

**THEODORE HIGHLANDS ESTATES SUBDIVISION,**  
**10<sup>TH</sup> ADDITION, REVISED LOT 4**

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

The plat illustrates the proposed one-lot revision of an existing lot of record on the North side of Austin Avenue at its West terminus. The subdivision is served by public water and septic tanks.

The purpose of this application is to revise the recorded front setback from 30' to 25'.

This lot is an interior lot adjacent to a large vacant tract of land. As proposed, the revision to the front setback would not impact the easement for temporary turnaround at the West terminus of Austin Avenue and would meet the minimum setback requirements.

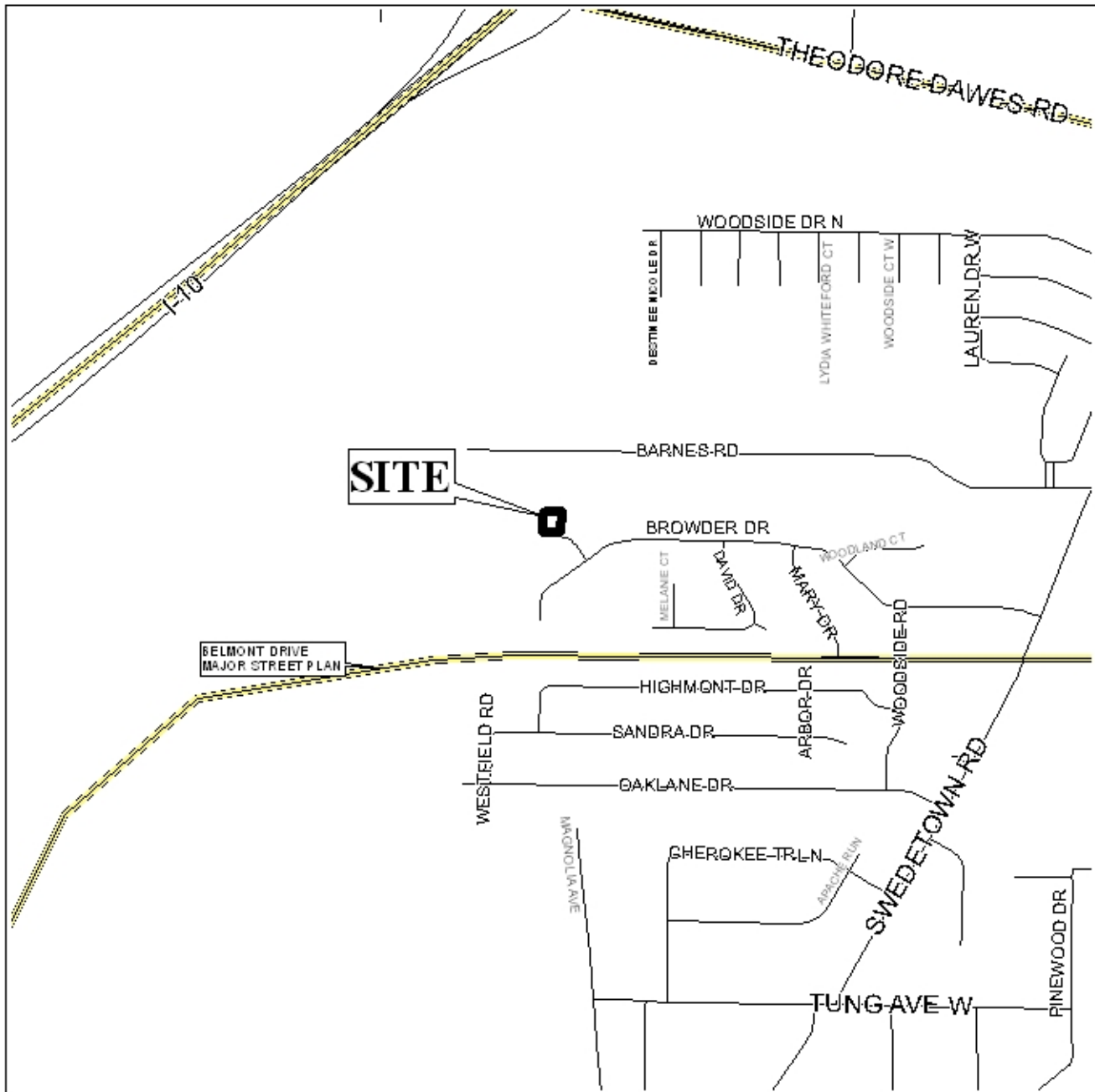
This site is located in the County, thus a note should be placed on the final plat stating that if the lot is developed commercially and adjoins residentially developed property a buffer must be provided, in compliance with Section V.A.7. of the Subdivision Regulations.

Also, since the site is in the County, compliance with the City of Mobile stormwater and flood control ordinances will be required. A note on the final plat requiring submission of a certification from a licensed engineer stating that development on the site will comply with the City of Mobile stormwater and flood control ordinances prior to issuance of permits should be required.

The plat meets 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 if the lot is developed commercially and adjoins residentially developed property a buffer must be provided, in compliance with Section V.A.7. of the Subdivision Regulations; and
- 2) placement of a note on the final plat requiring submission of a certification from a licensed engineer stating that development on the site will comply with the City of Mobile stormwater and flood control ordinances prior to issuance of permits.

# LOCATOR MAP



APPLICATION NUMBER 14 DATE May 17, 2007

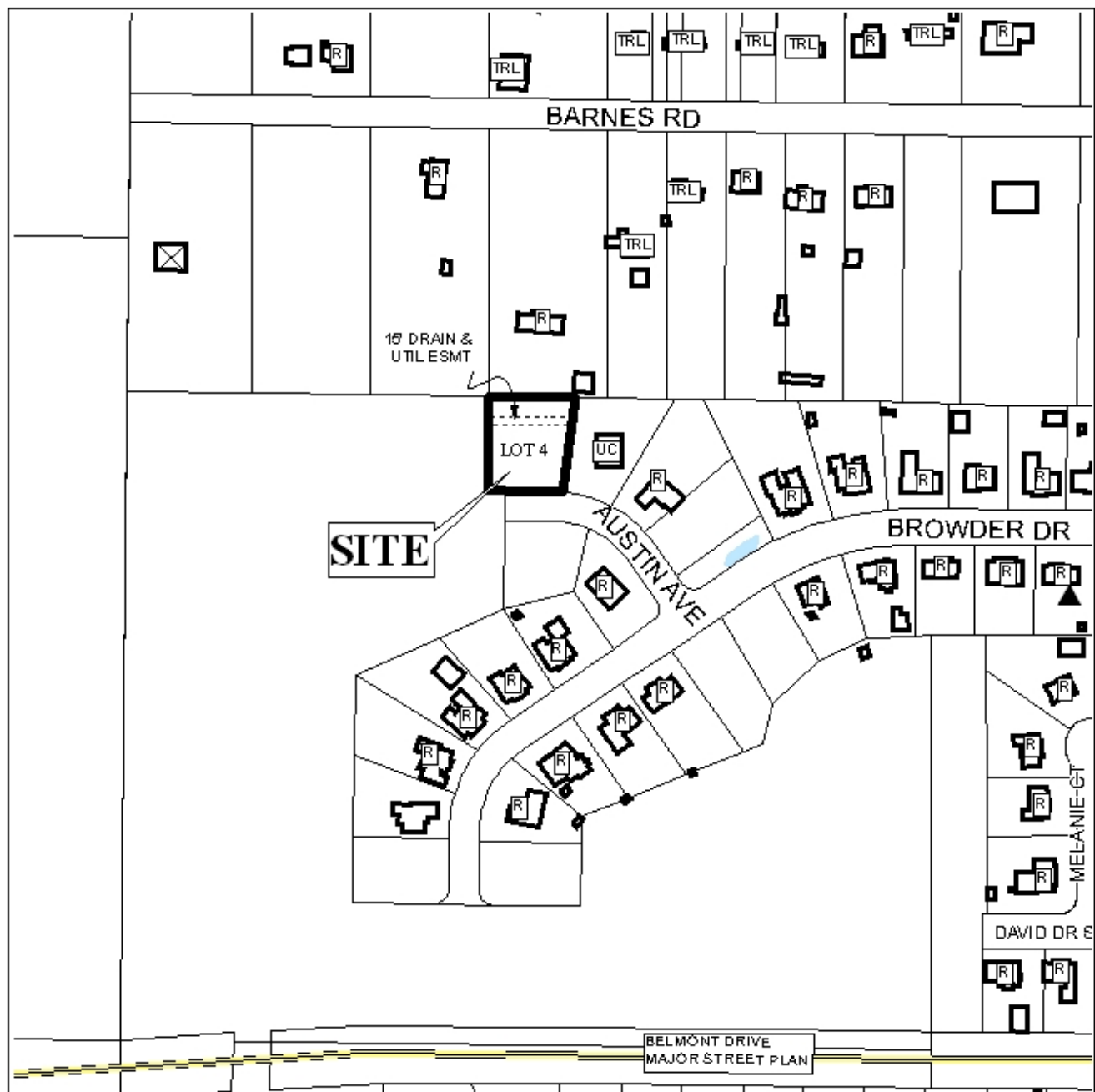
APPLICANT Theodore Highland Estates Subdivision, 10th Addition, Revised Lot 4

REQUEST Subdivision



NTS

# THEODORE HIGHLAND ESTATES SUBDIVISION, 10TH ADDITION, REVISED LOT 4



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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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