

BELMONT LAKE SUBDIVISION

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

The plat illustrates the proposed 2 lot, 4.0 \pm acres subdivision which is located on the North side of Belmont Park Drive, 835' \pm East of Dawes Lane Extension. 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, the placement of a note on the final plat stating that both lots are limited to one curb cut each to Belmont Park Drive, with the size, location and design to be approved by County Engineering, should be required.

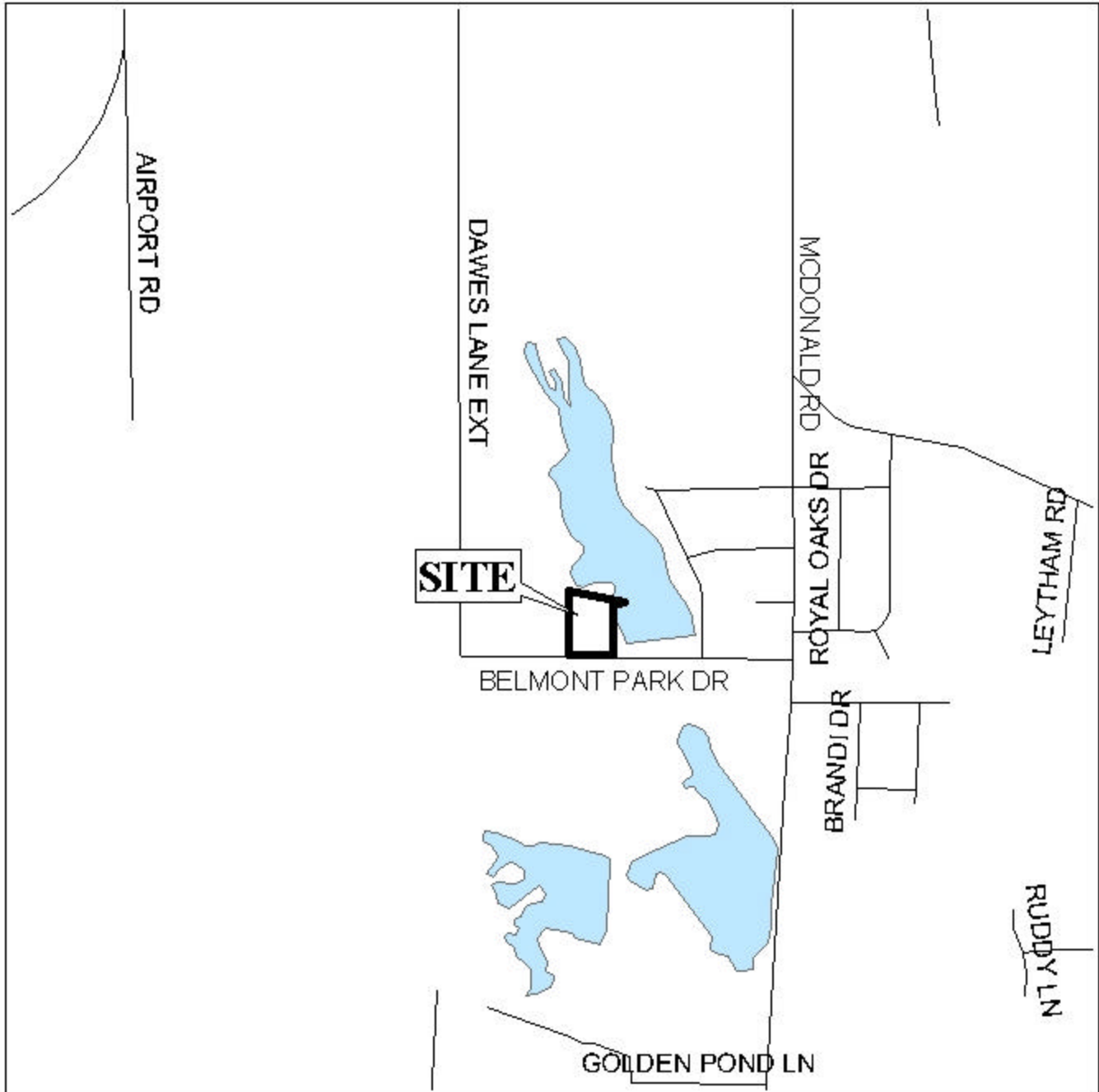
As proposed, Lot 1 would exceed the width to depth ratio, therefore a waiver of Section V.D.3. would be required.

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.

Also, as indicated on the Vicinity Map, the site is adjacent to a lake and thus the area could be considered an environmentally sensitive. Therefore, the developer must obtain any necessary approvals from all applicable federal, state and local agencies prior to issuance of any permits.

With a waiver of Section V.D.3., the proposed 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 both lots are limited to one curb cut each to Belmont Park Drive, 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 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; and 3) the developer obtain any necessary approvals from all applicable federal, state and local agencies prior to the issuance of any permits.

LOCATOR MAP

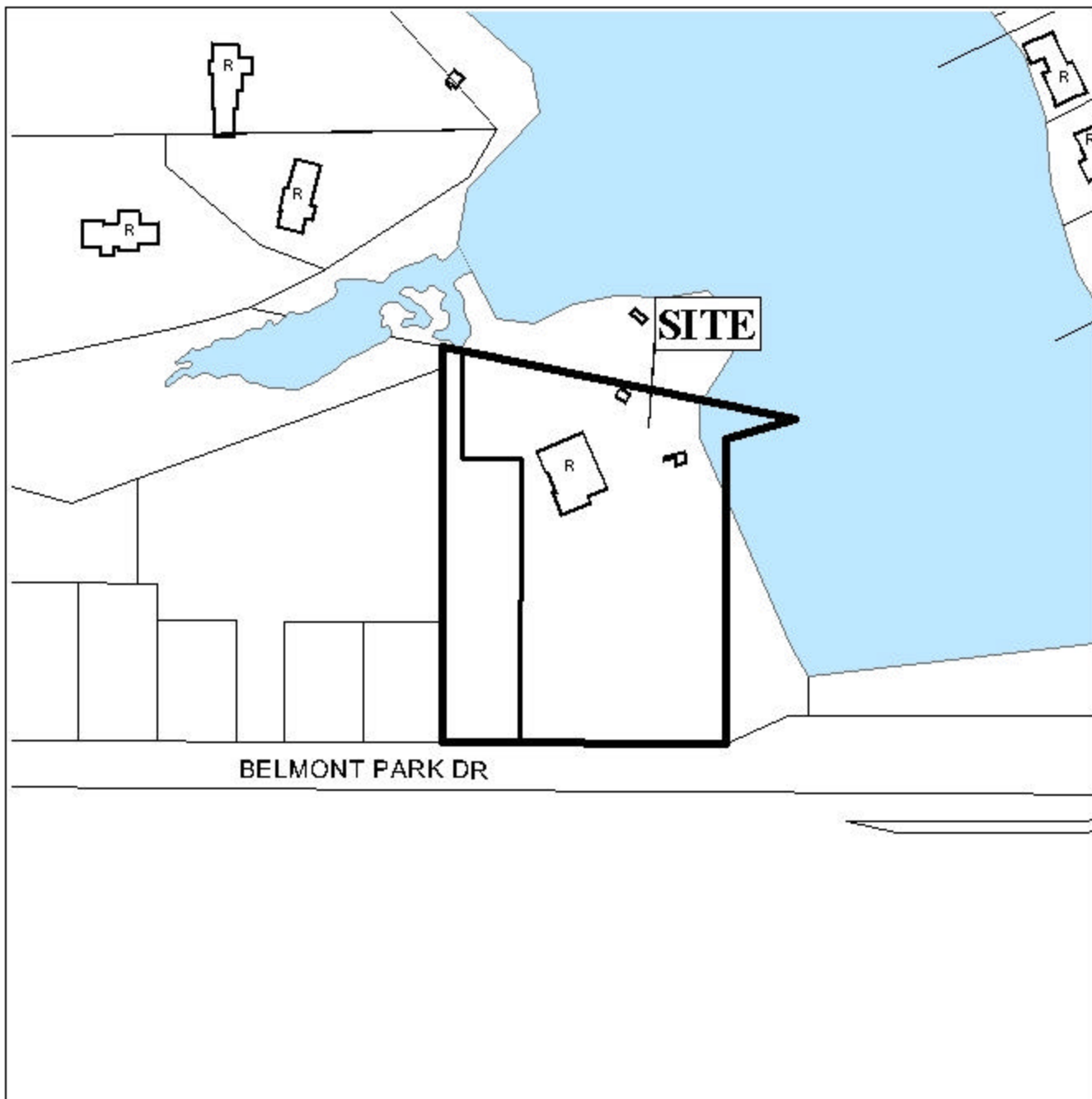


APPLICATION NUMBER 17 DATE February 5, 2004
APPLICANT Belmont Lake Subdivision
REQUEST Subdivision



NTS

BELMONT LAKE SUBDIVISION



APPLICATION NUMBER 17 DATE February 5, 2004

LEGEND



NTS