

SOUTHERN WASTE SUBDIVISION,
RESUBDIVISION OF LOT 2

Engineering Comments: Development of property must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 2-lot, 7.0± acre subdivision which is located on the South side of Baker Sorrell Road, 180'+ West of Dauphin Island Parkway and is located within the Planning Jurisdiction. The subdivision is served by city water and individual septic systems.

The purpose of this application is to shift an interior lot line between two legal lots of record.

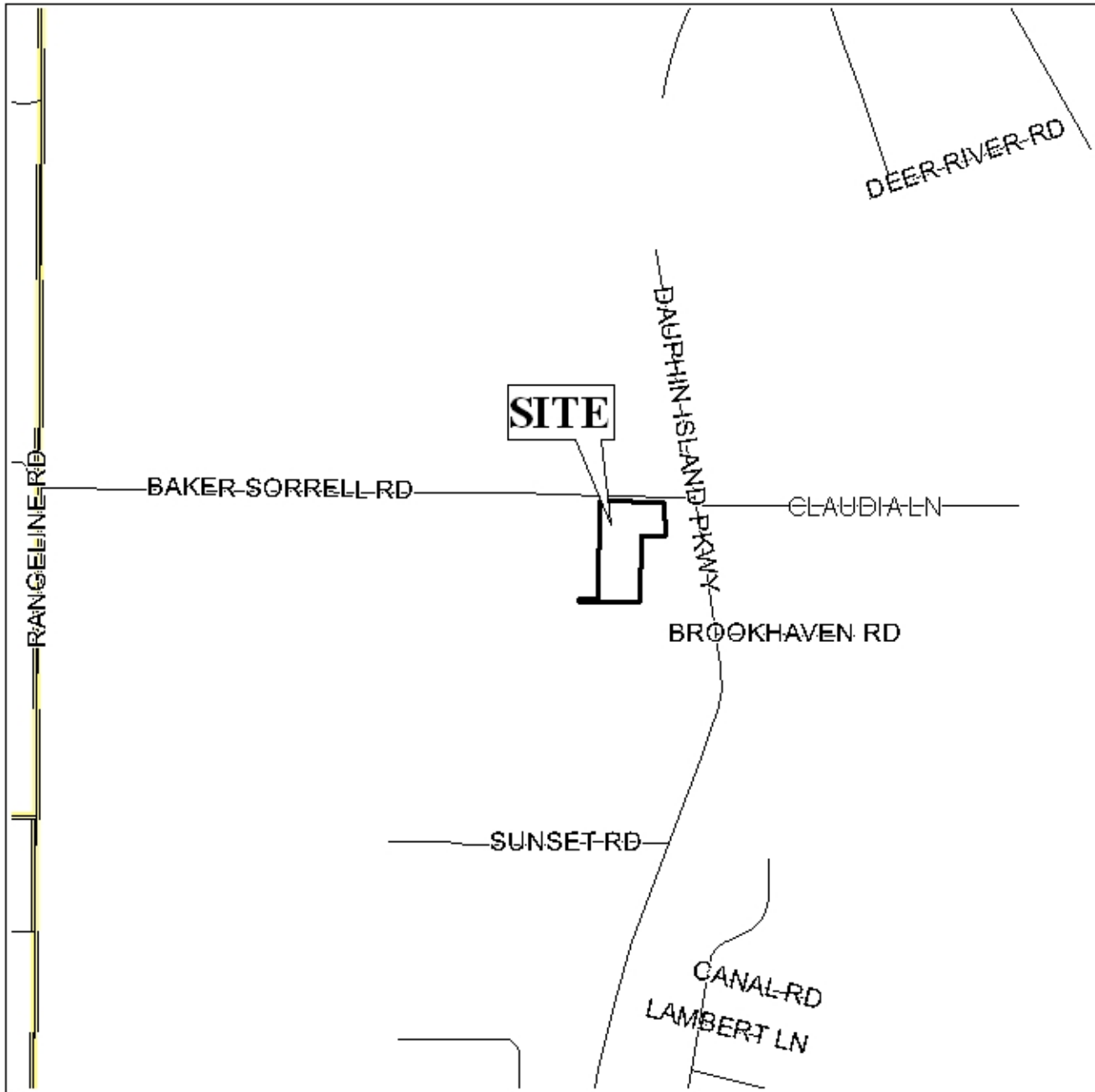
As a means of access management, Lots A and B should be limited to one curb cut each to Baker Sorrell Road with the size, location and design to be approved by County Engineering.

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.

As the site has significant wetlands as illustrated on the preliminary plat, the area may be considered environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required.

The plat is recommended for Tentative Approval, subject to the following condition: 1) placement of a note on the final plat stating that Lot A and B are limited to one curb cut each to Baker Sorrell Road, with the size, location and design to be approved by County Engineering; 2) 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; and 3) the approval of all applicable federal, state and local agencies.

LOCATOR MAP



APPLICATION NUMBER 5 DATE October 5, 2006

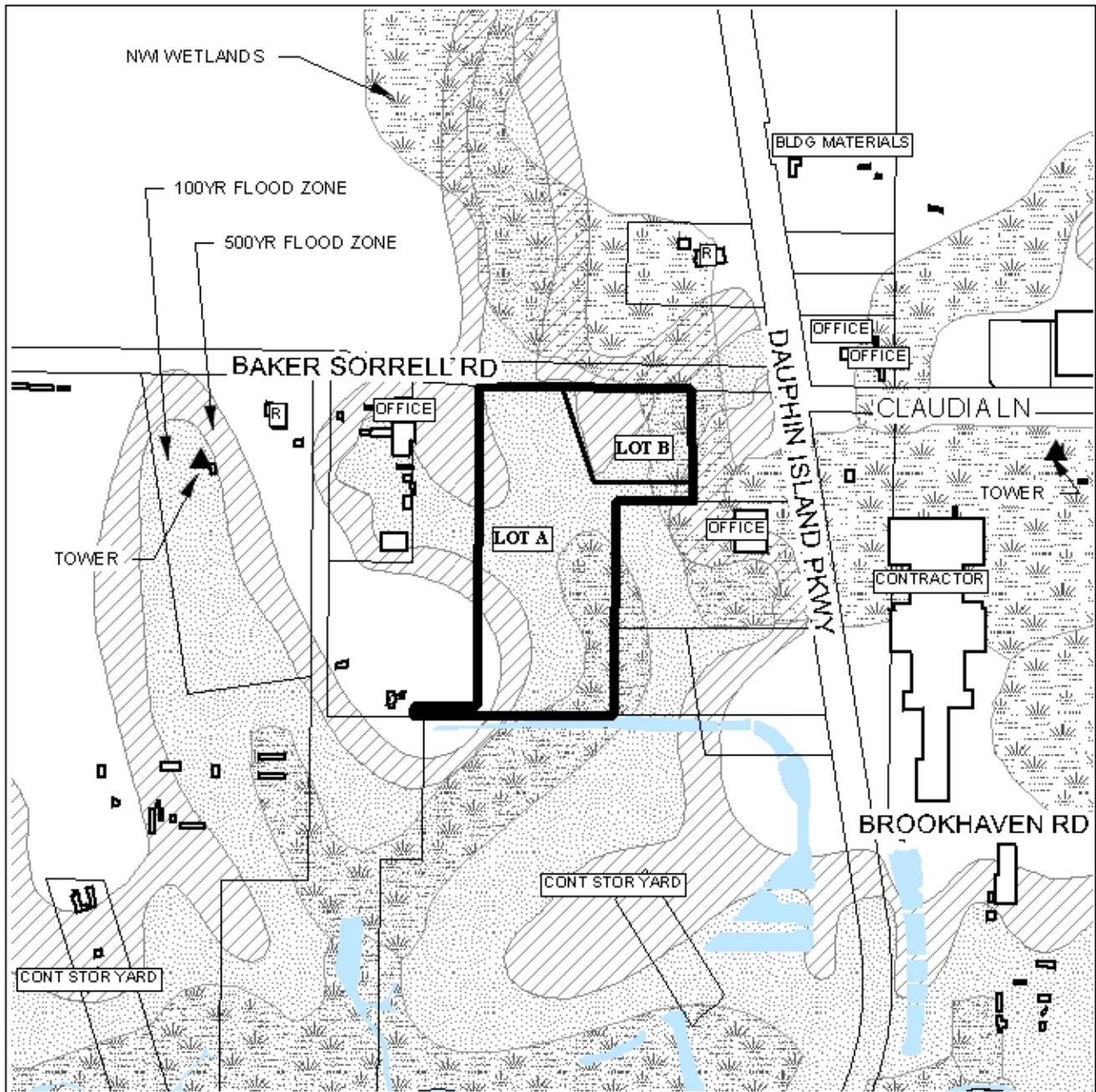
APPLICANT Southern Waste Subdivision, Resubdivision of Lot 2

REQUEST Subdivision



NTS

SOUTHERN WASTE SUBDIVISION, RESUBDIVISION OF LOT 2



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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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