

MAGGIE'S DAWES ROAD SUBDIVISION

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

The plat illustrates the proposed 1 lot, 1.0 ± acre subdivision which is located on the East side of Dawes Road, 380' ± North of Cottage Hill Road. The subdivision is served by public water and individual septic systems.

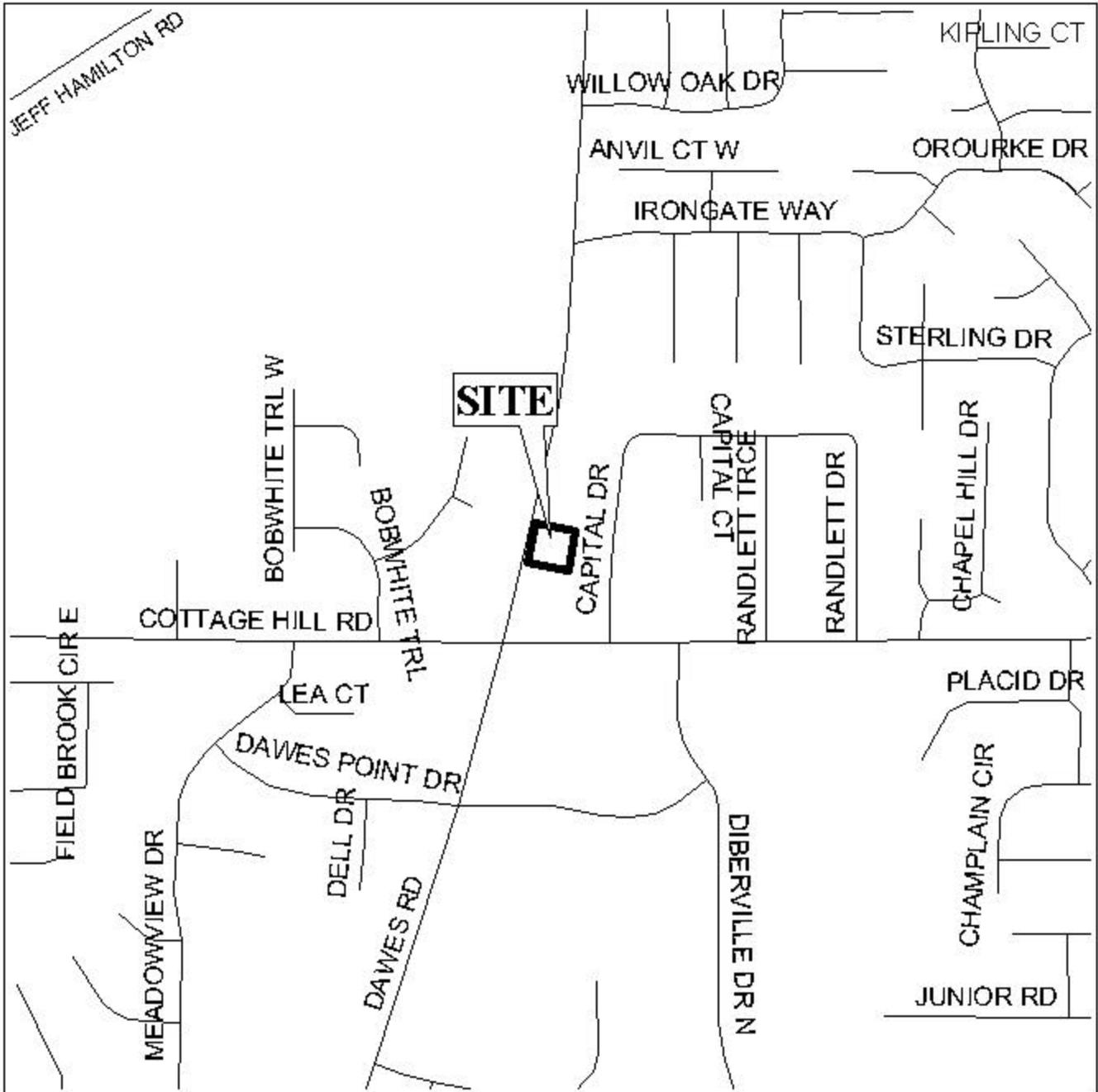
The purpose of this application is to combine two lots into one lot.

The site fronts Dawes Road, a planned major street, which has an existing right-of-way shown as 80 feet; the Major Street Plan requires a 100-foot right-of-way. The dedication from the centerline of Dawes Road, to provide for the right-of-way of the planned major street is shown on the plat. Additionally, as a means of access management, the placement of a note on the final plat stating that the site is limited to one curb cut to Dawes Road, with the size, location 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.

With modifications, 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 right-of-way from the centerline of Dawes Road; 2) the placement of a note on the final plat stating that the site is limited to one curb cut to Dawes Road, with the size, location and design to be approved by County Engineering; 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.

LOCATOR MAP



APPLICATION NUMBER 16 DATE December 18, 2003

APPLICANT Maggie's Dawes Road Subdivision

REQUEST Subdivision



NTS

MAGGIE'S DAWES ROAD ESTATES SUBDIVISION



APPLICATION NUMBER 16 DATE December 18, 2003

LEGEND

