

CRIDEN ESTATES SUBDIVISION,
SECOND RESUBDIVISION OF,
RESUBDIVISION OF LOT 6, BLOCK "A"

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

The plat illustrates the proposed two-lot, 1.1± acre subdivision, which is located at 3135 and 3137 Baptiste Drive North (on the North side of Baptiste Drive North, 240'± West of Dauphin Island Parkway). The site is served by public water and individual septic systems.

The purpose of the application is to redraw the lot line between two existing, developed lots of record.

The site fronts Baptiste Drive North, which has a 60-foot right-of-way. As a means of access management, the site should be limited to a single curb cut for each lot.

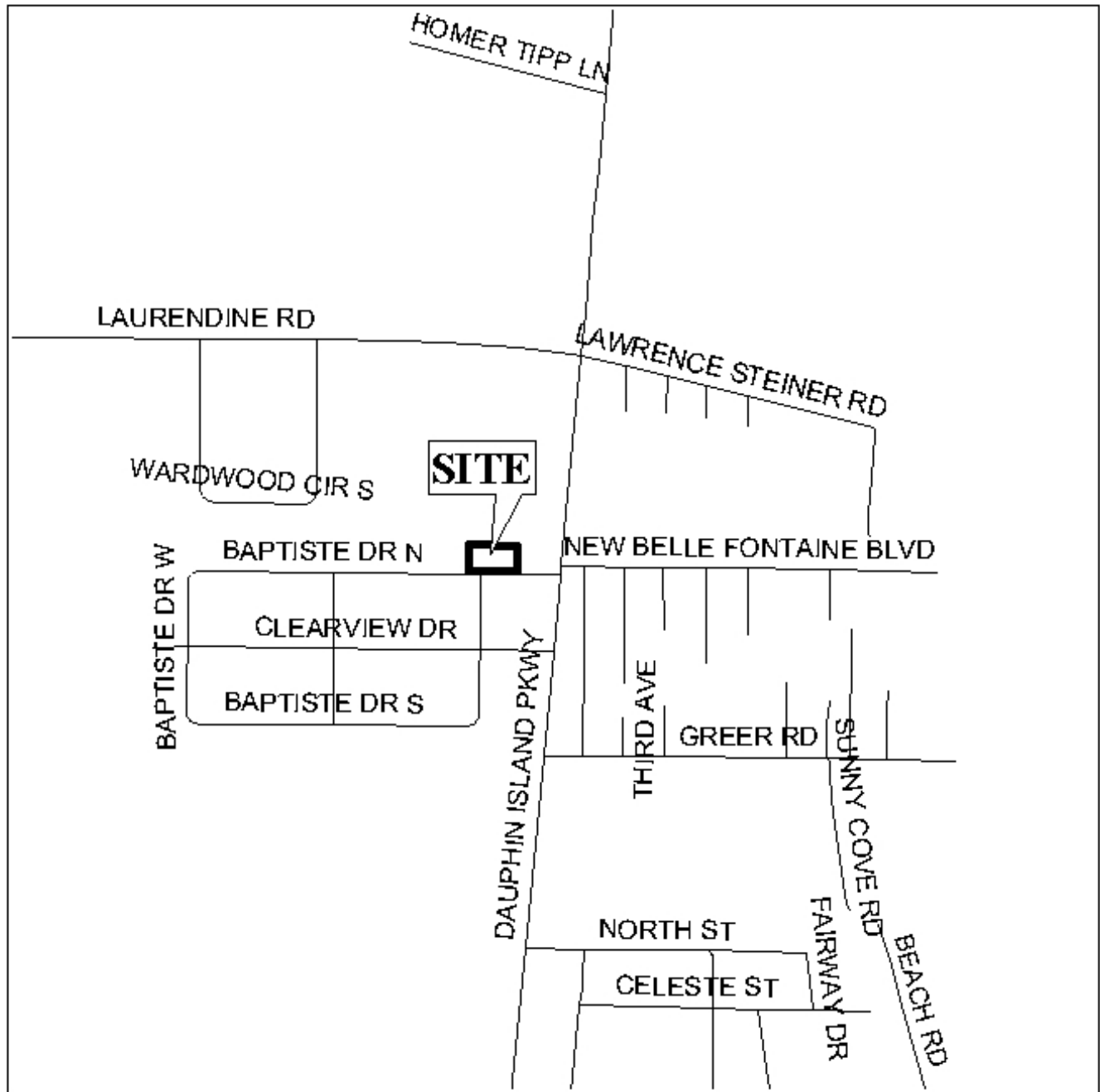
The site would continue to provide 14,323 square feet per lot, which is less than the 15,000 square foot minimum required by City Subdivision Regulations and the Alabama Department of Public Health for sites served by public water and individual septic systems. However, since the site is already developed and density would not increase, it seems acceptable to waive Section V.D.2 (minimum dimensions) of the Subdivision Regulations. Regarding the State regulations, it will be the applicant's responsibility to consult with the appropriate officials regarding the site.

Otherwise, the application remedies an existing situation of unusual property boundaries that would complicate future development efforts.

The site is located in the County; thus any lots that 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 (minimum dimensions), 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 the site is limited to a single curb cut; 2) that the applicant obtain all relevant permits from the Alabama Department of Public Health prior to the issuance of any permits; and 2) the placement of a note on the final plat stating that any lots that 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



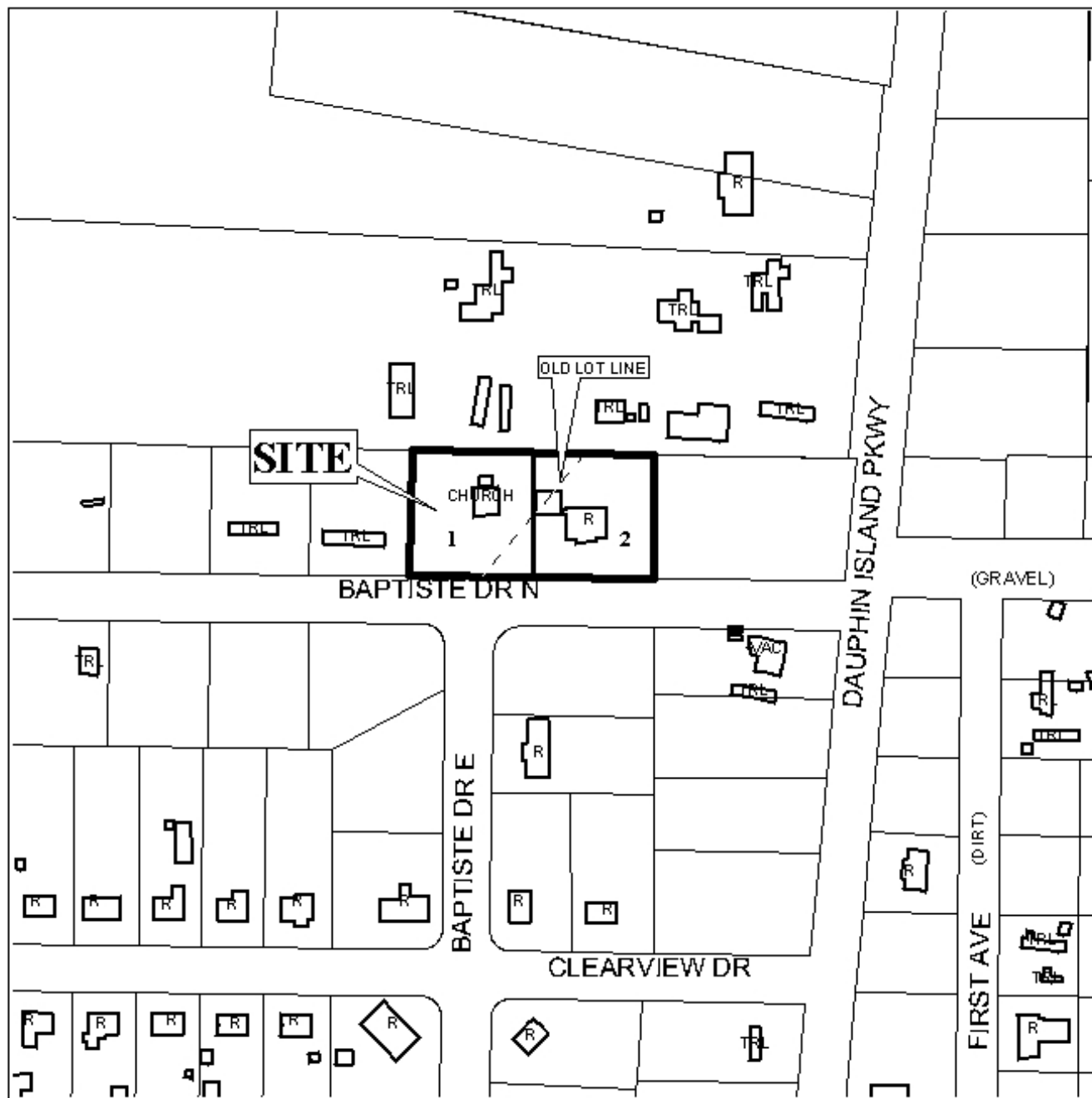
APPLICATION NUMBER 13 DATE May 4, 2006

APPLICANT Criden Estates Sub, Second Resub of, Resub of Lot 6, Block "A"

REQUEST Subdivision



CRIDEN ESTATES SUBDIVISION, SECOND RESUBDIVISION OF, RESUBDIVISION OF LOT 6, BLOCK "A"



APPLICATION NUMBER 13 DATE May 4, 2006

LEGEND

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| 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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