

## **GLEN ACRES SUBDIVISION, BLOCK K,** **RESUBDIVISION OF LOT 10**

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

The plat illustrates the proposed 3.0 ± acres, 2 lot subdivision which is located on the South side of Taber Drive at the South terminus of Carol Street, extending to the North side of Zeigler Boulevard, 360'± East of Tanner Williams Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to subdivide one lot into two lots.

This portion of Zeigler Boulevard is not part of the Major Street Plan and has right-of-way in compliance with minor street standards.

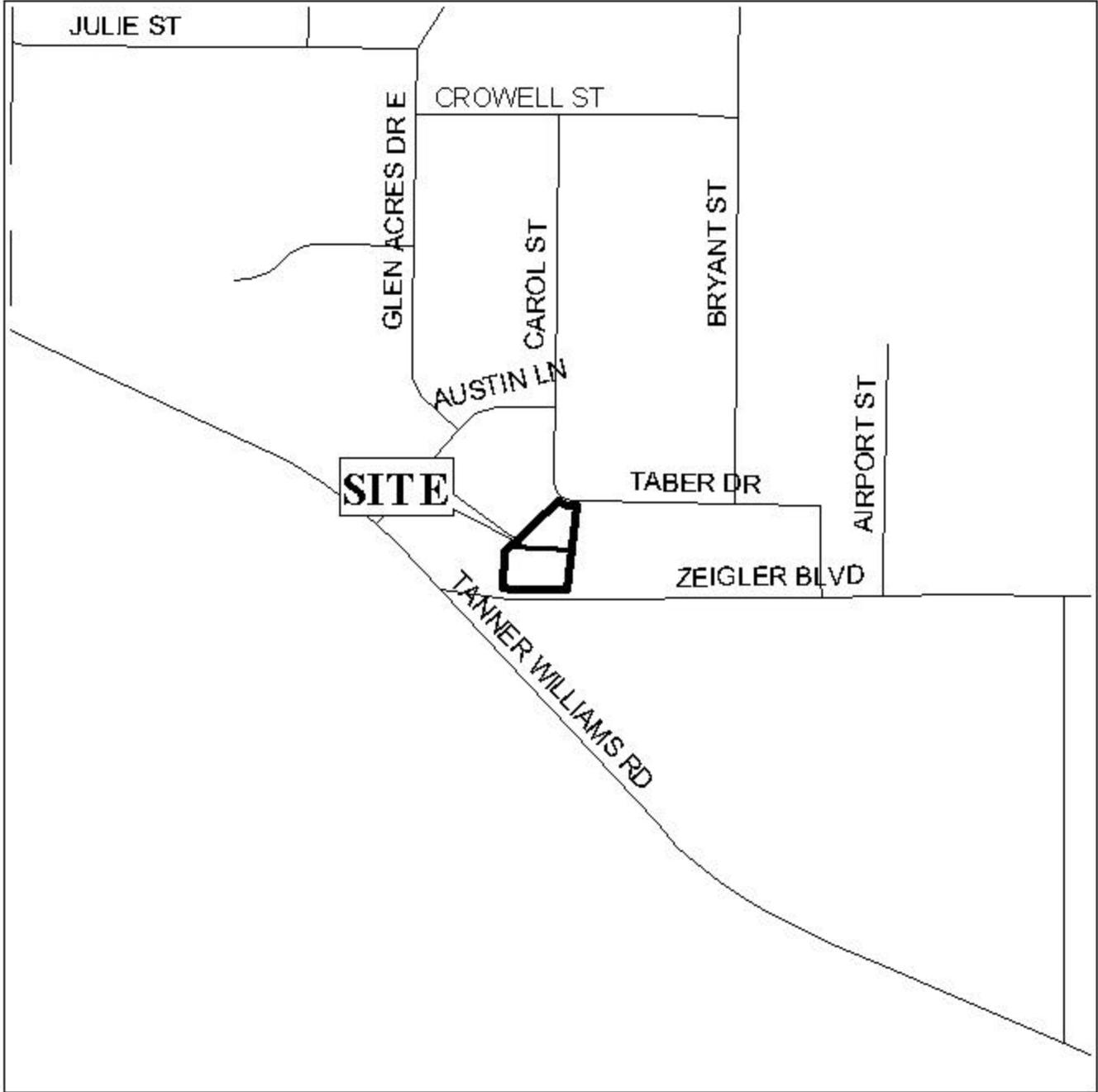
As a means of access management, Lot 10-B should be limited to two curb cuts to Zeigler Boulevard with the size, location, and design to be approved by County Engineering.

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.

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 Lot 10-B is limited to two curb cuts to Zeigler Boulevard with the size, location, and design to be approved by County Engineering; 2) the placement of a note on the final plat stating that if any property is developed commercially and adjoins residential property will provide a buffer in compliance with Section V.A.7., of the Subdivision Regulations; and 3) the placement of the 25-foot minimum building setback line on the final plat.

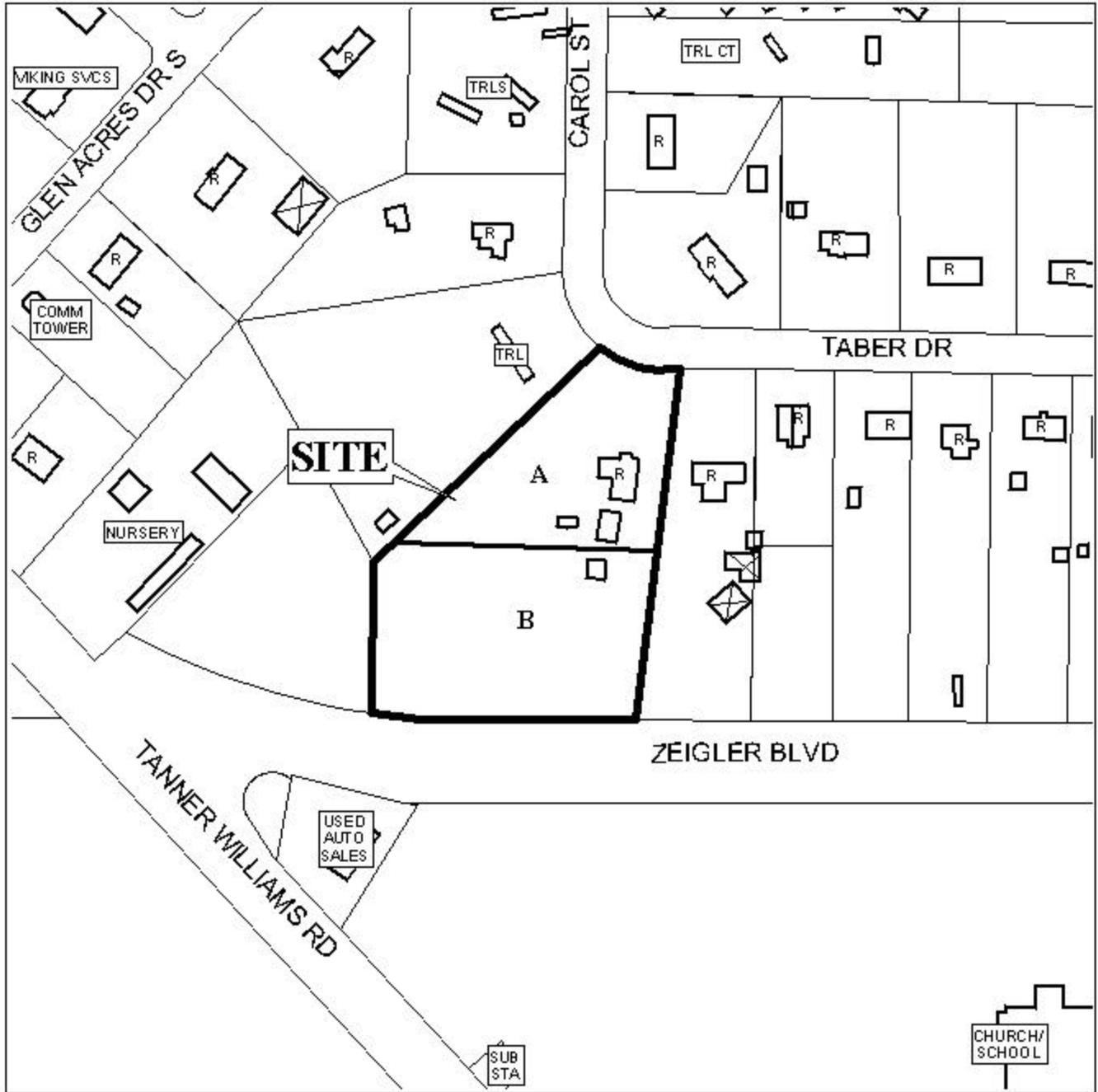
# LOCATOR MAP



APPLICATION NUMBER 19 DATE September 4, 2003  
APPLICANT Glen Acres Subdivision, Block K, Resubdivision of Lot 10  
REQUEST Subdivision



# GLEN ACRES SUBDIVISION, BLOCK K, RESUBDIVISION OF LOT 10



APPLICATION NUMBER 19 DATE September 4, 2003

LEGEND



