

WILLIAMSON PLACE SUBDIVISION, **RESUBDIVISION OF**

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

The plat illustrates the proposed 3 lot, 3.5 ± acres subdivision which is located on the West side of Dawes Road, 3/10 mile ± South of Scott Dairy Loop South. The subdivision is served by public water and individual septic systems.

The purpose of this application is resubdivide existing lots of records.

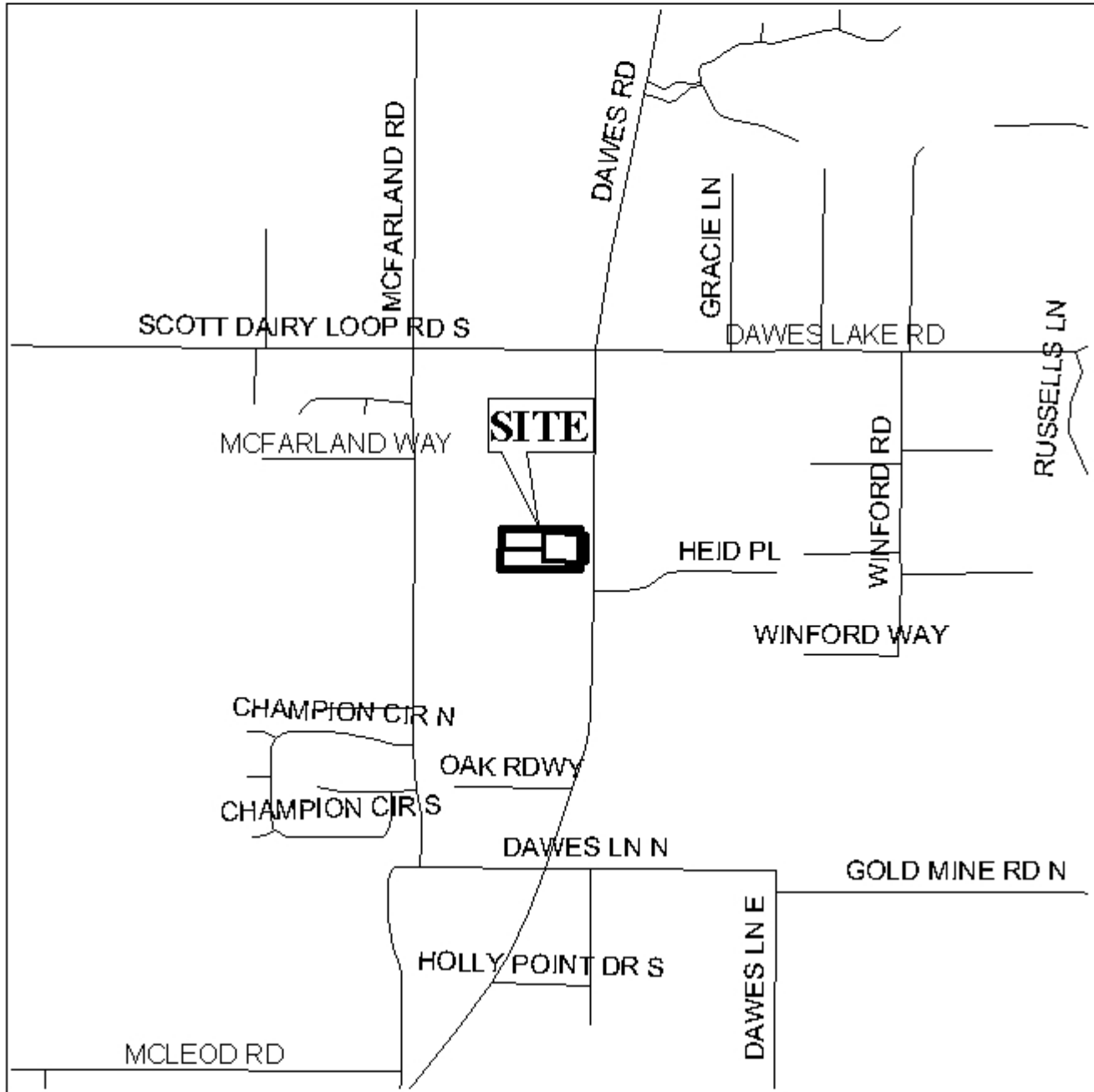
The plat reflects dedication for widening and service road that were dedicated via recording of the original Williamson Place Subdivision (the plat does not indicate this across the entire frontage – but they are in fact County right-of-way).

Lots 2 and 3 exceed 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.

With a waiver of Section V.D.3. (width to depth ratio), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the plat be corrected to reflect the dedications that have already occurred; 2) the placement of a note on the final plat stating that all lots are limited to one curb cut each to Dawes Road, with the size, location and design to be approved by County Engineering; 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



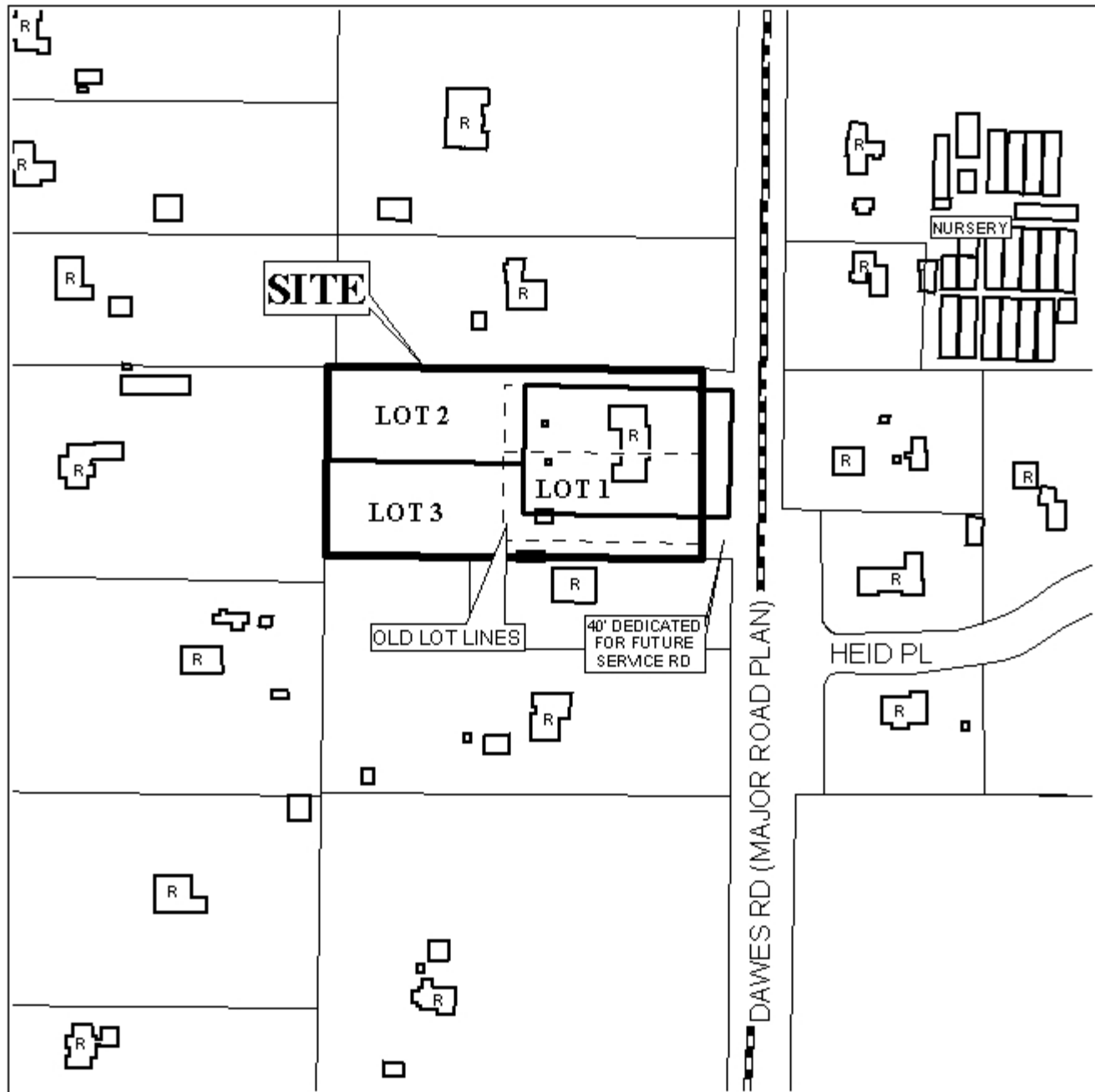
APPLICATION NUMBER 21 DATE June 3, 2004

APPLICANT Williamson Place Subdivision, Resubdivision of

REQUEST Subdivision



WILLIAMSON PLACE SUBDIVISION RESUBDIVISION OF



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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2

