

HOLDOVER

Revised

DANCING LAKE SUBDIVISION

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

The plat illustrates the proposed 11 lot, 6± acre subdivision which is located on the South side of Ben Hamilton Road, ½ mile± East of March Road. The site is served by individual wells and septic systems.

It should be noted that this application is recommended for a holdover.

The site consists of 11 lots, with a new street. The new street simply “dead ends”; however, a cul de sac should be provided. Additionally, this new street must be dedicated and constructed to County standards. Moreover, as a means of access management, Lots and 1 and 11 should be denied direct access to Ben Hamilton Road.

As outlined above, the site will be served by individual wells and septic systems, and the Subdivision Regulations require a minimum area of 20,000 square feet per lot. Lots 2-5, and 8-10, contain 19,788 square feet. Additionally, when a full cul de sac is provided, Lots 6 and 7 have less than 20,000 square feet, thus this application should be heldover to allow the applicant to submit a revised plat, addressing these issues.

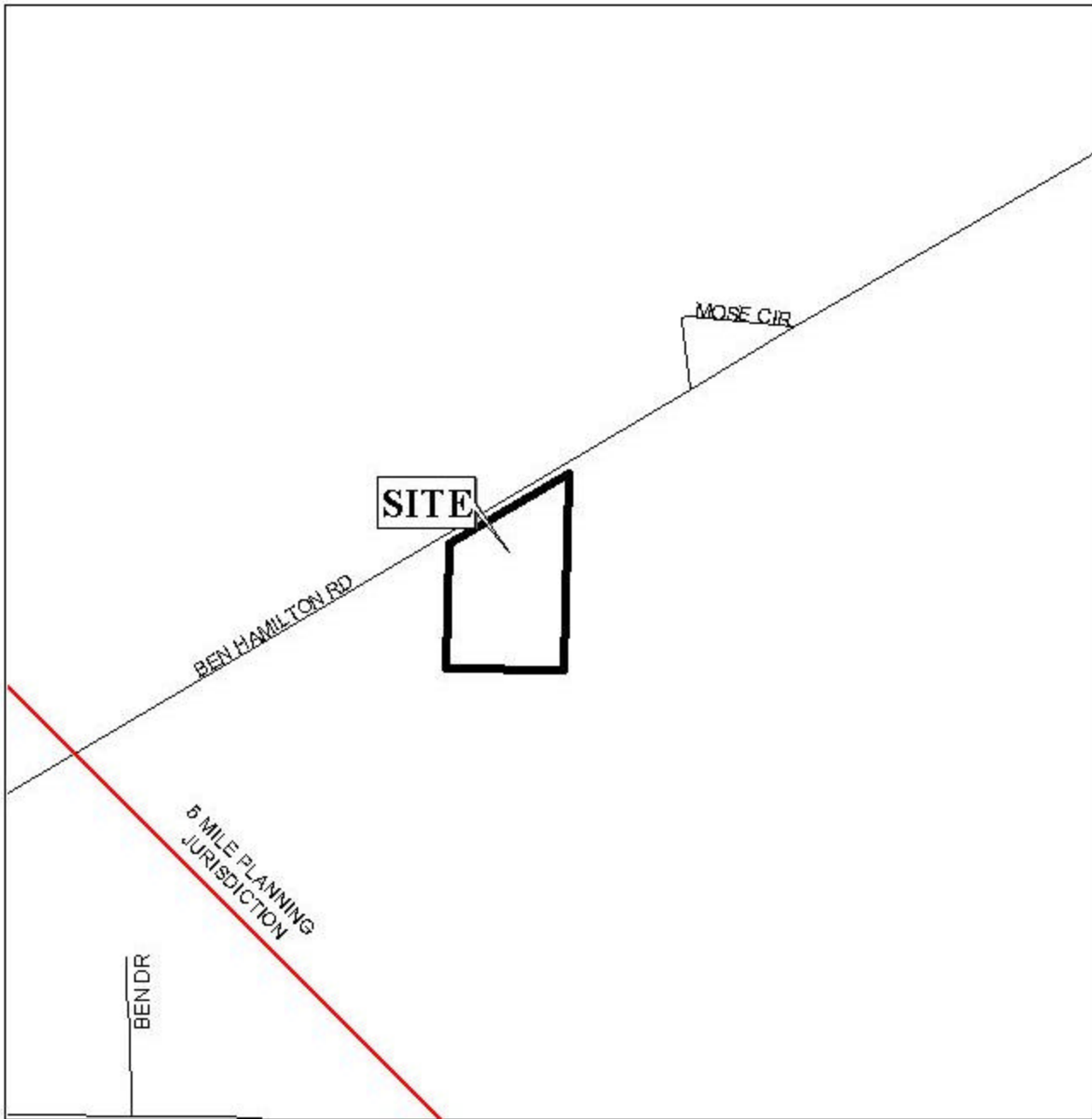
Based upon the preceding, this application is recommended for holdover to allow the applicant to submit a revised plat addressing the following concerns: 1) provision of a cul de sac; and 2) provision of 20,000 square feet per lot. The revised plat should be submitted by February 28, 2003.

At the time of mailout, no additional information had been submitted; therefore this application is recommended for denial for the following reasons: 1) lack of an adequate turn around at the end of the street; and 2) lack of adequate area for all lots (20,000 square feet per lot is required).

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LOCATOR MAP



APPLICATION NUMBER 11 DATE February 20, 2003

APPLICANT Dancing Lake Subdivision



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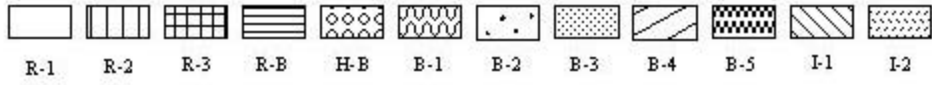
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DANCING LAKE SUBDIVISION



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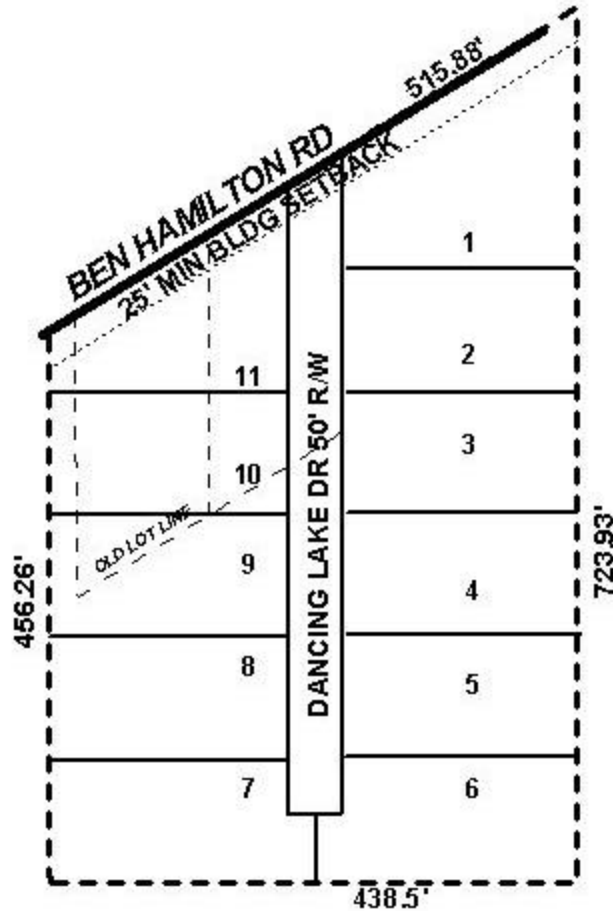
LEGEND



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DETAIL SITE PLAN



APPLICATION NUMBER 11 DATE February 20, 2003

APPLICANT Dancing Lake Subdivision

USE/REQUEST Subdivision

