

DYSON ESTATES SUBDIVISION, RESUBDIVISION OF LOT 4 SUBDIVISION

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

The plat illustrates the proposed 2 lot, 1.0 \pm acre subdivision which is located on the North side of Gulf Creek Circle [South], 200' \pm West of Rabbit Creek Drive. The subdivision is served by public water and individual septic systems.

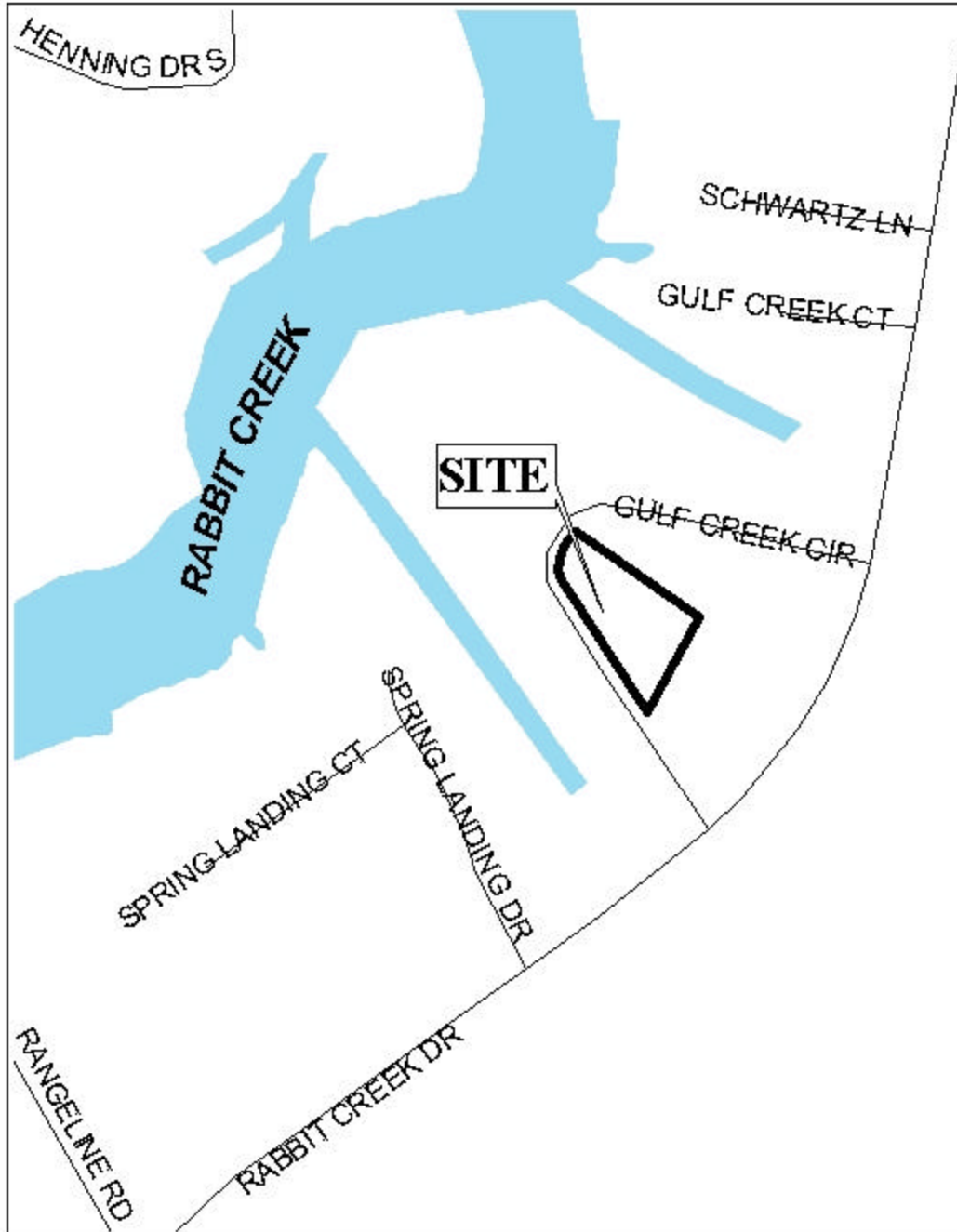
The purpose of this application is to subdivide a legal lot into two lots. This application was before the Planning Commission in February 2002; however, the approval expired, hence this application.

As the site is within the Rabbit Creek watershed, the area may be considered environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

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.

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 prior to the issuance of any permits; and 2) the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

LOCATOR MAP



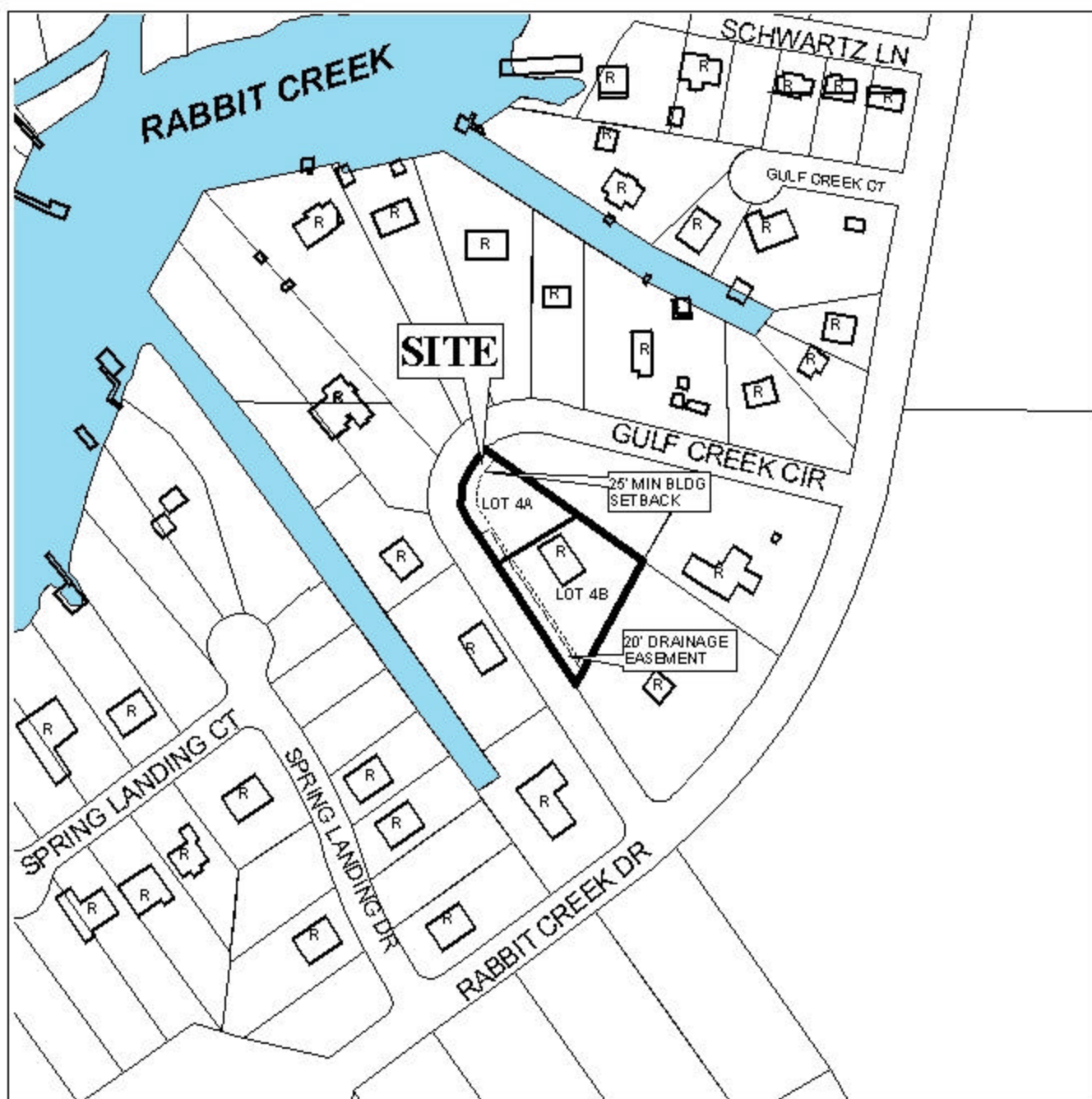
APPLICATION NUMBER 21 DATE July 10, 2003

APPLICANT Dyson Estates Subdivision, Resubdivision of Lot 4

REQUEST Subdivision



DYSON ESTATES SUBDIVISION, RESUBDIVISION OF LOT 4



APPLICATION NUMBER 21 DATE July 10, 2003

LEGEND

