

CAROL PLATATION SUBDIVISION,
UNIT NUMBER 1, RESUBDIVISION OF FARM 55

Engineering Comments: Development of property must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 5.0± acre, 2-lot subdivision located on the East side of Middle Road, 400'± North of Plantation Road, which is located in the County. The site is served by public water and individual septic systems.

The purpose of the application is to create two lots of record from a legal lot of record.

The site fronts Middle Road, which has a 50-foot right-of-way, in compliance with the minor street standards of the Subdivision Regulations.

As proposed, Lot 2 exceeds the maximum width to depth ratio; therefore, a waiver of Section V.D.3. of the Subdivision Regulations would be required. The width to depth ratio of Lot 2 is in character with surrounding lots in the area, directly to the North and South of the site.

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., the plat will meet 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 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; and 2) no further resubdivision of Lot 2.

LOCATOR MAP



APPLICATION NUMBER 2 DATE December 21, 2006

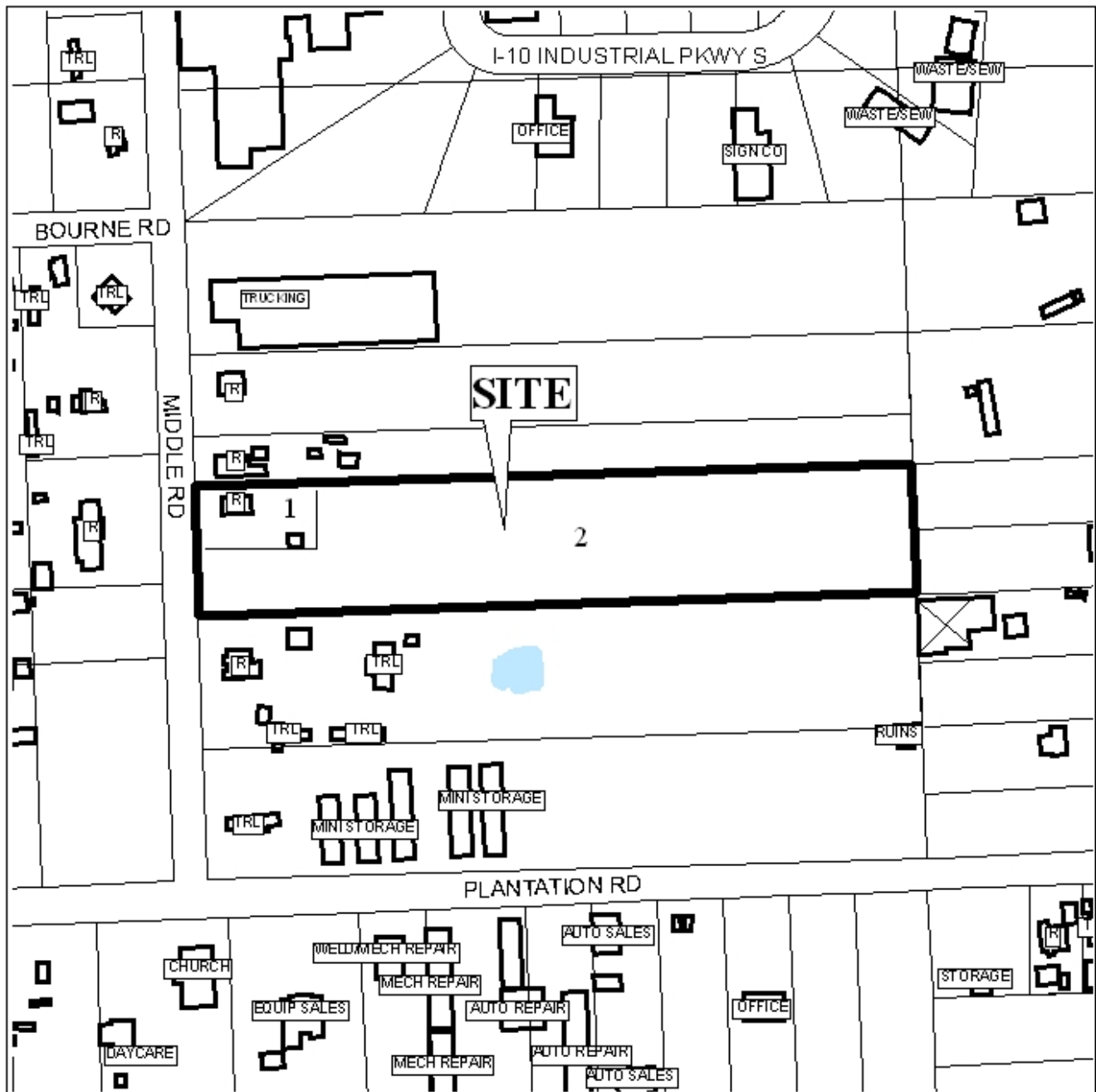
APPLICANT Carol Plantation Subdivision, Unit Number 1, Resubdivision of Farm 55

REQUEST Subdivision



NTS

CAROL PLANTATION SUBDIVISION, UNIT NUMBER 1, RESUBDIVISION OF FARM 55



APPLICATION NUMBER 2 DATE December 21, 2006

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
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