

SUBURBAN HEIGHTS SUBDIVISION, UNIT THREE, ADDITION TO LOT 6

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

The plat illustrates the proposed 1 lot, 0.9 ± acre subdivision which is located on the East side of Champlain Avenue, 285' ± South of Holden Drive. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create a one-lot subdivision from an existing lot and a metes and bounds parcel (prior to 1984).

The site exceeds the maximum width to depth ratio; therefore, a waiver of Section V.D.3. of the Subdivision Regulations would be required.

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 a waiver of Section V.D.3., 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 property 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) the placement of the 25-foot minimum building setback line on the final plat.

LOCATOR MAP



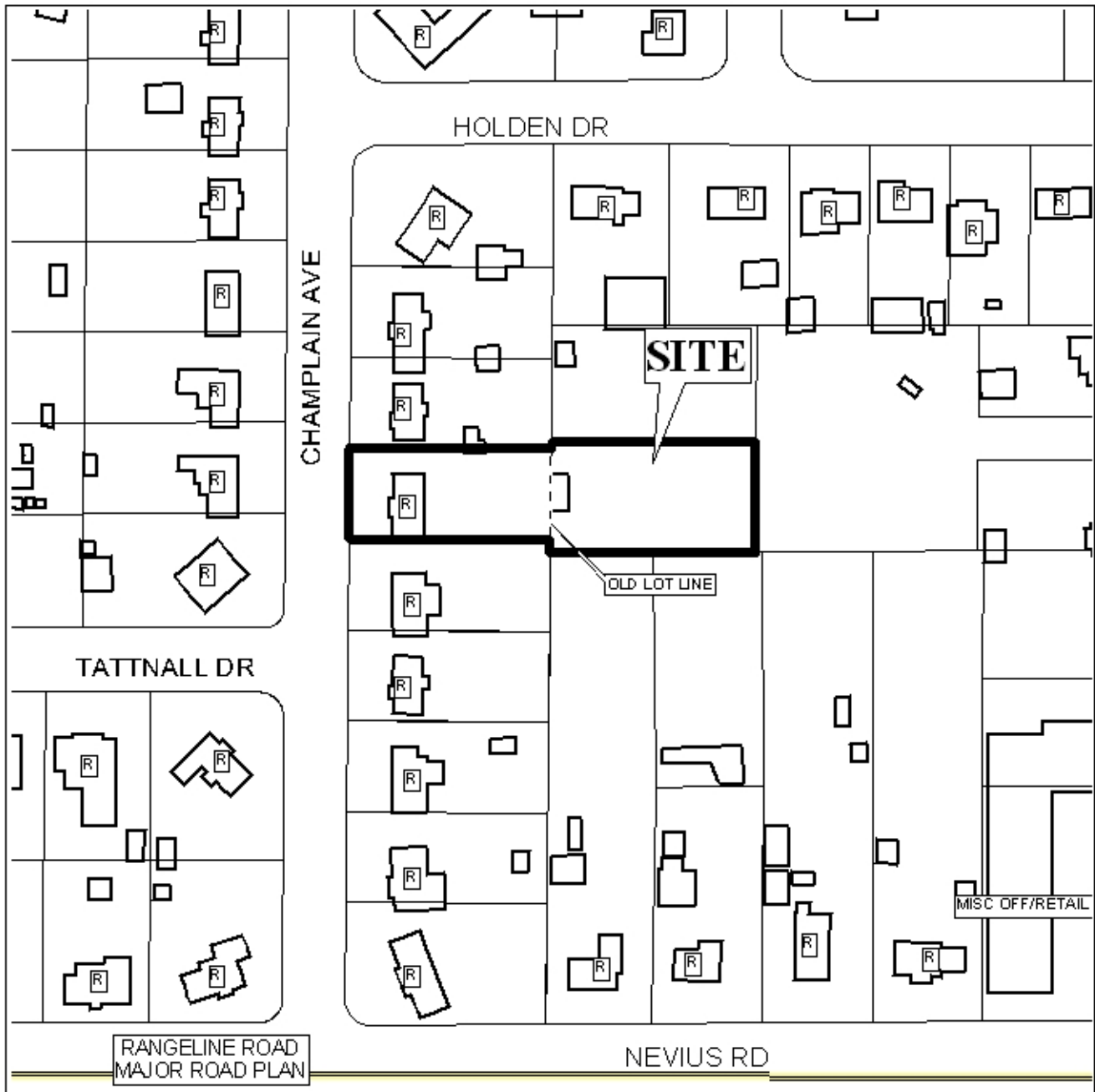
APPLICATION NUMBER 17 DATE December 15, 2005

APPLICANT Suburban Heights Subdivision, Unit Three, Addition to Lot 6

REQUEST Subdivision



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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

