

## **IRON WORKS ROAD SUBDIVISION**

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

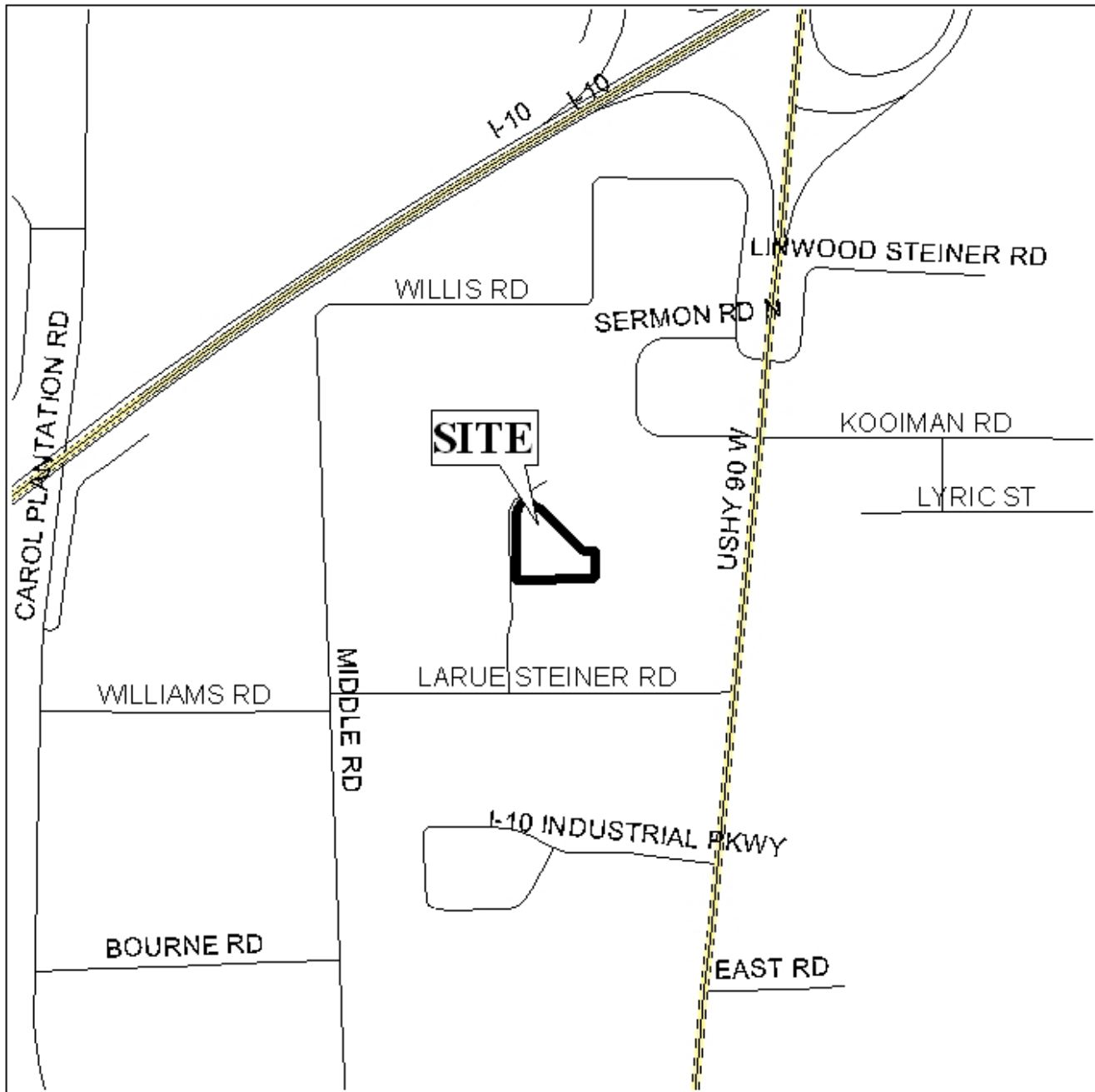
The plat illustrates the proposed two-lot, 2.6± acre subdivision, which is located on the East side of Iron Works Road (private street), 225'± South of its North terminus. The site is served by public water and individual septic systems. The purpose of the application is to move an interior lot line between two existing lots of record.

As a means of access management, a note should be required on the final plat stating that each lot is limited to a single curb cut.

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.

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 each lot is limited to a single curb cut; 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 17 DATE April 6, 2006

APPLICANT Iron Works Road Subdivision

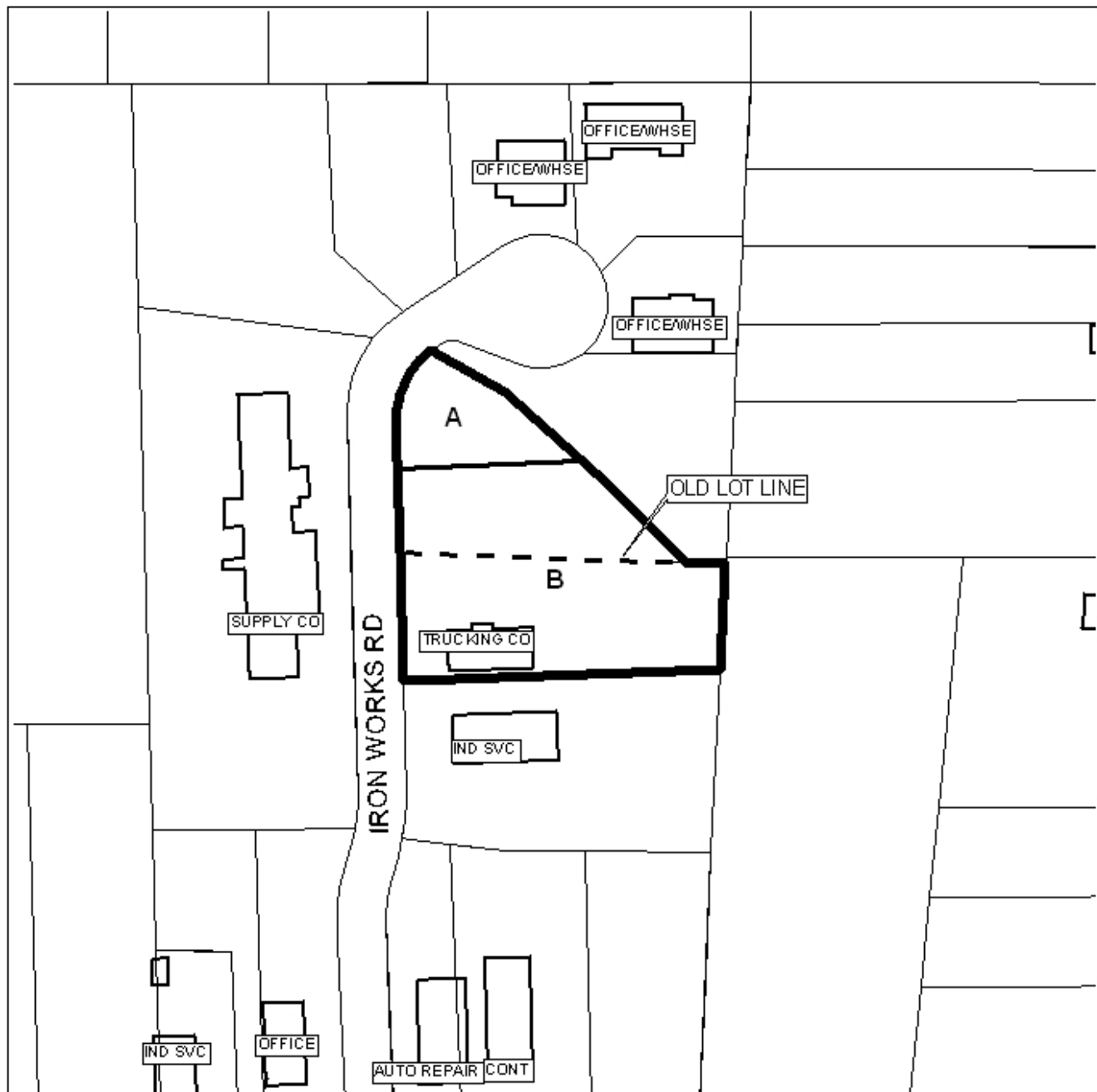
REQUEST Subdivision

N



NTS

# IRON WORKS ROAD SUBDIVISION



APPLICATION NUMBER 17 DATE April 6, 2006

LEGEND

