

BAKER'S ADDITION TO SNOW ROAD **SUBDIVISION**

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

The plat illustrates the proposed 3 lot, 3.8 \pm acres subdivision which is located at the Southwest corner of Snow Road and Howells Ferry Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to subdivide two metes and bounds parcels into 3 lots of record.

The site fronts Howells Ferry Road, which has an existing right-of-way of 80-feet, is a planned major street on the Major Street Plan, and as such requires a 100-foot right-of-way. Additionally, Snow Road has an existing right-of-way of 60-feet and is also a planned major street on the Major Street Plan, and as such requires a 100-foot right-of-way. Therefore, the dedication of sufficient rights-of-ways to provide 50-feet from the centerline of Howells Ferry Road and Snow Road should be required. Moreover, as a means of access management, a note should be placed on the final plat stating that the size, number and location of all curb cuts are to be approved by County Engineering.

Furthermore, with Lot 1 being a corner lot, the dedication of a 25' radius 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 dedication of sufficient rights-of-ways to provide 50' from the centerline of Howells Ferry Road and Snow Road; 2) the dedication of a 25-foot radius at the corner of Howells Ferry Road and Snow Road; and 3) 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



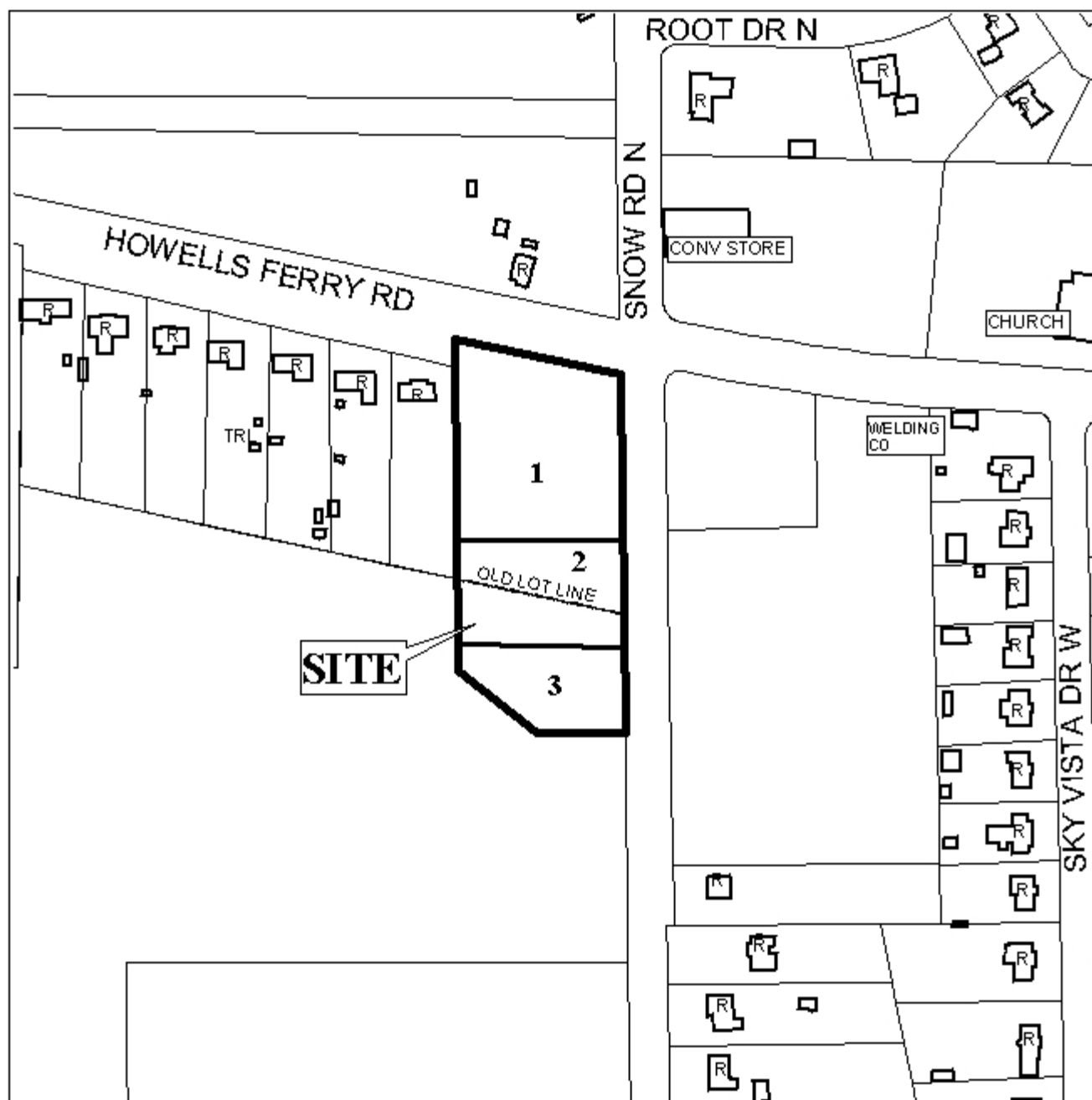
APPLICATION NUMBER 9 DATE August 19, 2004

APPLICANT Baker's Addition to Snow Road Subdivision

REQUEST Subdivision



BAKER'S ADDITION TO SNOW ROAD SUBDIVISION



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LEGEND



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