

ROBINSON ACRES SUBDIVISION

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

The plat illustrates the proposed 3.3± acre, 2-lot subdivision, which is located at 475 Dykes Road, on the East side of Dykes Road, 210'± North of the East terminus of Pierce Creek Road. The site is served by public water and private septic systems.

The purpose of the application is to create a two-lot subdivision from two metes and bounds parcels. It should be noted that there is a typographical error in the legal description on the preliminary plat, which should be corrected on the final plat.

The site fronts Dykes Road, which has a 60-foot right-of-way.

At the rear of proposed Lot 2 is a lake; therefore, necessary approval from all applicable federal, state, and local agencies must be obtained prior to the issuance of any permits.

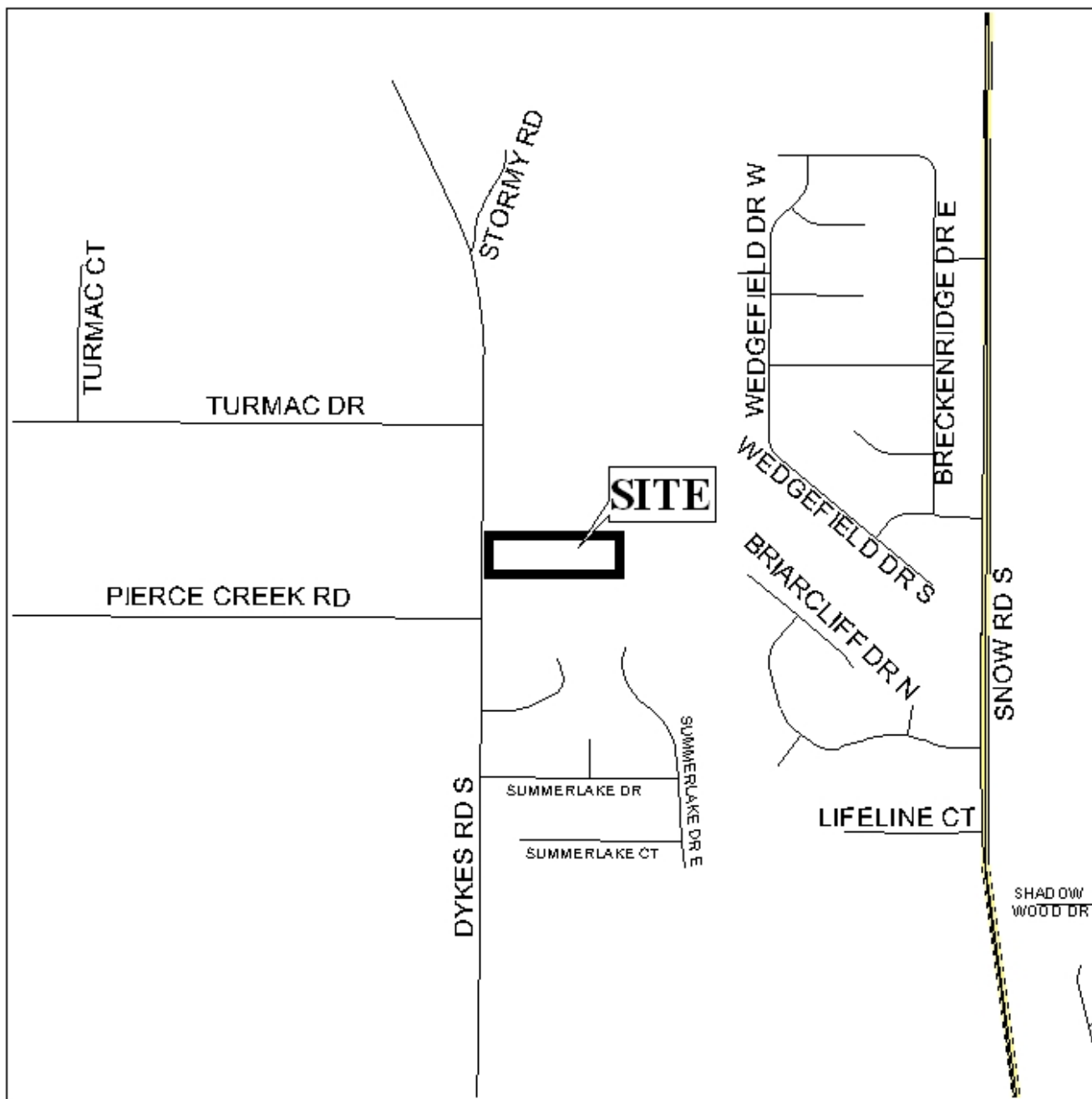
Proposed Lot 2 is also unusual in that it is flag-shaped. While this is not typical for the area, it is essentially a mirror image of the configuration of the two parcels immediately to the South, which are not lots of record. As the site is quite large and, due to being waterbound on one side, cannot otherwise subdivide with access to a public road, this configuration appears appropriate in this case.

There is a landlocked parcel the rear of the site that ordinarily would require a street stub; however, the lake makes this an impossibility.

The site is located in the County; thus any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

With a waiver of Section V.D.1 (shape of lots), the plat will meet the minimum requirements of the Subdivision Regulations, and is recommended for Tentative Approval, subject to the following conditions: 1) that there will be no further resubdivision of Lot 2 until and unless additional frontage on a publicly maintained street is available; 2) that all necessary approval from all applicable federal, state, and local agencies be obtained prior to the issuance of any permits; 3) the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations; and 4) the correction of the legal description on the final plat.

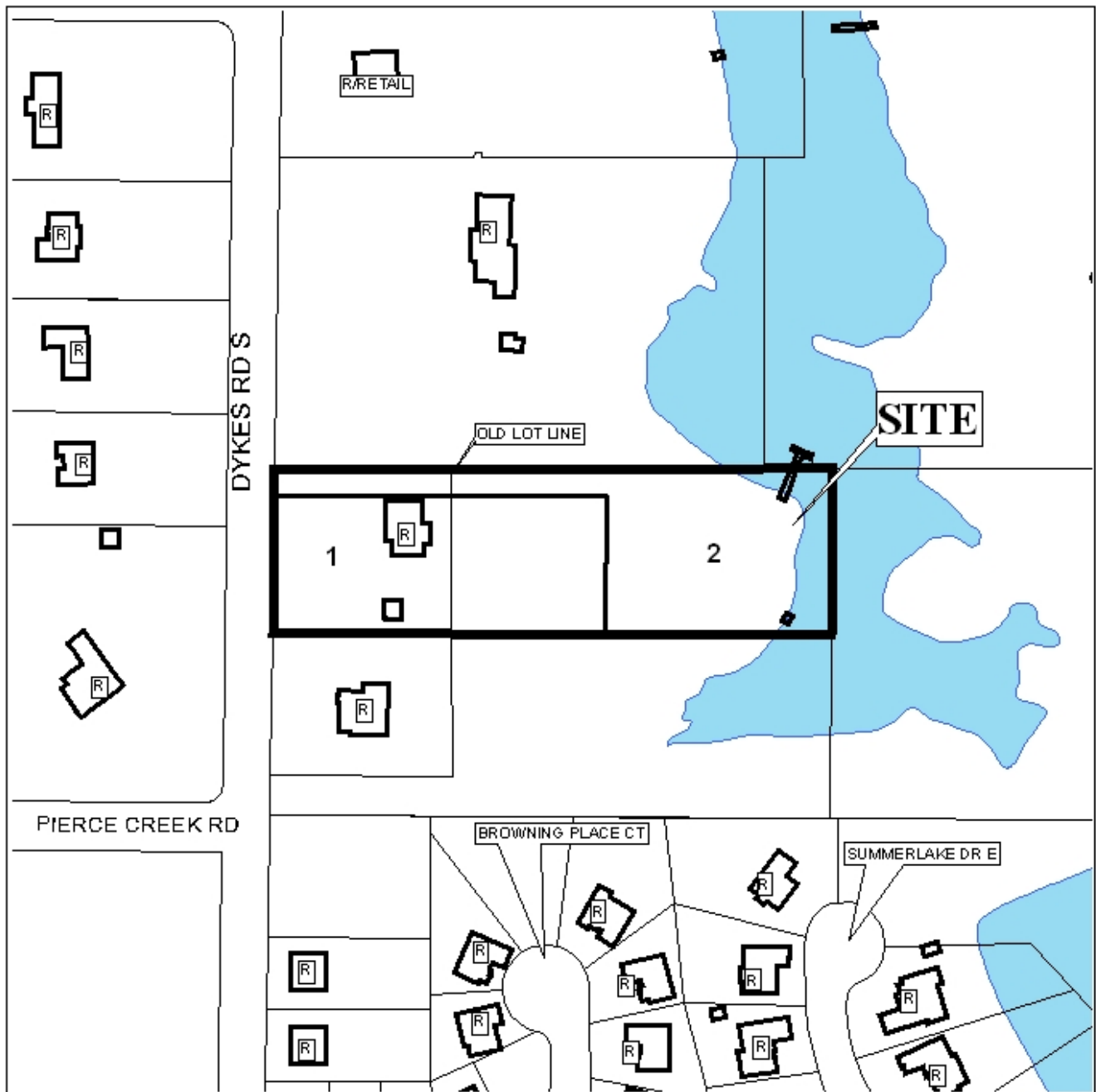
LOCATOR MAP



APPLICATION NUMBER 17 DATE November 3, 2005
APPLICANT Robinson Acres Subdivision
REQUEST Subdivision

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NTS

ROBINSON ACRES SUBDIVISION



APPLICATION NUMBER 17 DATE November 3, 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



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