BRANDY SUBDIVISION, RESUBDIVISION OF LOTS 2 & 3

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

The plat illustrates the proposed 3 lot, 3.4 $\pm$ acres subdivision which is located on the East side of Dawes Road, 2/10 mile $\pm$ South of Leroy Stevens Road, extending to the West side of Leroy Stevens Road, 2/10 mile $\pm$ South of Dawes Road. The subdivision is served by public water and individual septic systems.

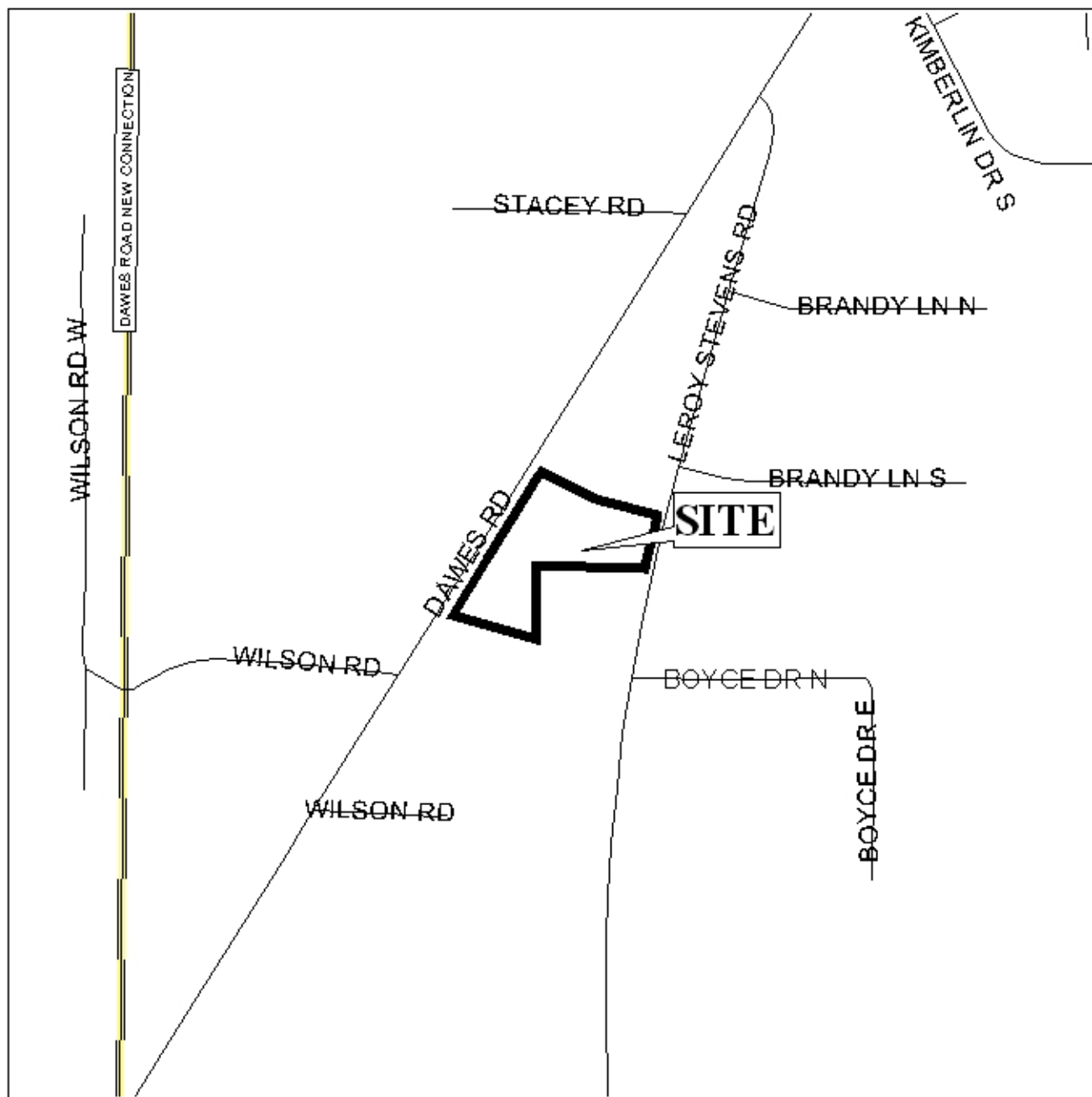The purpose of this application is to resubdivide two lots into three.

As indicated on the Vicinity Map, Lot C fronts both Dawes Road and Leroy Stevens Road. Therefore, as a means of access management, a note should be placed on the final plat stating that Lot C is limited to one curb cut for only one street (Leroy Stevens Road) to avoid potential cut through traffic.

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 25-foot minimum building setback lines are 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 a note on the final plat stating that Lot C is limited to one curb cut for only one street (Leroy Stevens Road); 2) 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; and 3) the placement of the 25-foot minimum setback lines on the final plat.

LOCATOR MAP

KIMBERLIN DR S

STACEY RD

BRANDY LN N

LEROY STEVENS RD

DAWES ROAD NEW CONNECTION

WILSON RD W

BRANDY LN S

SITE

DAWES RD

WILSON RD

BOYCE DR N

WILSON RD

BOYCE DR E

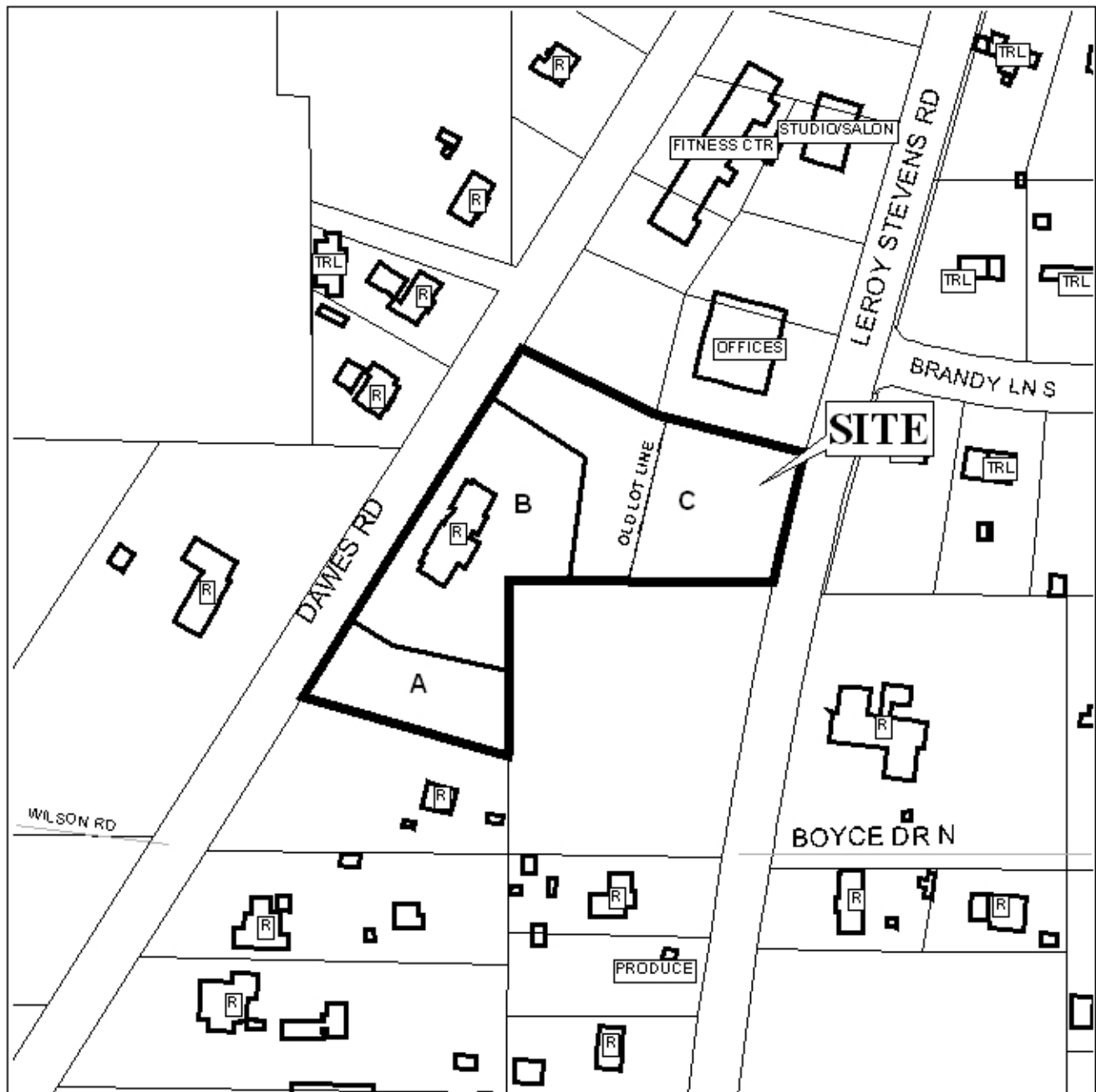APPLICATION NUMBER _____8_____ DATE _____October 20, 2005_____

APPLICANT _____Brandy Subdivision, Resubdivision of Lots 2 & 3_____

REQUEST _____Subdivision_____

N

NTS

BRANDY SUBDIVISION, RESUBDIVISION OF LOTS 2 & 3

R

TRL

TRL

FITNESS CTR

STUDIO/SALON

LEROY STEVENS RD

R

TRL

TRL

OFFICES

BRANDY LN S

DAWES RD

OLD LOT LINE

SITE

B

C

R

R

TRL

R

A

R

WILSON RD

R

BOYCE DR N

R

R

R

R

PRODUCE

R

R

APPLICATION NUMBER ___8___ DATE __October 20, 2005__

N

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