

BELMONT PARK ESTATES SUBDIVISION, **REVISION OF**

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

The plat illustrates the proposed 11-lot, 9.7± acre subdivision, which is located on the Northeast corner of Belmont Park Drive and Dawes Lane Extension. The subdivision is served by city water and individual septic systems.

The purpose of this application is to subdivide an existing 8-lot subdivision into an 11-lot subdivision.

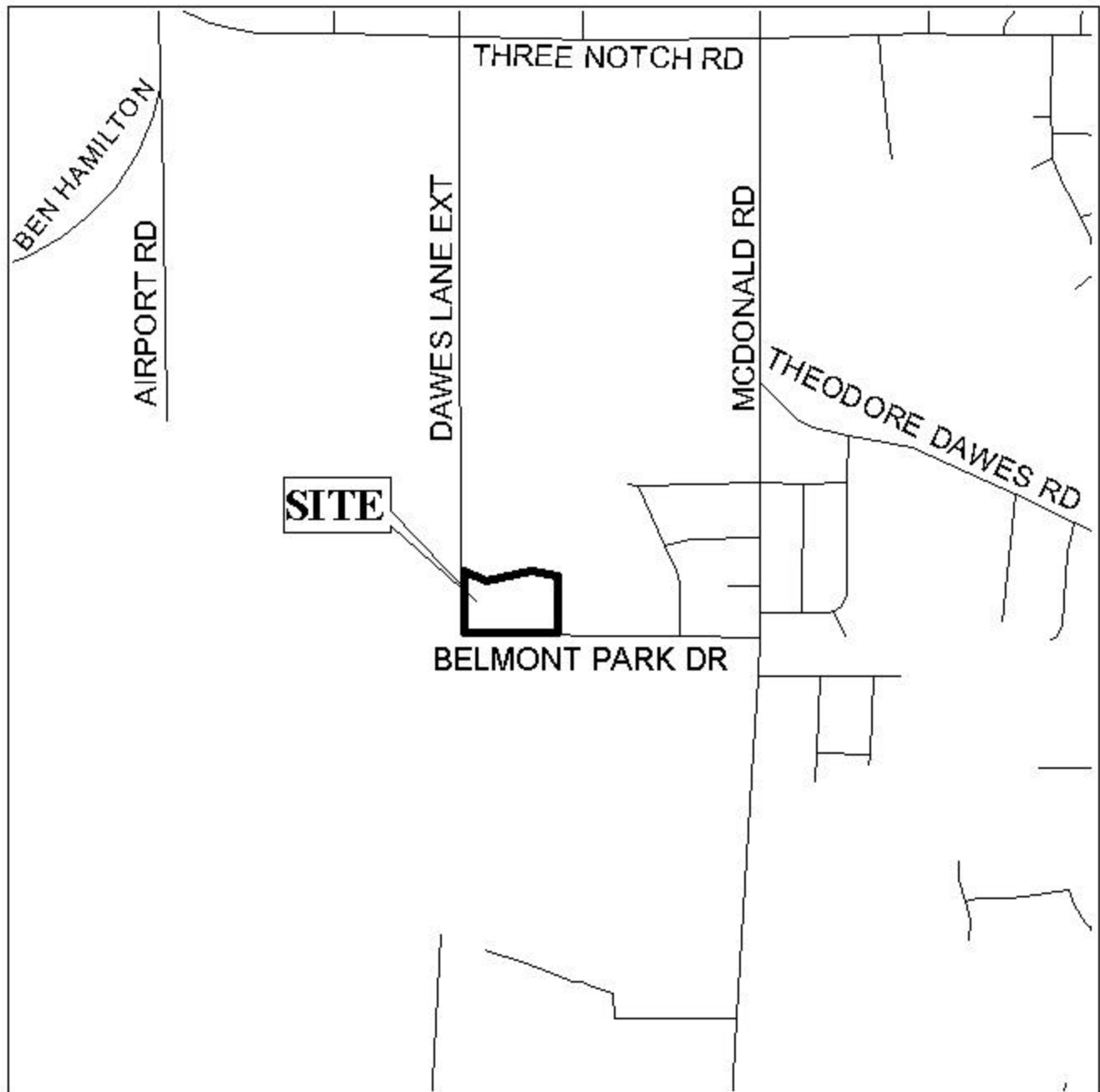
As illustrated on the plat, the site is adjacent to a lake. This area could be considered environmentally sensitive; therefore, the developer is to obtain any necessary federal, state, and local environmental approvals prior to the issuance of any permits.

Illustrated on the preliminary plat is an area denoted as common area; therefore, a note should be placed on the final plat stating the maintenance thereof shall be the responsibility of the property owners.

Since the site is located in the County, a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property, shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

With modifications, the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the approval of all applicable federal, state, and local agencies; 2) the placement of a note on the final plat stating that the maintenance of all common areas, shall be the responsibility of the property owners; and 3) the placement of a note on the final plat stating that any lots which are developed commercially shall provide a buffer, in compliance with Section V.A.7. will be provided where the site adjoins residential property.

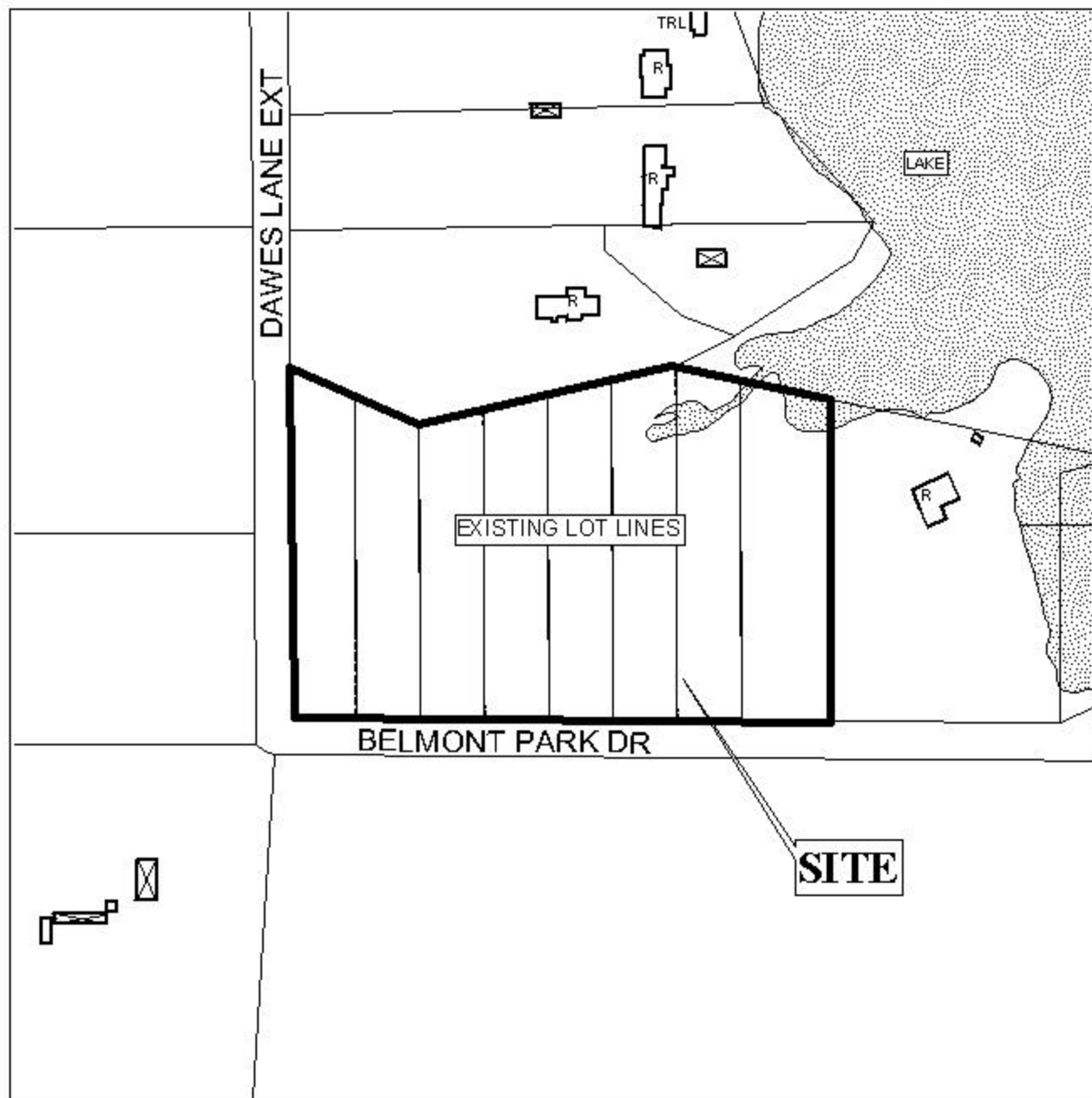
LOCATOR MAP



APPLICATION NUMBER 19 DATE July 10, 2003
APPLICANT Belmont Park Estates Subdivision, Revision Of
REQUEST Subdivision



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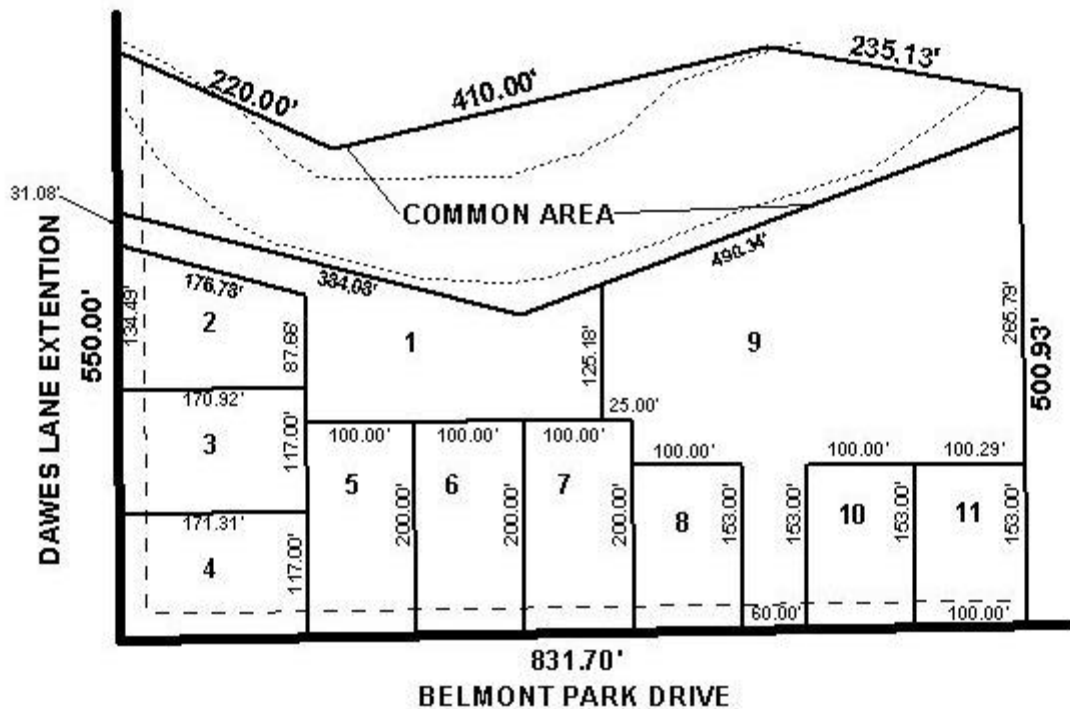
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LEGEND



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DETAIL SITE PLAN



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 USE/REQUEST Subdivision

