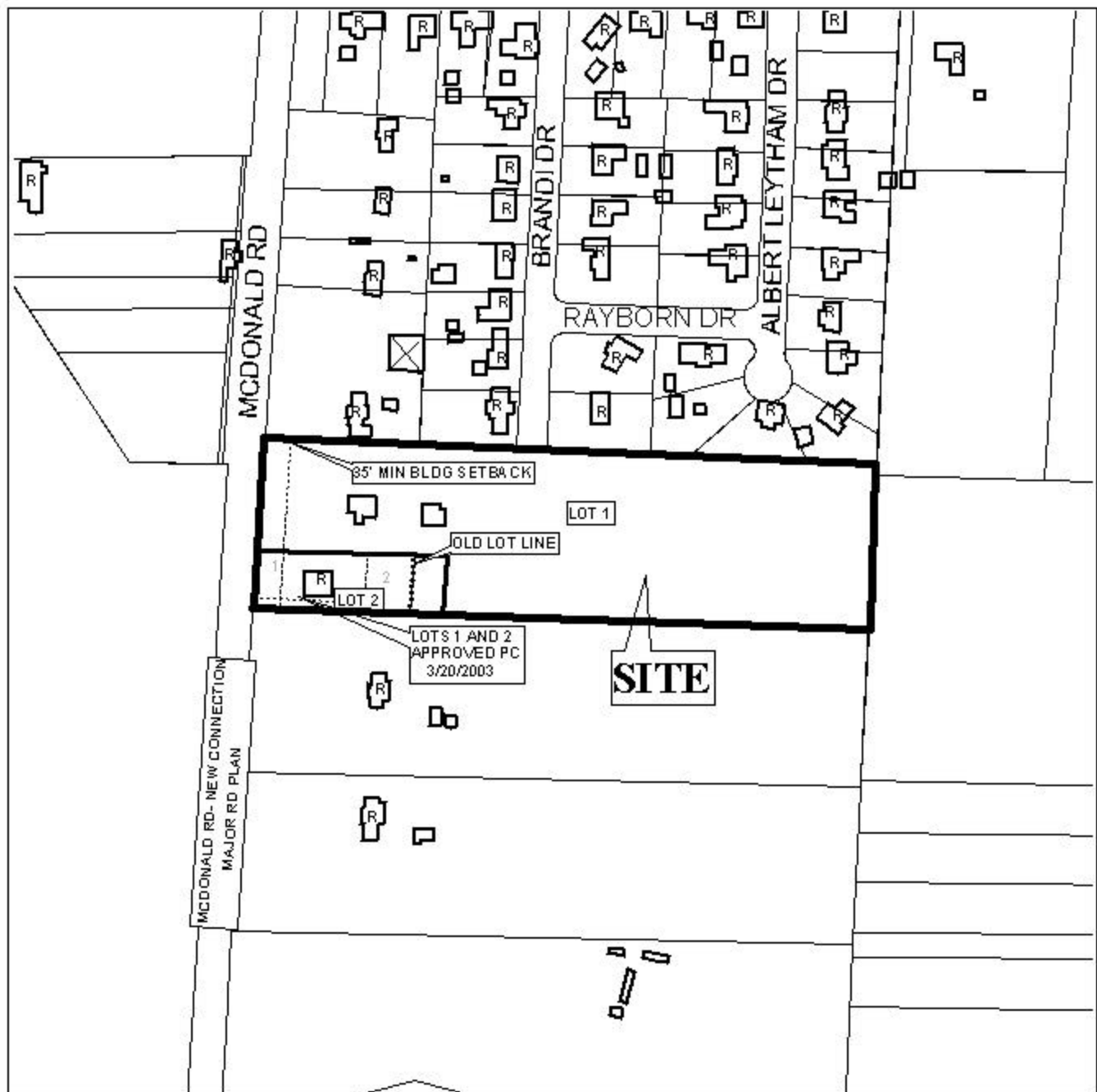
APPLICATION NUMBER 15 DATE May 1, 2003

APPLICANT Husby Subdivision, Resubdivision of Lots 1 and 2

REQUEST Subdivision



HUSBY SUBDIVISION, RESUBDIVISION OF LOTS 1 AND 2



APPLICATION NUMBER 15 DATE May 1, 2003

LEGEND

