

## **ANDREW ESTATES SUBDIVISION**

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

The plat illustrates the proposed 2- lot, 0.7± acre subdivision which is located on the North side of Andrews Road, 200'± East of Calhoun Road. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to resubdivide an existing two-lot subdivision.

As proposed, Lot 1 exceeds the maximum width to depth ratio and Lot 2 does not meet the minimum dimensions (width) requirements of the Subdivision Regulations; therefore, waivers of Section V.D.3. and V.D.2. of the Subdivision Regulations 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.2. and V.D.3, the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 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.

# LOCATOR MAP



APPLICATION NUMBER 5 DATE July 20, 2006

APPLICANT Andrew Estates Subdivision

REQUEST Subdivision



NTS

# ANDREW ESTATES SUBDIVISION



APPLICATION NUMBER 5 DATE July 20, 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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