PERKINS SUBDIVISION, RESUBDIVISION OF LOT 1

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

The plat illustrates the proposed 3 lot, 4.76 ± acres subdivision which is located on the West side of Dawes Lane, 350' ± South of Cochran Place Drive. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create a 3-lot subdivision from an existing lot.

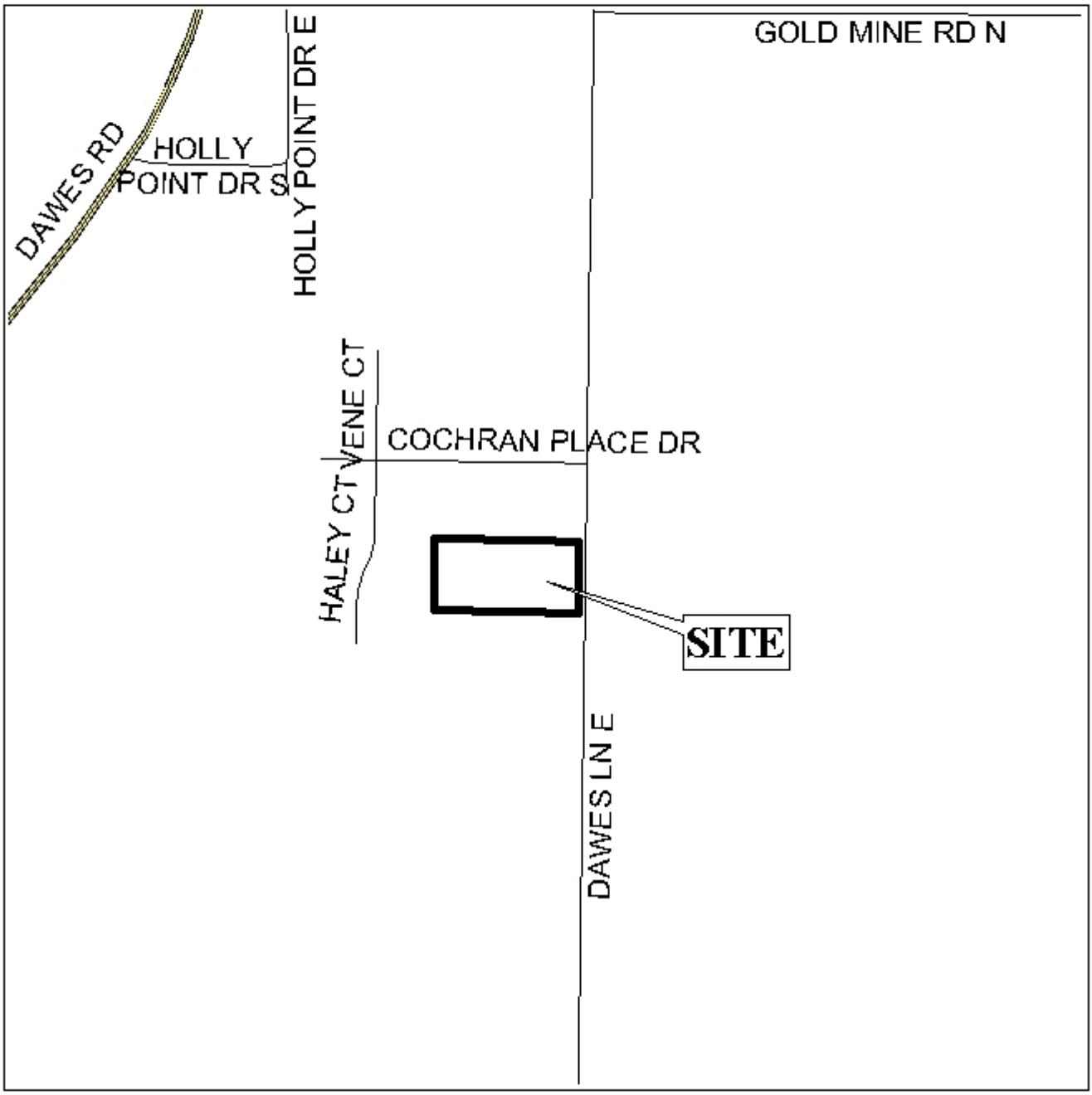
As proposed, Lots 1, 2 and 3 would exceed the maximum width to depth ratio of the Subdivision Regulations; therefore, a waiver of Section V.D.3. would be required.

As indicated on the Vicinity Map, Lot 2 has a lake located on it and as such the area may be considered environmentally sensitive; therefore, the approval of any necessary federal, state and local agencies would 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.

Based on the preceeding, this application is recommended for denial for the following reasons: 1) Lot 2 is bisected by a lake leaving no access to the rear of property; 2) the proposed lots exceed the recommended width to depth ratio identified in Section V.D.3. of the Subdivision Regulations; and 3) the proposed lots are uncharacteristic of other legal lot of records in the area.

LOCATOR MAP



APPLICATION NUMBER 18 DATE September 15, 2005

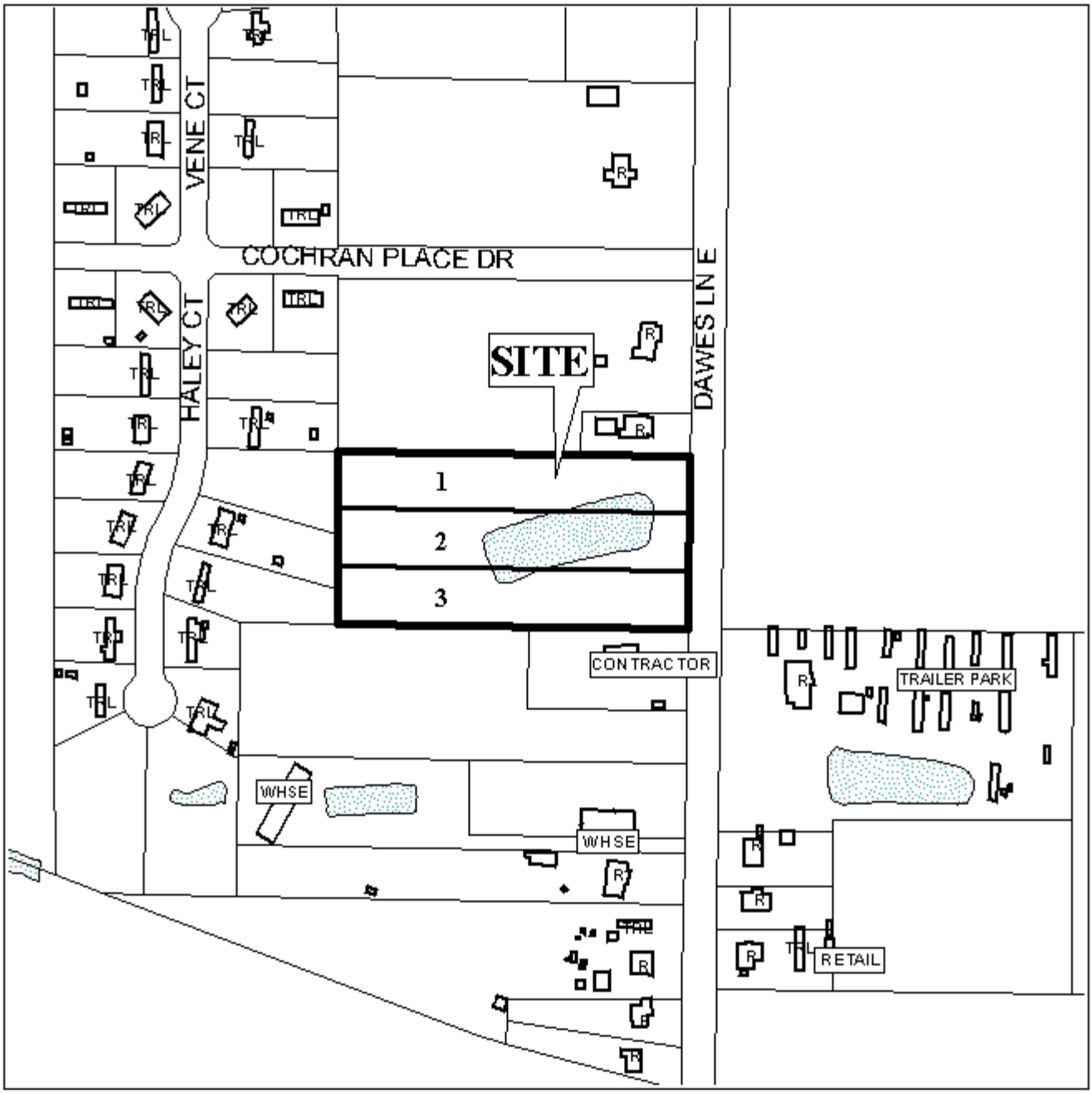
APPLICANT Perkins Subdivision, Resubdivision of Lot 1

REQUEST Subdivision

N

NTS

PERKINS SUBDIVISION, RESUBDIVISION OF LOT 1



APPLICATION NUMBER 18 DATE September 15, 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 I-2

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