

PALLADIAN SUBDIVISION

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

The plat illustrates the proposed 2 lot, 10.5 \pm acres subdivision which is located at the Northeast corner of Leroy Stevens Road and the unnamed entrance right-of-way to the West Mobile County Park. The subdivision is served by public water and sanitary sewer.

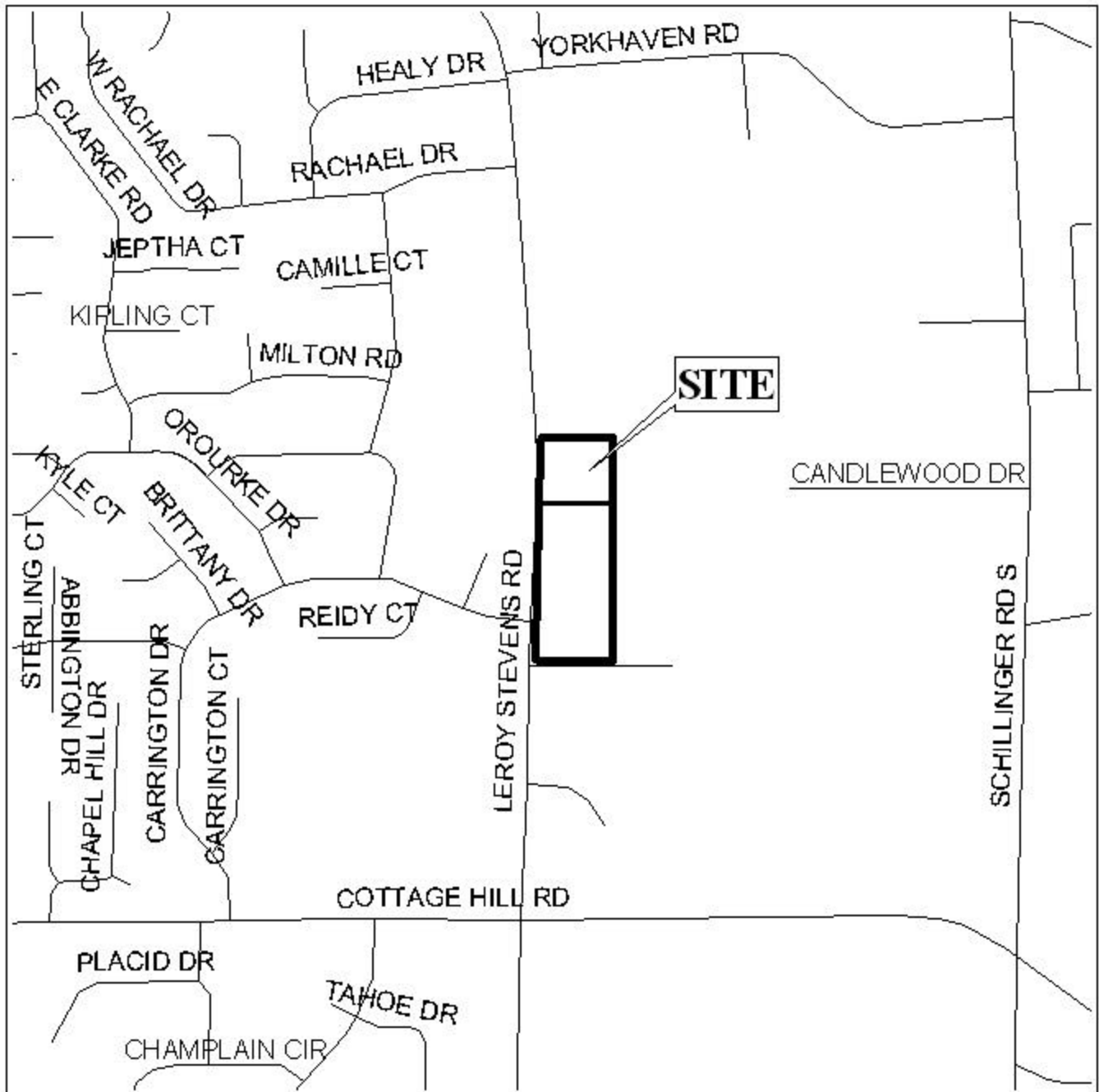
The purpose of this application is to shift an interior lot line.

As a means of access management, a note on the final plat stating that the size, number, location and design of all curb cuts to Leroy Stevens Road are to be approved by County Engineering should be required. Direct access to the park entrance road should be denied.

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 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 the size, number, location and design of all curb cuts to Leroy Stevens Road are to be approved by County Engineering; 2) the placement of a note on the final plat stating that the site is denied direct access to the park entrance road; and 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.

LOCATOR MAP



APPLICATION NUMBER 6 DATE January 22, 2004

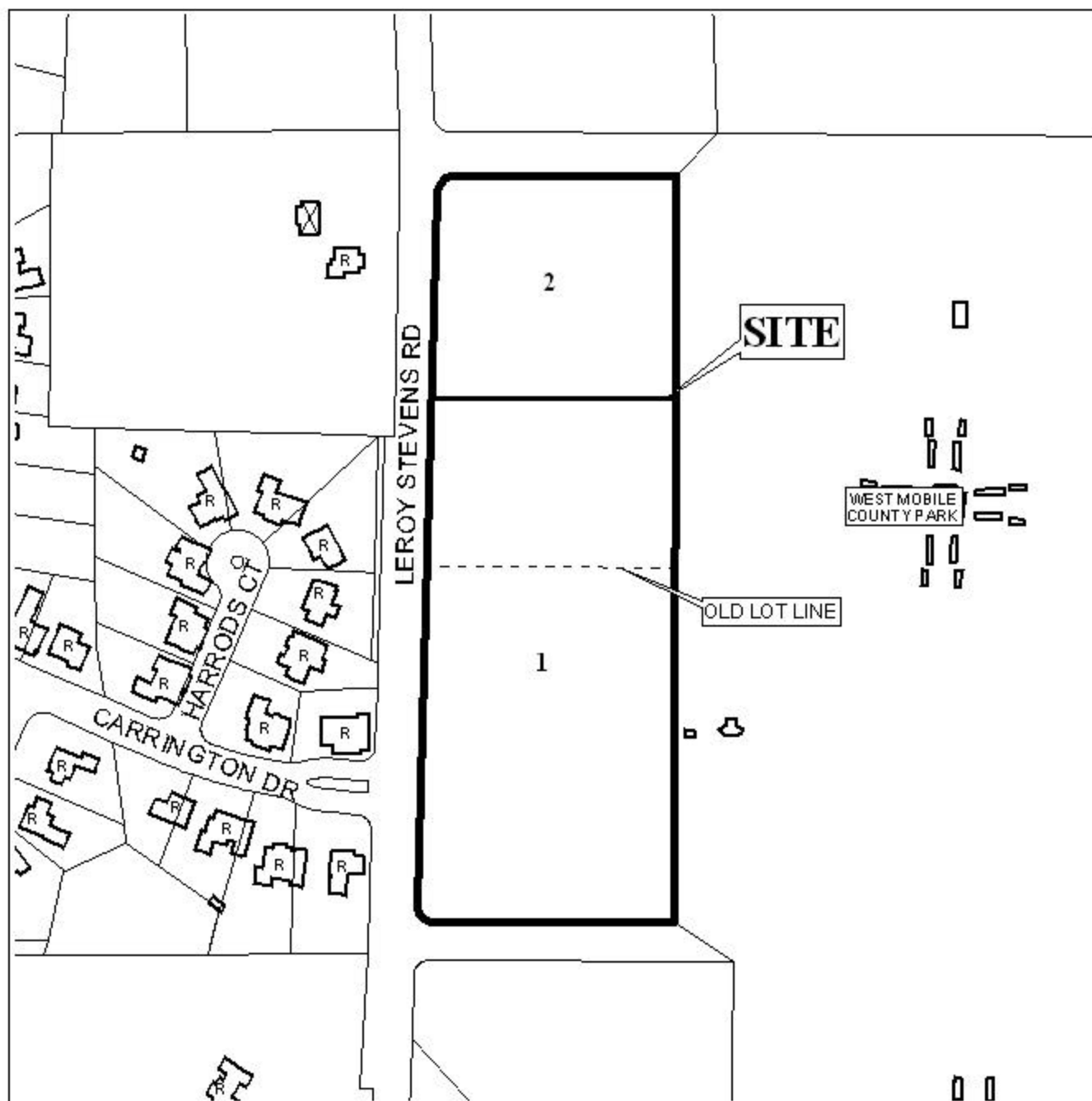
APPLICANT Palladian Subdivision

REQUEST Subdivision



NTS

PALLADIAN SUBDIVISION



APPLICATION NUMBER 6 DATE January 22, 2004

LEGEND



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