

DICKINSON SUBDIVISION

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

The plat illustrates the proposed 2 lot, 3.3 \pm acres subdivision which is located on the West side of Bellingrath Road, 420' \pm South of Will Casher Lane. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to shift an interior lot line between two metes and bounds parcels.

As a method of access management, the placement of a note on the final plat stating that Lots 1 and 2 are limited to one curb cut each to Bellingrath Road, with the size, location and design to be approved by County Engineering, should be required. In addition, the placement of a note on the final plat stating that Lot 1 is denied direct access to Bush Street, should be required.

Lots 1 and 2 exceeds the maximum width to depth ratio as recommended by the Subdivision Regulations; 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.

The 25-foot minimum setback lines are not shown but would be required on the final plat.

With modifications and a waiver of Section V.D.3., 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 Lots 1 and 2 are limited to one curb cut each to Bellingrath Road, with the size, location and design to be approved by County Engineering; 2) the placement of a note on the final plat stating that Lot 1 is denied direct access to Bush Street; 3) 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 4) the placement of the 25-foot minimum setback lines on the final plat.

LOCATOR MAP

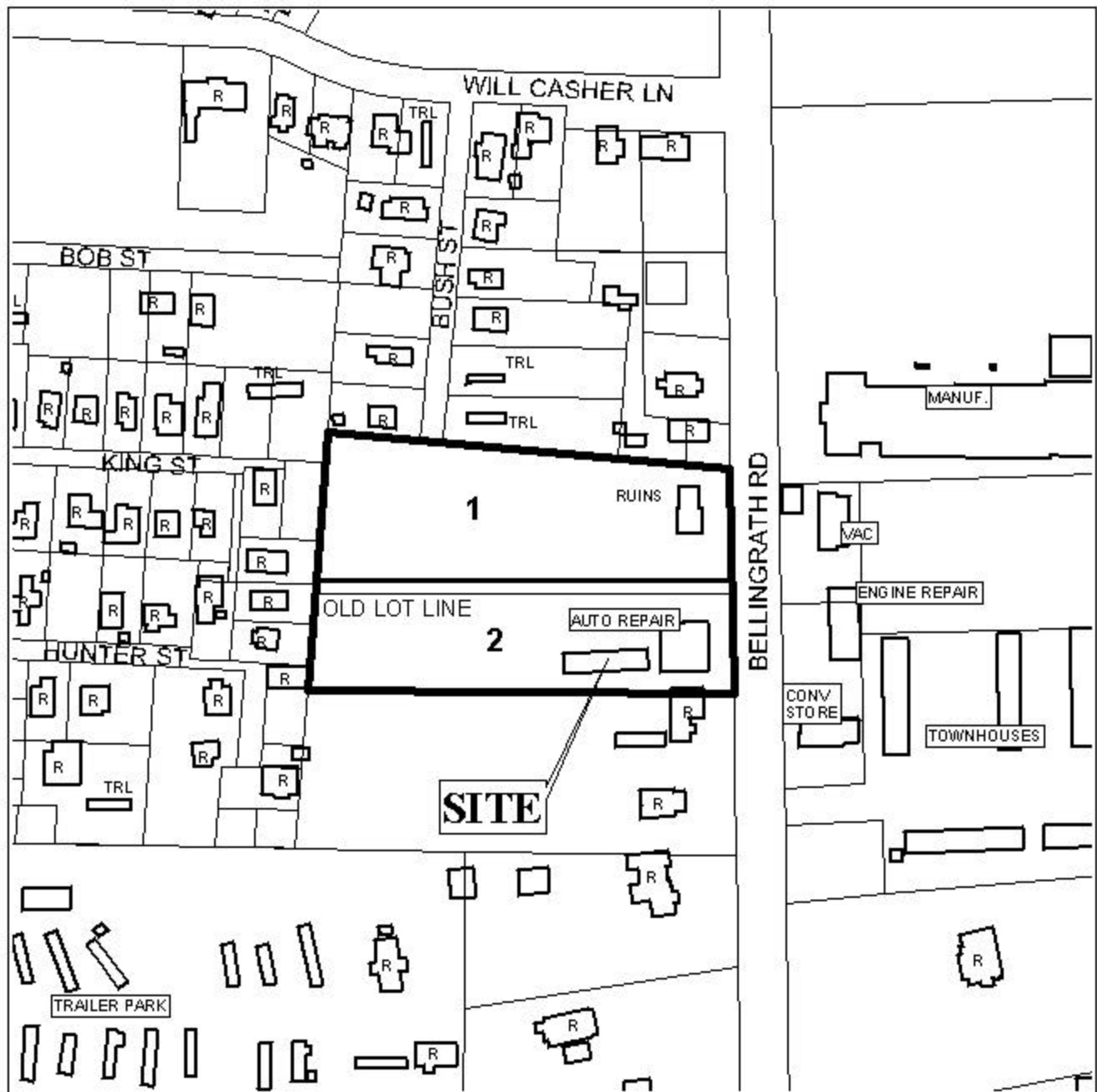


APPLICATION NUMBER 10 DATE November 6, 2003
APPLICANT Dickinson Subdivision
REQUEST Subdivision



NTS

DICKINSON SUBDIVISION



APPLICATION NUMBER 10 DATE November 6, 2003

LEGEND



NTS

