

## **McCAWLEY SUBDIVISION**

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

The plat illustrates the proposed 3 lot, 38.5  $\pm$  acres subdivision which is located on the North side of Jeff Hamilton Road, 4/10 mile  $\pm$  West of Snow Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create a three-lot subdivision from two metes and bounds parcels. The parcel where Lots 1 and 3 are being proposed is currently landlocked. However, there are no other viable options for development at this time.

As a means of access management, the placement of a note on the final plat stating that Lots 1, 2 and 3 should be limited to one curb cut each to Jeff Hamilton Road, with the size, location and design to be approved by County Engineering, should be required.

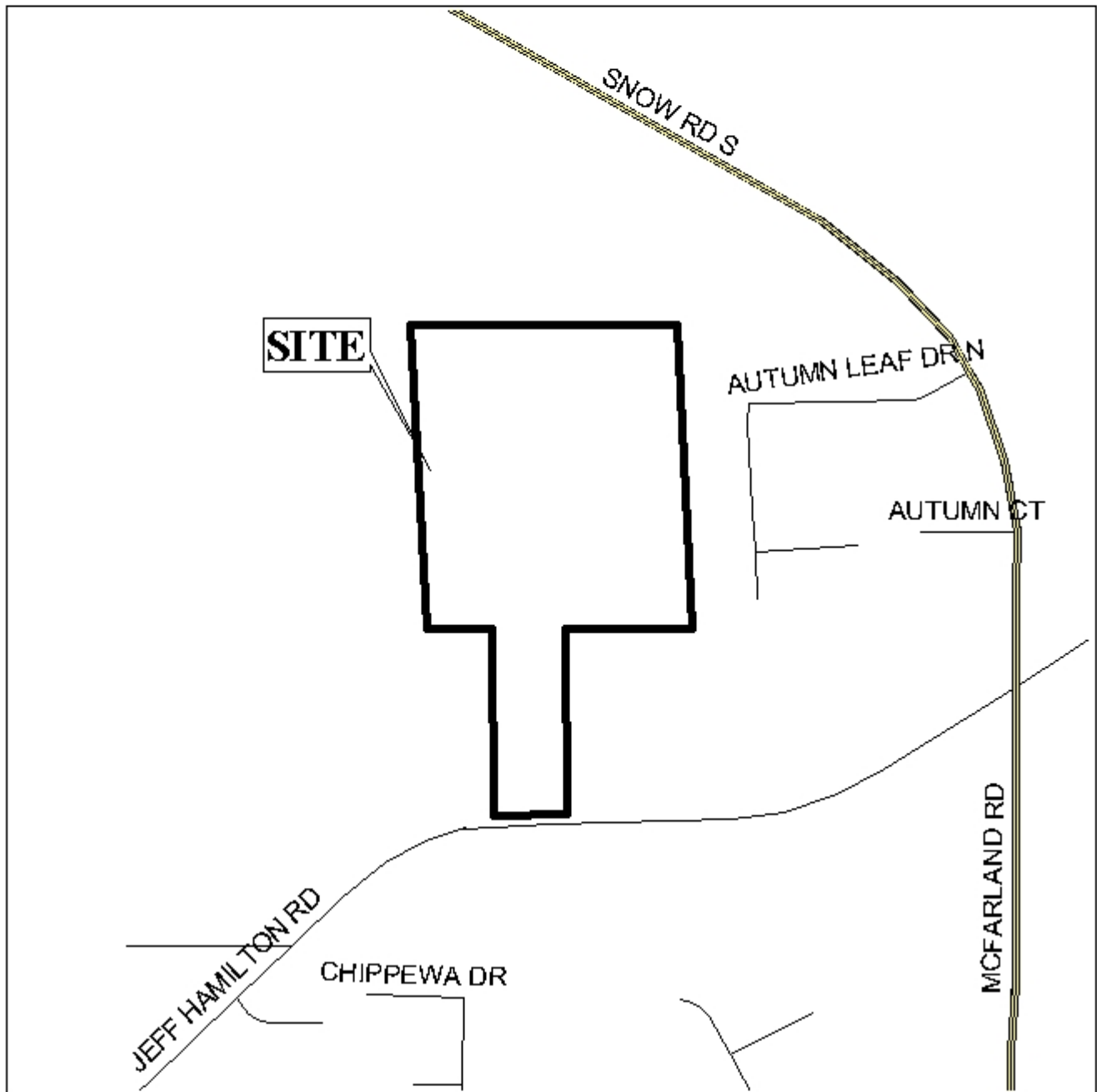
As proposed, Lots 1, 2 and 3 would exceed the maximum width to depth ratio of the Subdivision Regulations; therefore, a waiver of Section V.D.3. would be required.

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 required 25-foot minimum building setback lines are not shown, but would be required on the final plat.

With 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 placement of a note on the final plat stating that Lots 1, 2 and 3 are limited to one curb cut each to Jeff Hamilton Road, with the size, location and design to be approved by County Engineering; and 2) 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; and 3) the placement of the 25-foot minimum building setback lines on the final plat.

## LOCATOR MAP



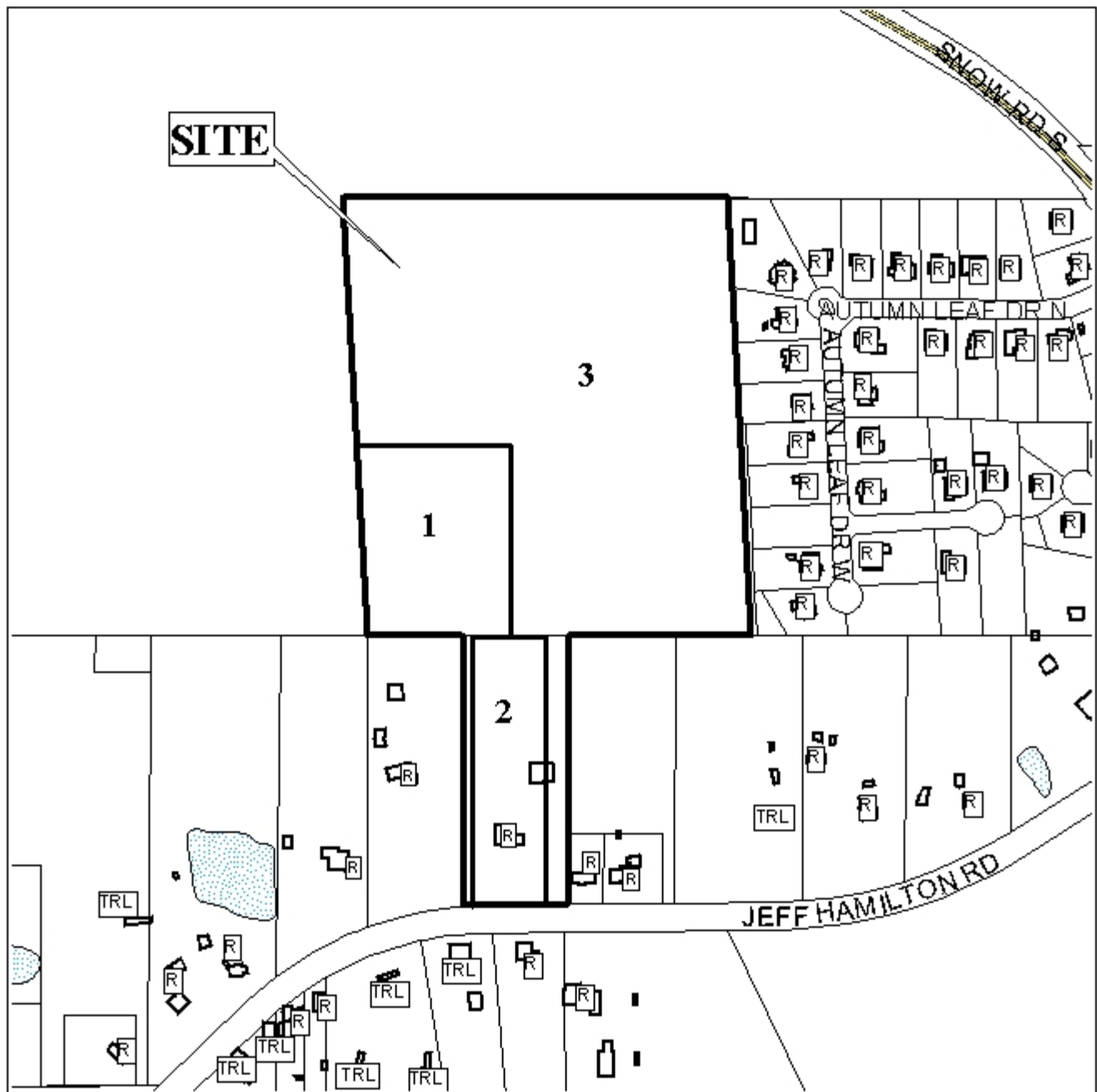
APPLICATION NUMBER 10 DATE June 16, 2005

APPLICANT McCawley Subdivision

REQUEST Subdivision



# McCAWLEY SUBDIVISION



APPLICATION NUMBER 10 DATE June 16, 2005

LEGEND



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