

JOAN E. BAXTER SUBDIVISION

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

The plat illustrates the proposed 2 lot, 6.5 ± acres subdivision which is located at the Northwest corner of Dawes Road and Baird Coxwell Road. The subdivision is served by public water and individual septic systems.

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

The site fronts Dawes Road, a planned major street, and the existing right-of-way is shown as 80 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 Dawes Road to provide for the right-of-way of the planned major street, should be provided. Additionally, as a means of access management, a note should be placed on the final plat stating that Lots 1 and 2 are limited to one curb cut each to Dawes Road, with the location, size, and design to be approved by County Engineering. Furthermore, with Lot 2 being a corner lot, the dedication of a 25' radius should be required.

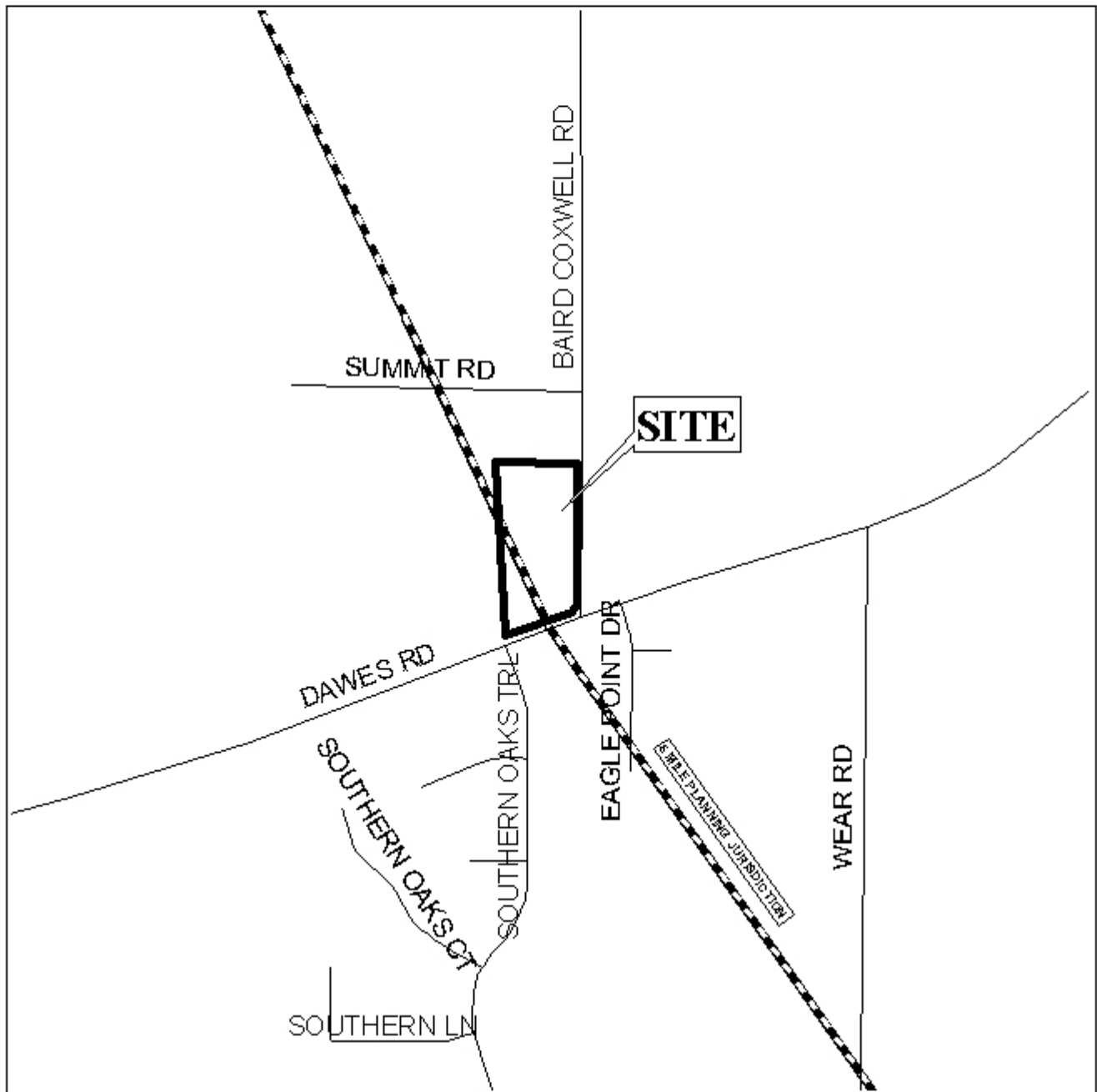
As illustrated on the Vicinity Map, Baird Coxwell Road is dirt and access for commercial development should be denied until it is paved.

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.

A 25-foot minimum building setback line along Baird Coxwell Road is 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 provision of a 75-foot setback (which includes the required minimum building setback of 25-feet) from the centerline of Dawes Road; 2) the placement of a note on the final plat stating that Lots 1 and 2 are limited to one curb cut each to Dawes Road, with the location, size, and design to be approved by County Engineering; 3) the placement of a note on the final plat stating that direct access to Baird Coxwell Road for commercial development is denied until it is paved; 4) the dedication of a 25-foot radius at the corner of Dawes Road and Baird Coxwell Road; 5) 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 6) the placement of a 25-foot minimum setback line along Baird Coxwell Road on the final plat.

LOCATOR MAP



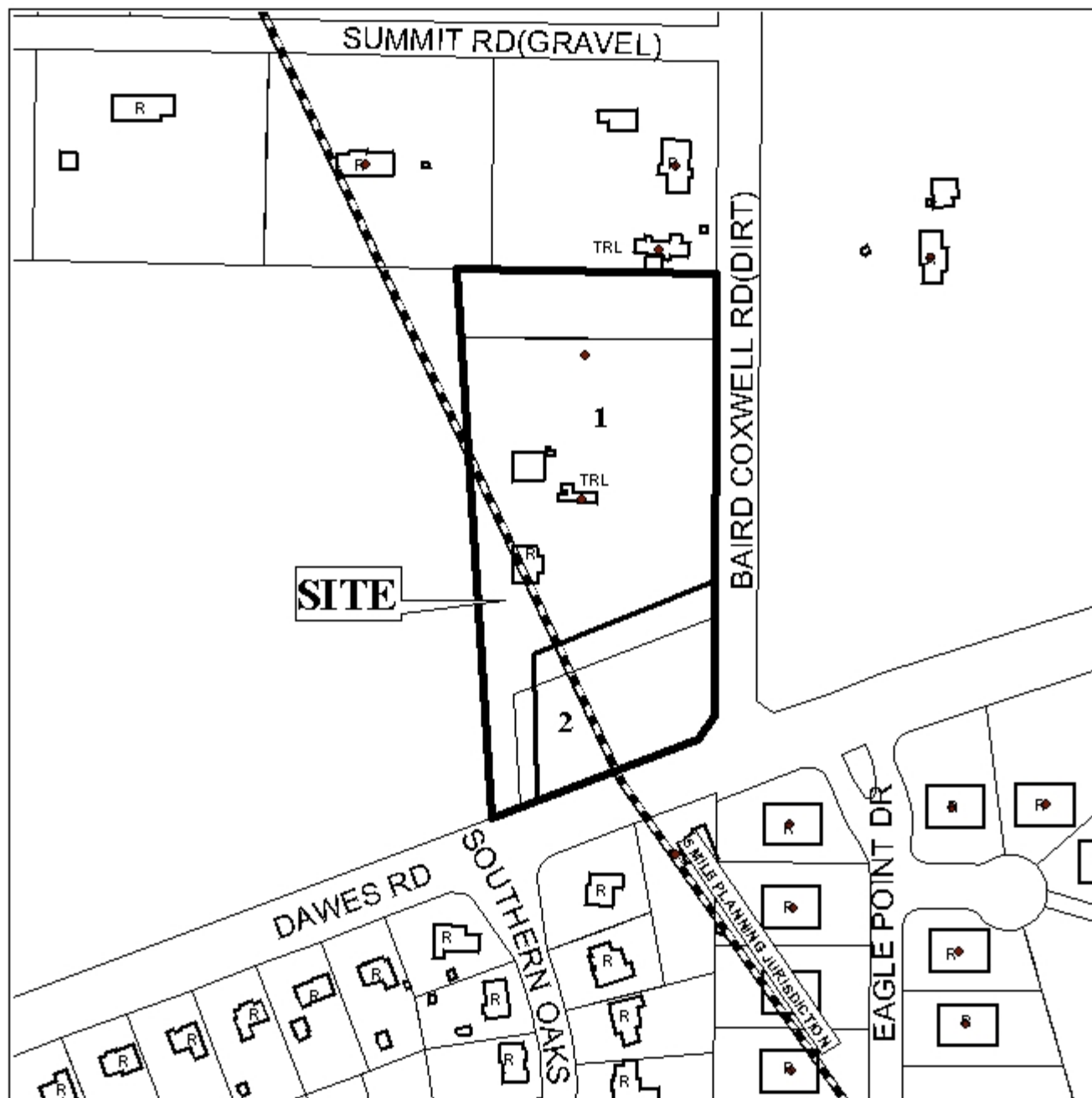
APPLICATION NUMBER 15 DATE October 7, 2004

APPLICANT Joan E. Baxter Subdivision

REQUEST Subdivision



JOAN E. BAXTER SUBDIVISION



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LEGEND

