

## **LYNDA CORRIE ESTATES SUBDIVISION**

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

The plat illustrates the proposed 2 lot, 6.1  $\pm$  acres subdivision which is located on the West side of McCrary Road, 500'  $\pm$  North of Calhoun Road. The subdivision is served by public water and individual septic systems.

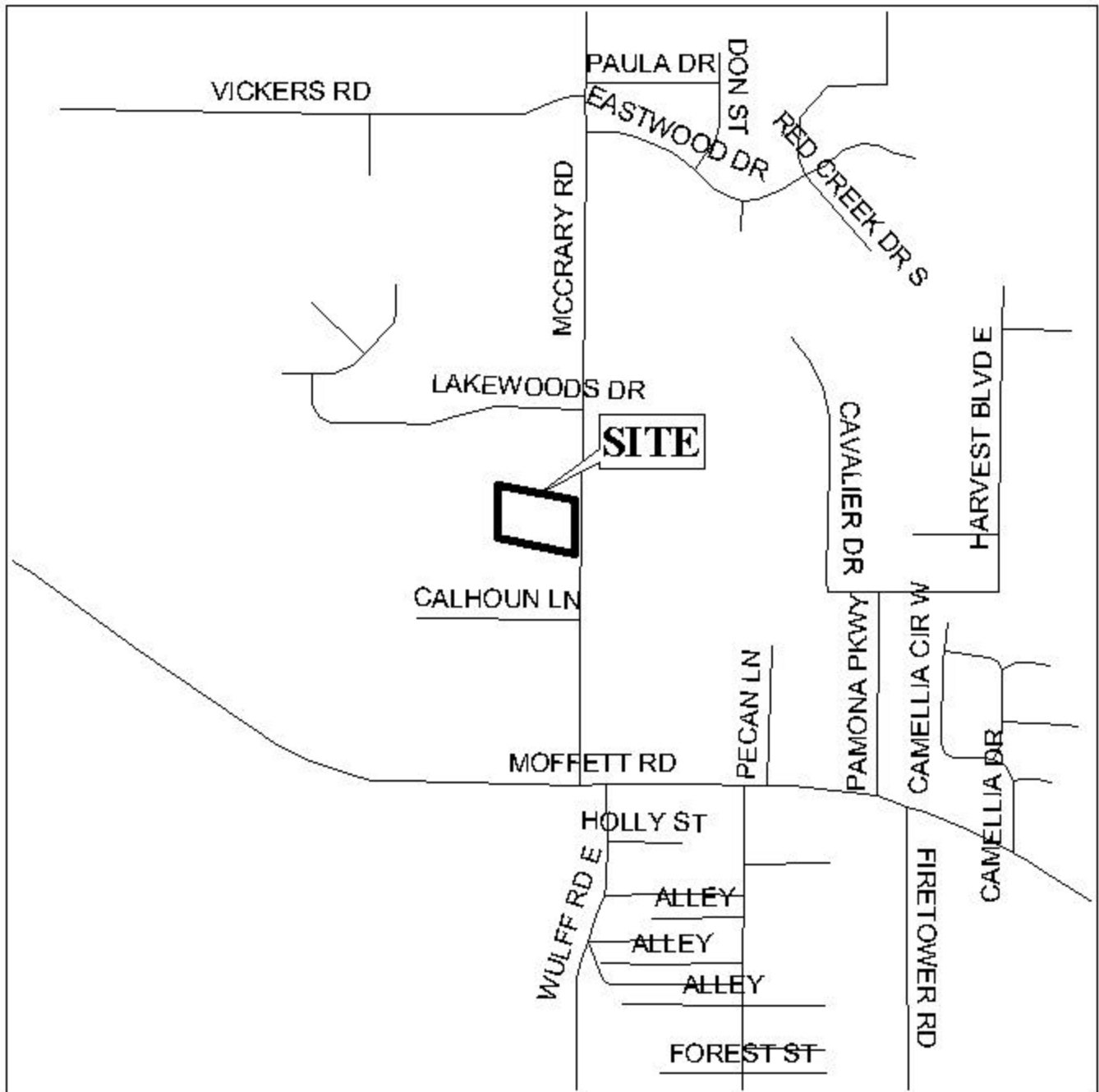
The purpose of this application is to subdivide a large tract of property into two lots.

The site 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 minimum building setback of 25-feet), from the centerline of McCrary 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 Lots 1 and 2 are limited to one curb cut each to McCrary 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 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 Lots 1 and 2 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 lot 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 8 DATE May 1, 2003  
APPLICANT Lynda Corrie Estates Subdivision  
REQUEST Subdivision



# LYNDA CORRIE ESTATES SUBDIVISION



APPLICATION NUMBER 8 DATE May 1, 2003

LEGEND



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