

GUY PLACE SUBDIVISION

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

The plat illustrates the proposed 3-lot, 2.0± acre subdivision which is located on the West side of Schimpfs Lane, 375'± South of Davis Road. The subdivision is served by city water and septic sewer systems.

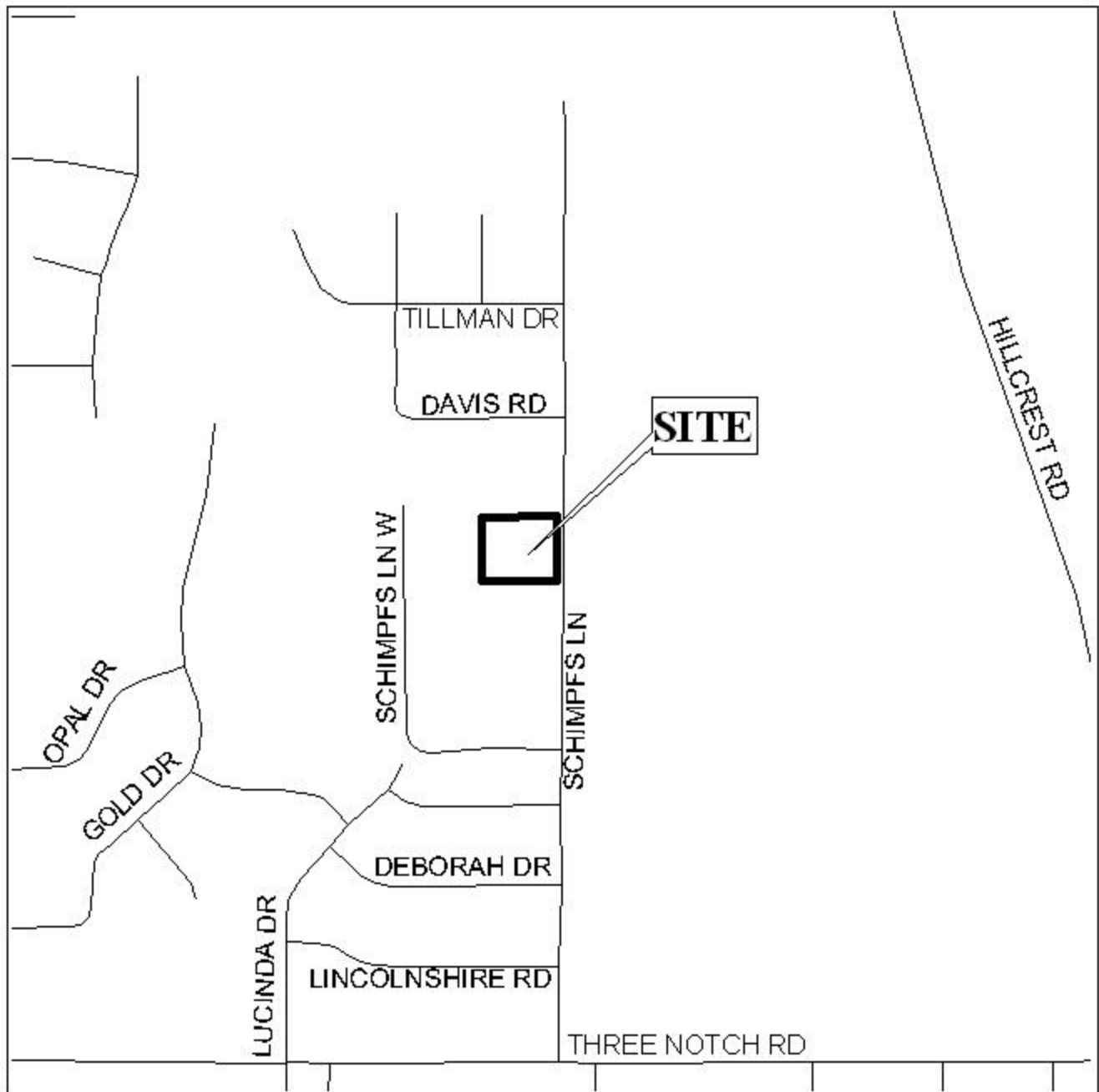
The purpose of this application is to create a three-lot subdivision from a metes and bounds parcel.

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.

With modifications, 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 lot 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) placement of the required 25-foot minimum building setback line on the final plat.

LOCATOR MAP



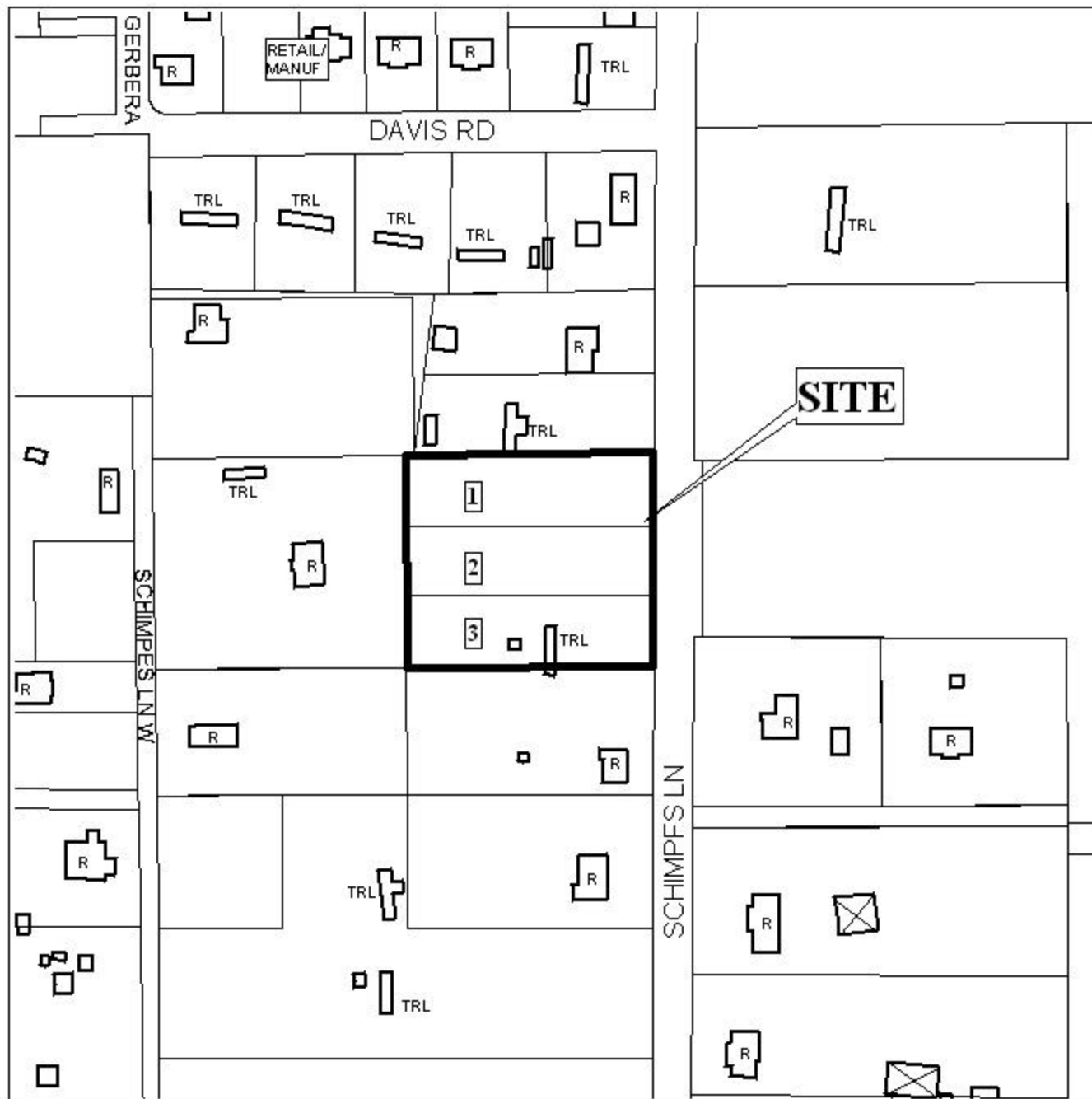
APPLICATION NUMBER 14 DATE June 5, 2003

APPLICANT Guy Place Subdivision

REQUEST Subdivision



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LEGEND



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