

AINSLEY WOODS SUBDIVISION

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

The plat illustrates the proposed 2 lot, 1.2 \pm acre subdivision which is located on the East side of Rigby Road, 300' \pm North of Tanner Williams Road. The subdivision is served by public water and individual septic systems.

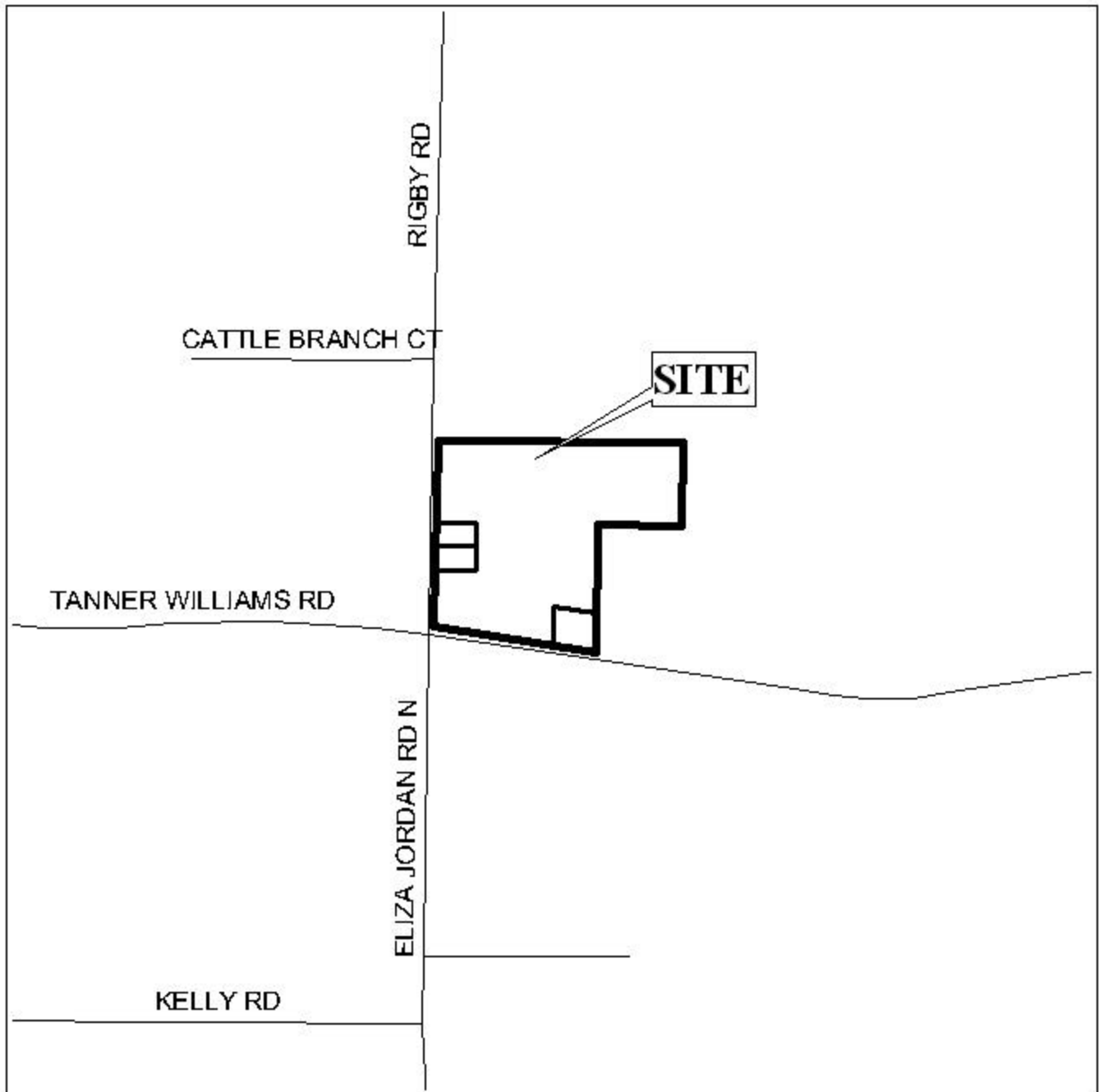
The purpose of this application is to create two lots from a large (25 acres) metes and bounds parcel. It should be noted that the future development parcel will require subdivision approval from the Planning Commission for any development.

The site fronts Eliza Jordon Road (Rigby Road) a planned major street and the existing right-of-way is shown as 50 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 Eliza Jordon 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 Eliza Jordon 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 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 Eliza Jordon Road; 2) placement of a note on the final plat stating that Lots 1 and 2 are limited to one curb cut each to Eliza Jordon 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



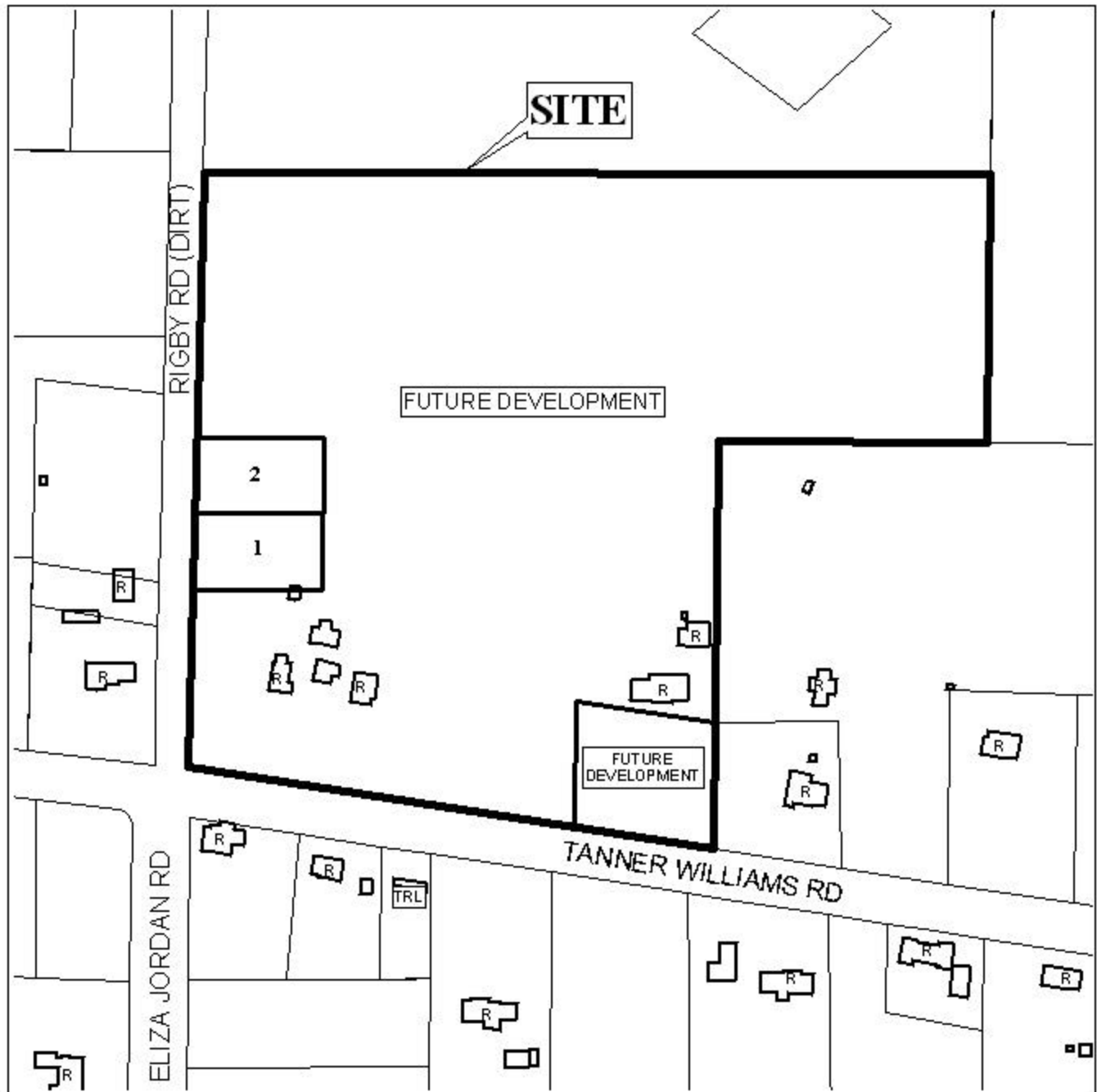
APPLICATION NUMBER 11 DATE June 19, 2003

APPLICANT Ainsley Woods

REQUEST Subdivision



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LEGEND

