

KEYSER SUBDIVISION

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

The plat illustrates the proposed 1 lot, 0.5 ± acre subdivision which is located on the North side of Calhoun Road at its West terminus. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create a one-lot subdivision from a large metes and bounds parcel.

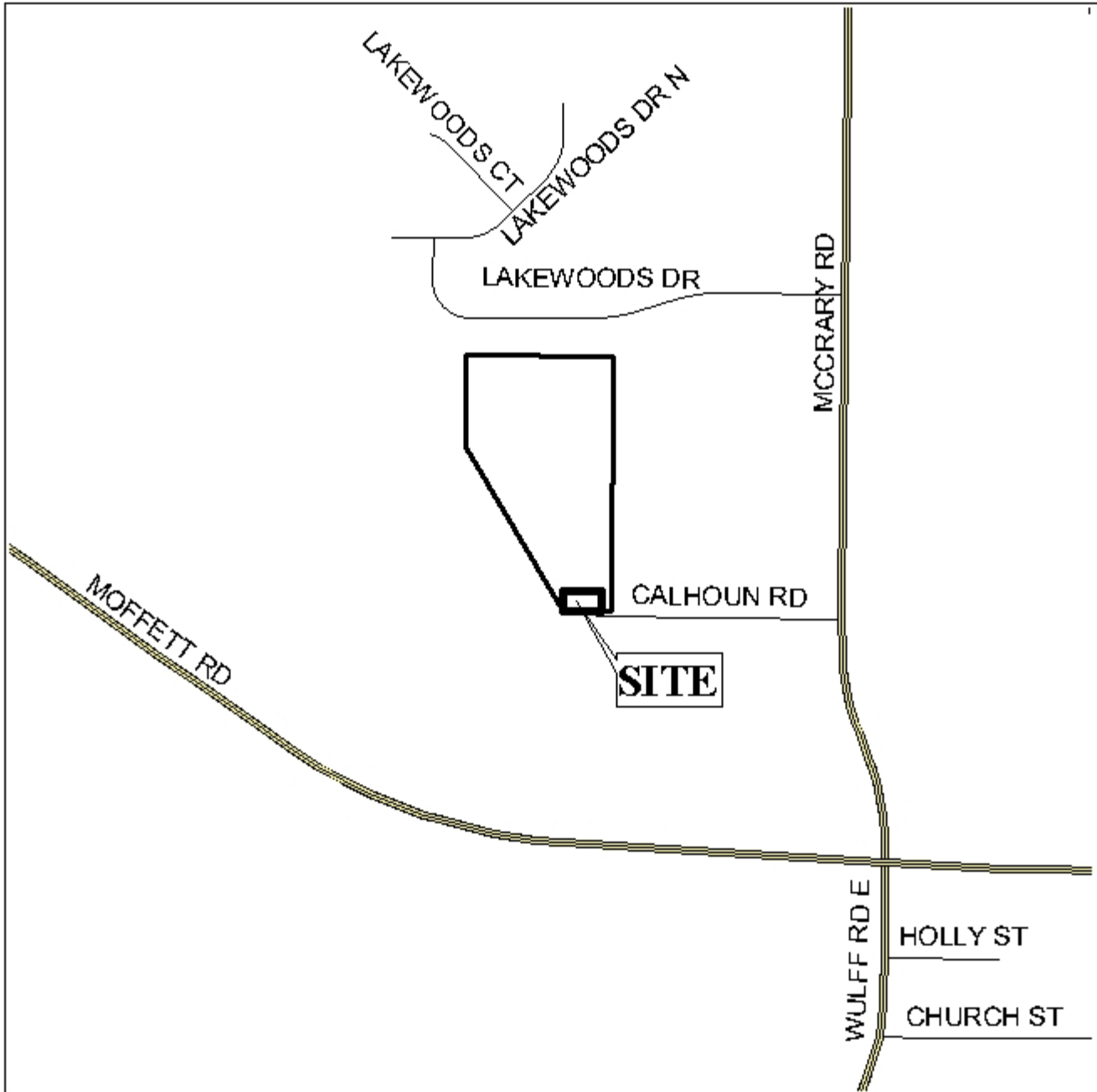
As indicated on the Vicinity Map, the future development area is already developed. Therefore, the parcel should be identified as a lot and included in the subdivision.

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.

The 25-foot minimum building setback line is not shown, but would be required on the final plat.

Based on the preceding, the application is recommended for Holdover until the January 5th meeting for the following reasons: 1) the revision of the plat and legal description to create at minimum a two-lot subdivision; and 2) the provision of labels and postage fees for notification of adjacent property owners.

LOCATOR MAP



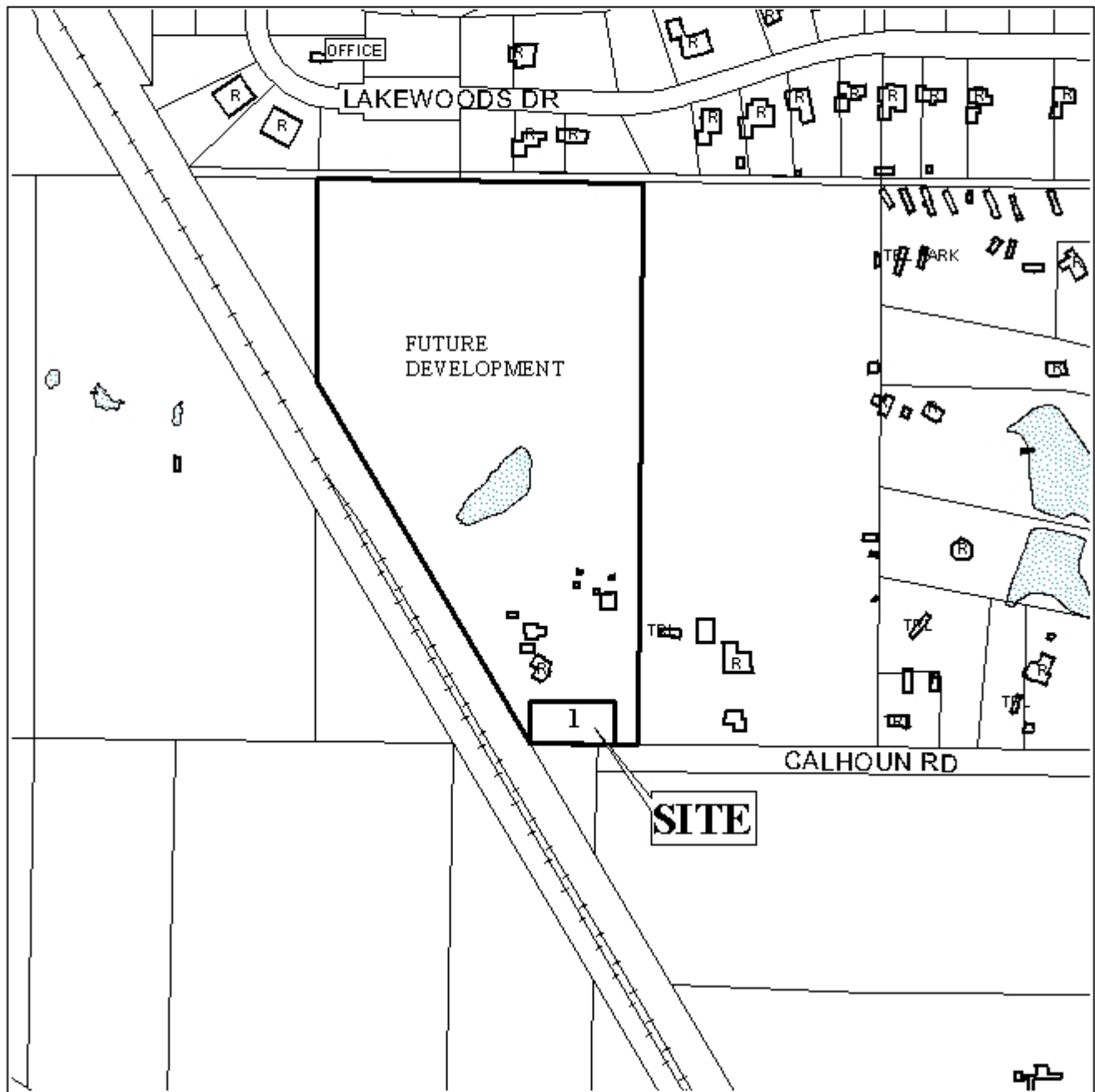
APPLICATION NUMBER 13 DATE December 15, 2005

APPLICANT Keyser Subdivision

REQUEST Subdivision



KEYSER SUBDIVISION



APPLICATION NUMBER 13 DATE December 15, 2005

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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