

MAGGIE'S SNOW ROAD SUBDIVISION

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

The plat illustrates the proposed 2 lot, 10.2 \pm acres subdivision which is located on the West side of Snow Road, 3/10 mile \pm South of Tanner Williams Road. The subdivision is served by public water and individual septic systems.

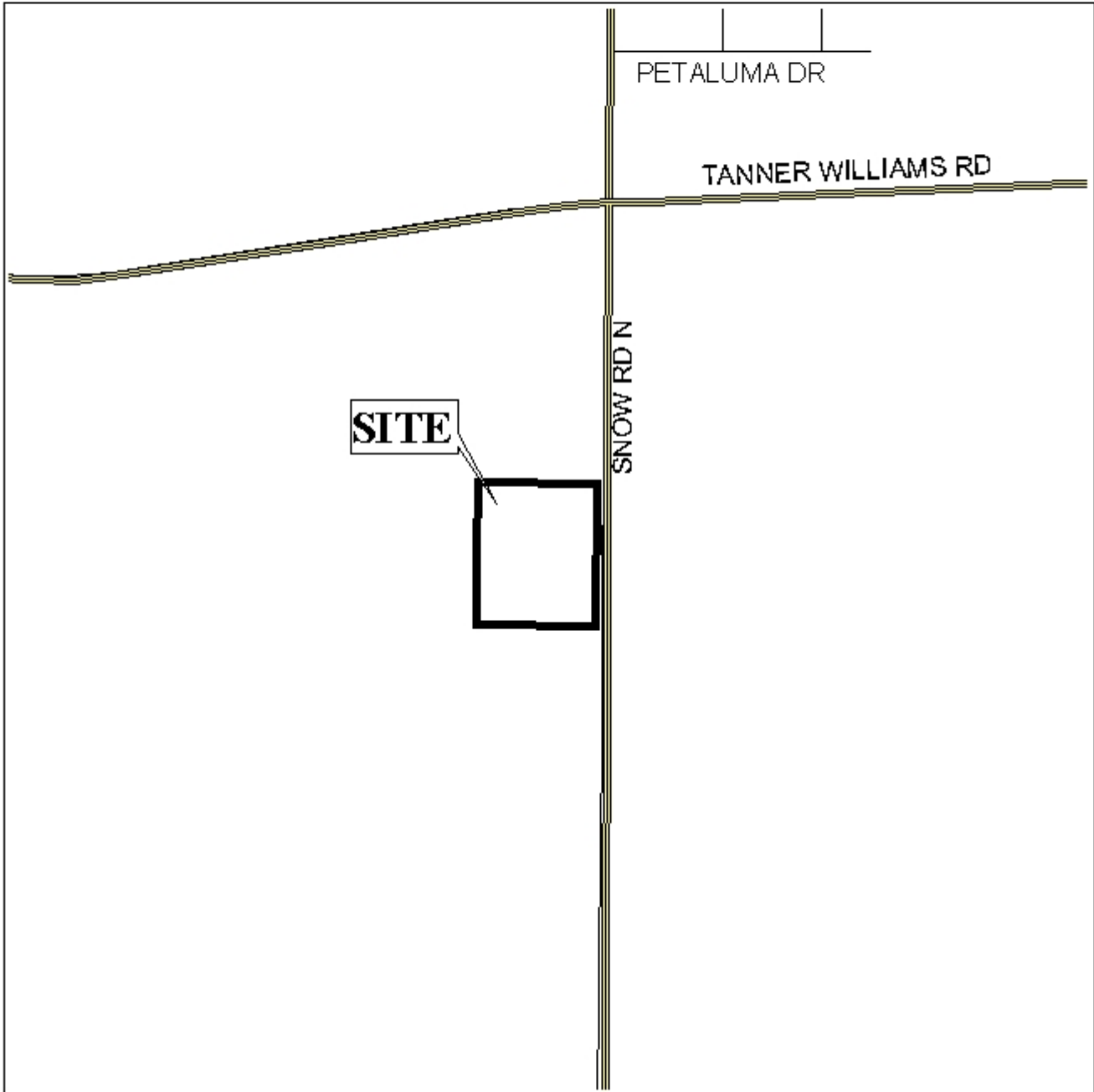
The purpose of this application is to subdivide an existing lot into two lots.

The site fronts Snow Road, a planned major street, which has an existing right-of-way of 90-feet; the Major Street Plan requires a 100-foot right-of-way. However, the plat submitted indicates that the lots appear to have dedication of the additional right-of-way; therefore in compliance. Additionally, as a means of access management, the placement of a note on the final plat stating that Lot 1 is limited to one curb cut and Lot 2 is limited to two curb cuts to Snow Road, with the location, size, and design to be approved by County Engineering, should 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 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 1 limited to one curb cut and Lot 2 is limited to two curb cuts to Snow Road, with the location, size, 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.

LOCATOR MAP



APPLICATION NUMBER 13 DATE July 7, 2005

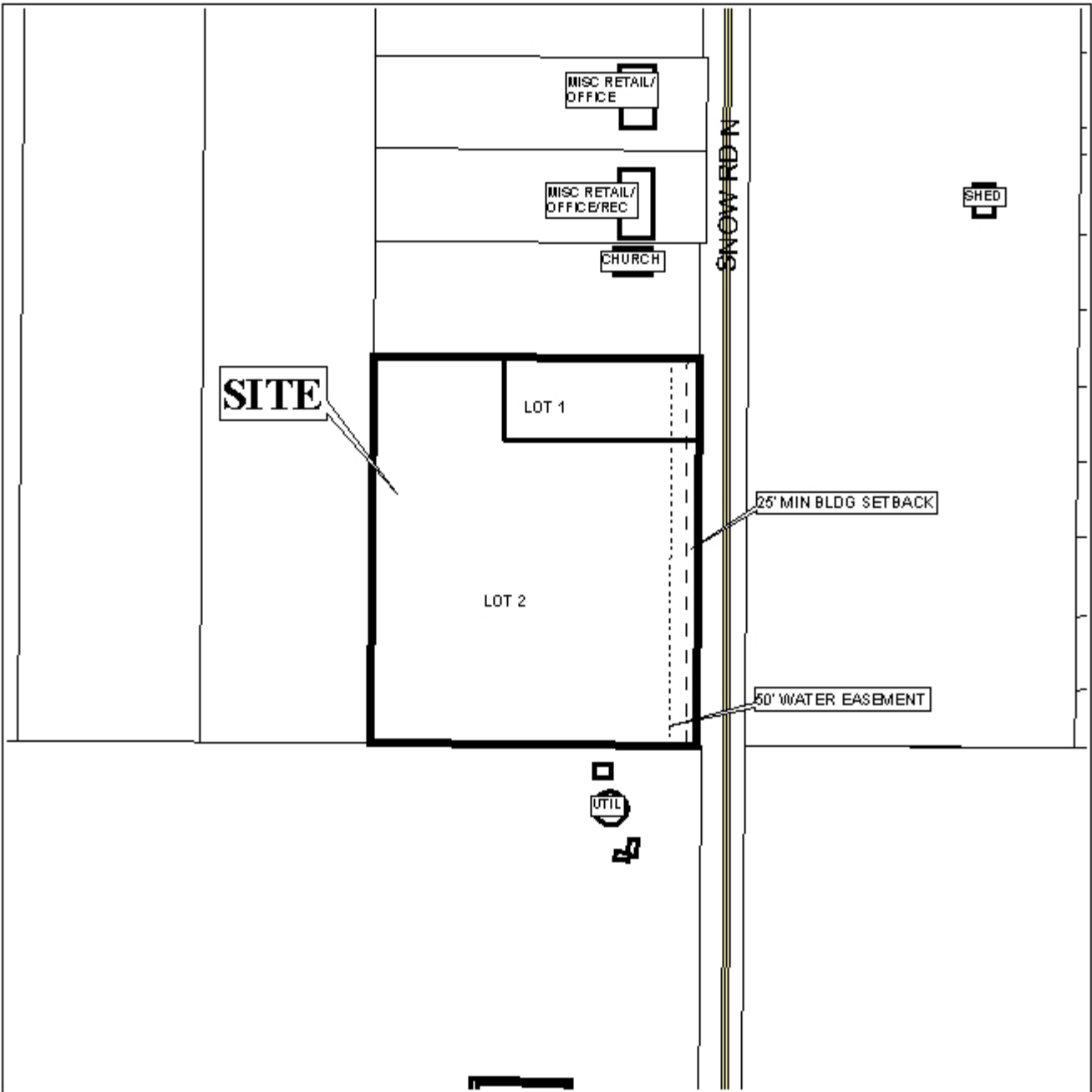
APPLICANT Maggie's Snow Road Subdivision

REQUEST Subdivision



NTS

MAGGIE'S SNOW ROAD SUBDIVISION



APPLICATION NUMBER 13 DATE July 7, 2005

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
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