

HIGHLAND PARK EXTENSION SUBDIVISION, **RESUBDIVISION OF LOT 17**

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

The plat illustrates the proposed 2 lot, 0.6 ± acre subdivision which is located at the Northeast corner of Oak Street and Dickens Ferry Road. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide a legal lot into two lots.

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, 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 Oak Street, should be required.

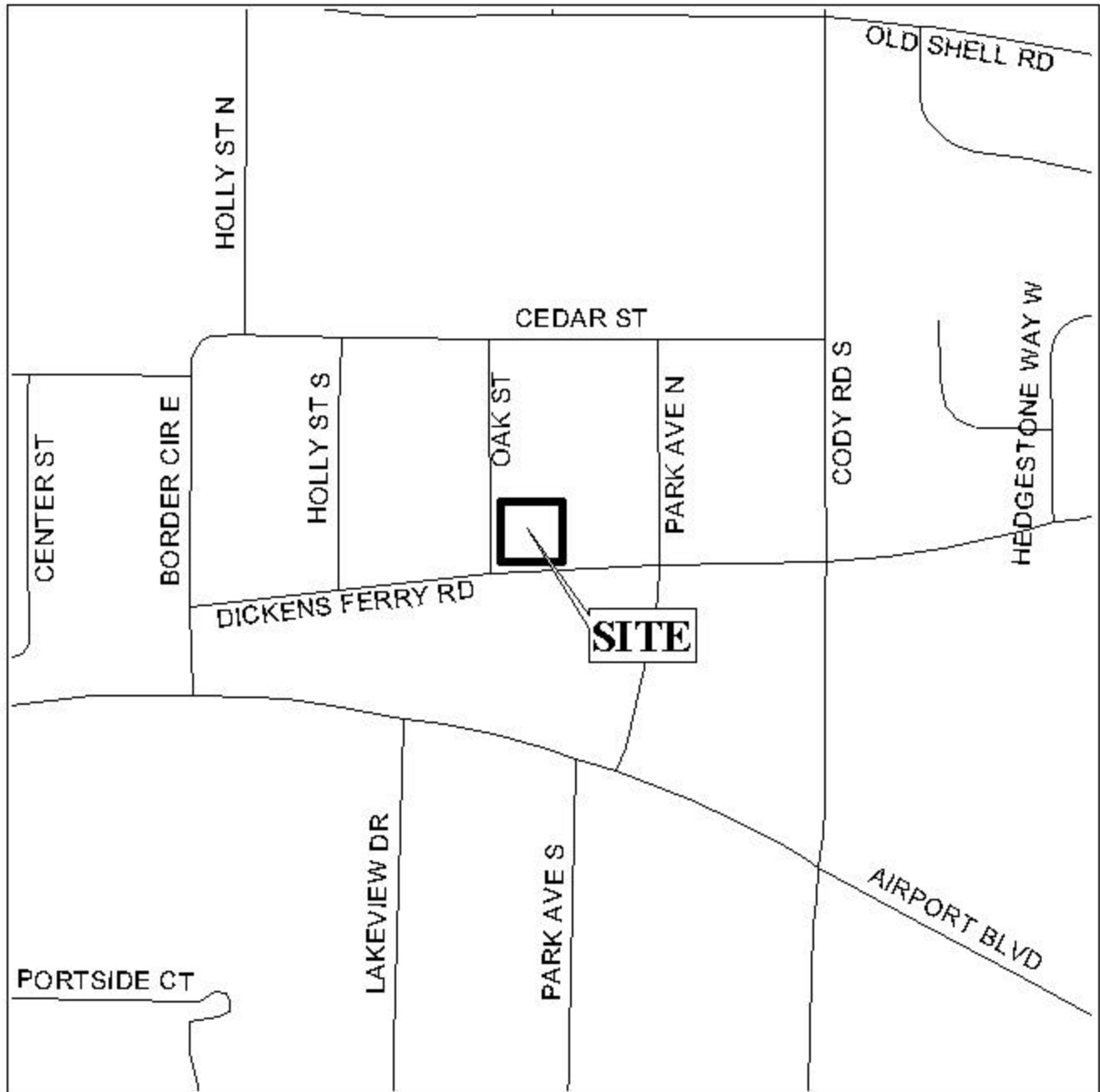
With Lot 1 being a corner lot, the dedication of a 25' radius should be required.

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

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, 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 Oak Street; 3) the placement of a note on the final plat stating that with Lot 1 being a corner lot, the dedication of a 25' radius should be required; 4) 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 5) the placement of the 25-foot minimum setback lines on the final plat.

LOCATOR MAP

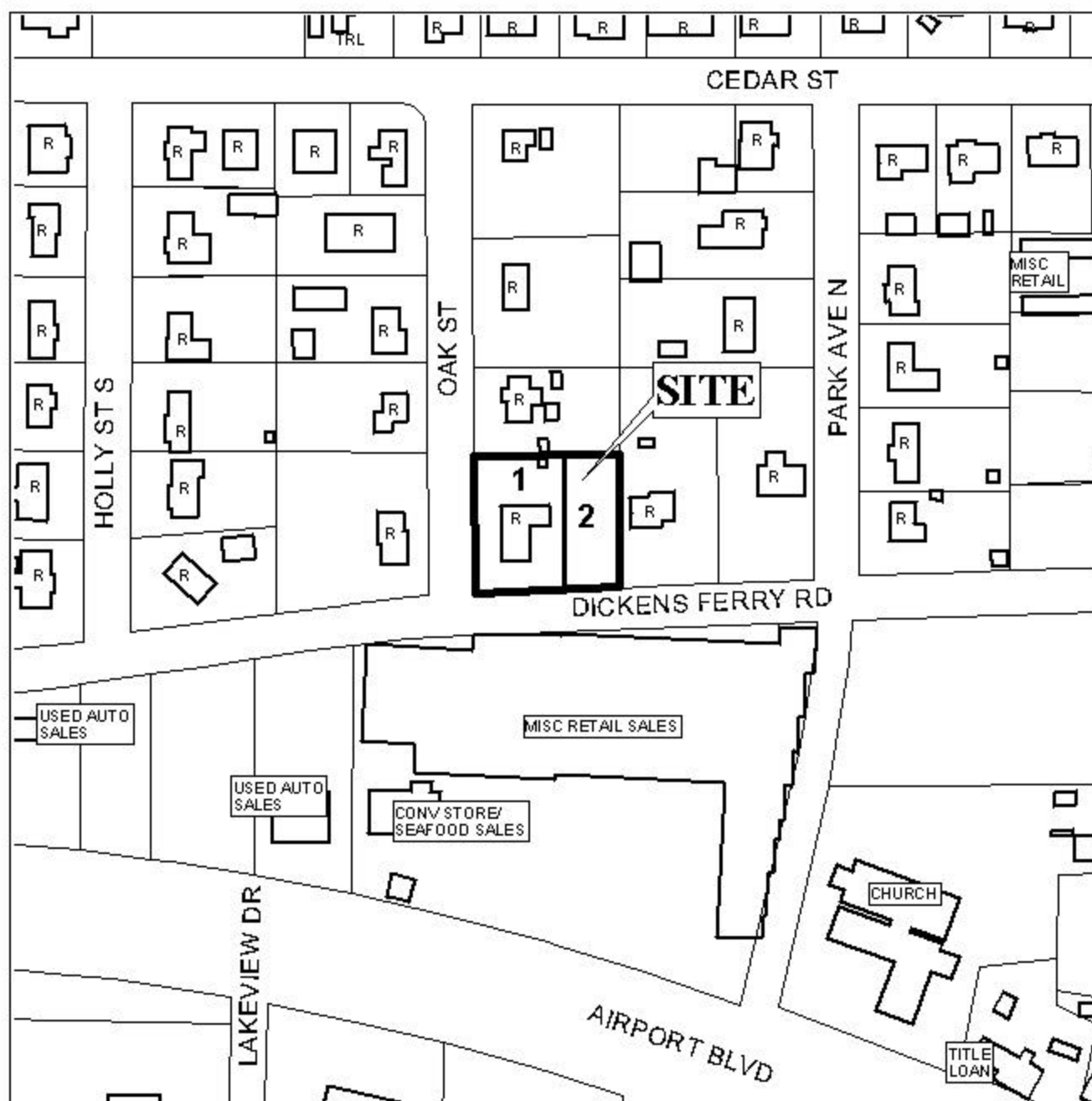


APPLICATION NUMBER 13 DATE November 6, 2003
APPLICANT Highland Park Subdivision, Extension 2, Resub of Lot 17
REQUEST Subdivision



NTS

HIGHLAND PARK SUBDIVISION, EXTENSION 2, RESUBDIVISION OF LOT 17



APPLICATION NUMBER 13 DATE November 6, 2003

LEGEND



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