

GARY NELSON ESTATES SUBDIVISION

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

The plat illustrates the proposed 10.0 \pm acres, 2 lot subdivision which is located on the Northwest corner of Nugget Road and Leroy Stevens Road. The subdivision is served by public water and individual septic systems.

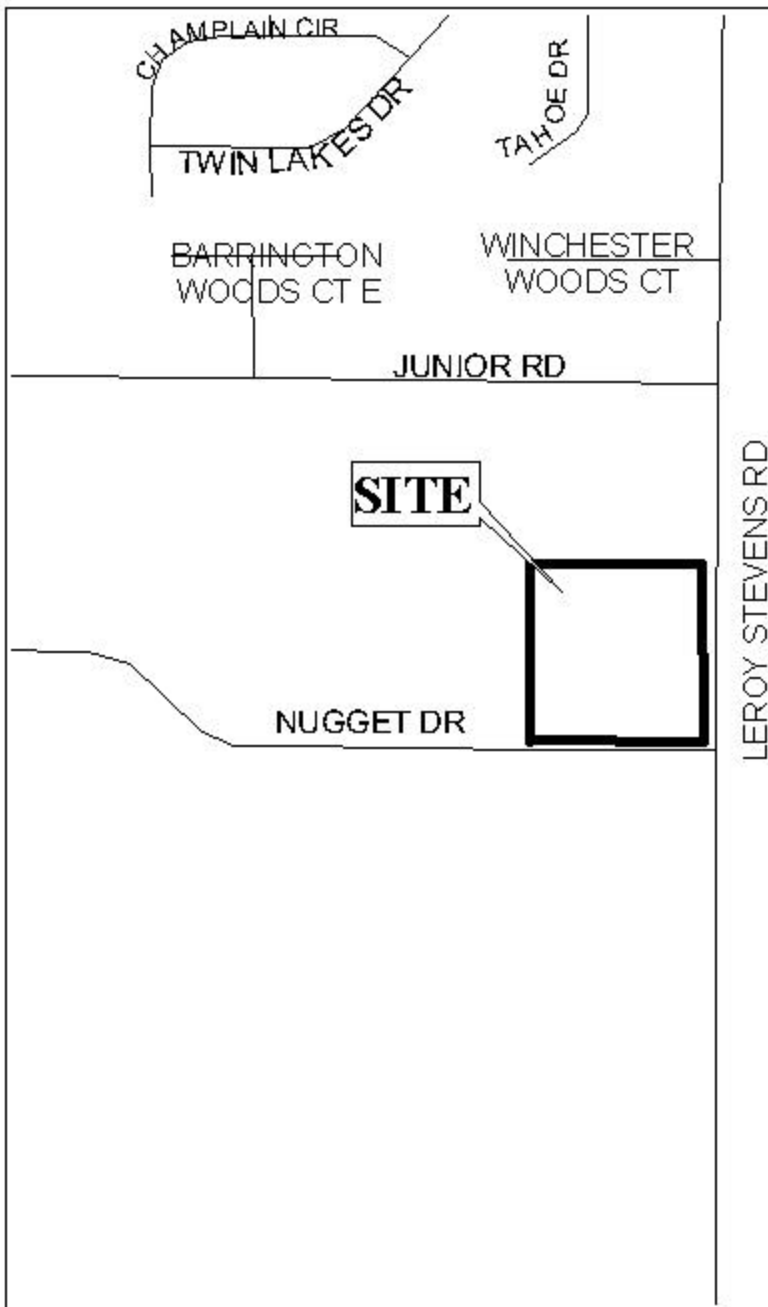
The purpose of this application is to subdivide a metes and bounds parcel into two lots.

As a means of access management, Lot 2 should be denied direct access to Leroy Stevens Road and Lots 1 and 2 should be limited to one curb cut each to Nugget Drive 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.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that Lot 2 is denied direct access to Leroy Stevens Road; 2) the placement of a note on the final plat stating that Lots 1 and 2 are limited to one curb cut each to Nugget Drive, 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 lot that is developed commercially and adjoins residential property, a buffer in compliance with Section V.A.7. be provided.

LOCATOR MAP

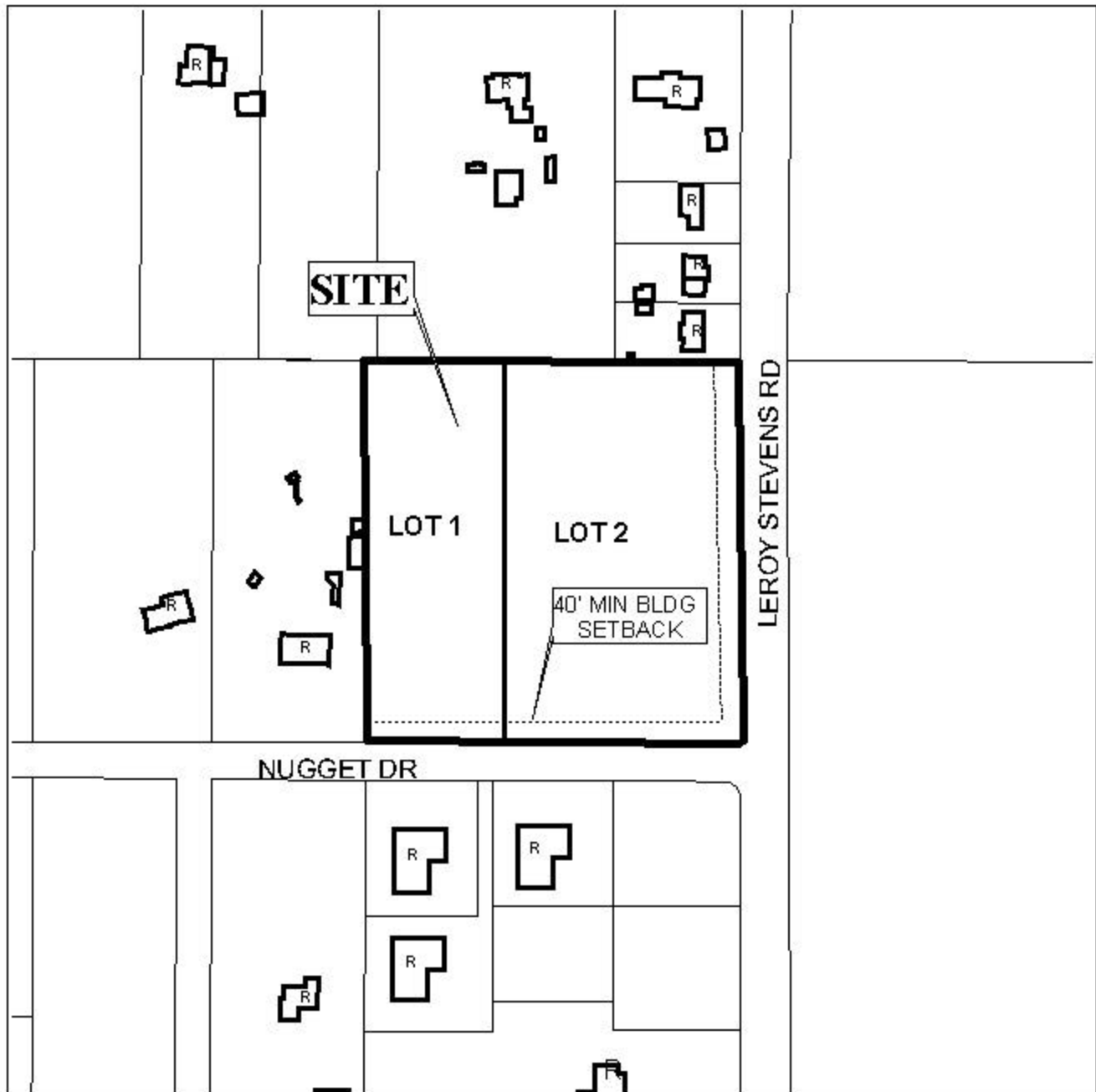


APPLICATION NUMBER 28 DATE January 8, 2004
APPLICANT Gary Nelson Estates Subdivision
REQUEST Subdivision



NTS

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APPLICATION NUMBER 28 DATE January 8, 2004

LEGEND



NTS

