

PLANTATION CAROL SUBDIVISION, UNIT ONE, **RESUBDIVISION OF LOT 7**

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

The plat illustrates the proposed 2 lot, 7.0 \pm acres subdivision which is located on the North side of Plantation Road, 170' \pm East of Carol Plantation Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to resubdivide a lot of record.

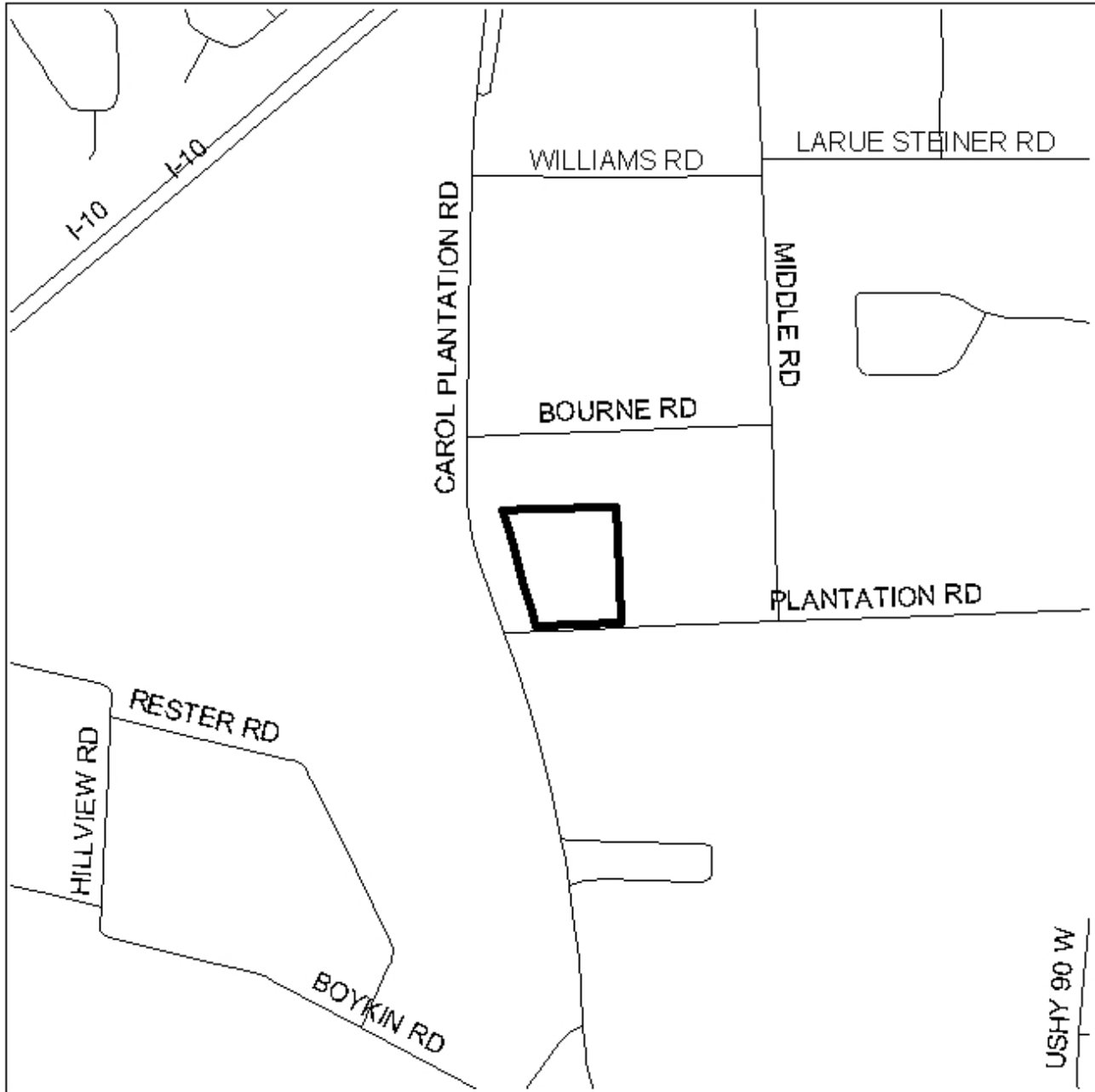
As proposed, Lot B would exceed the width to depth ratio. The subdivision contains adequate area to be reconfigured to provide the additional width for Lot B to comply with section V.D.3.

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 lines are 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 plat be reconfigured to provide additional width for Lot B to comply with V.D.3; 2) 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 3) the placement of the 25-foot minimum setback lines on the final plat.

LOCATOR MAP



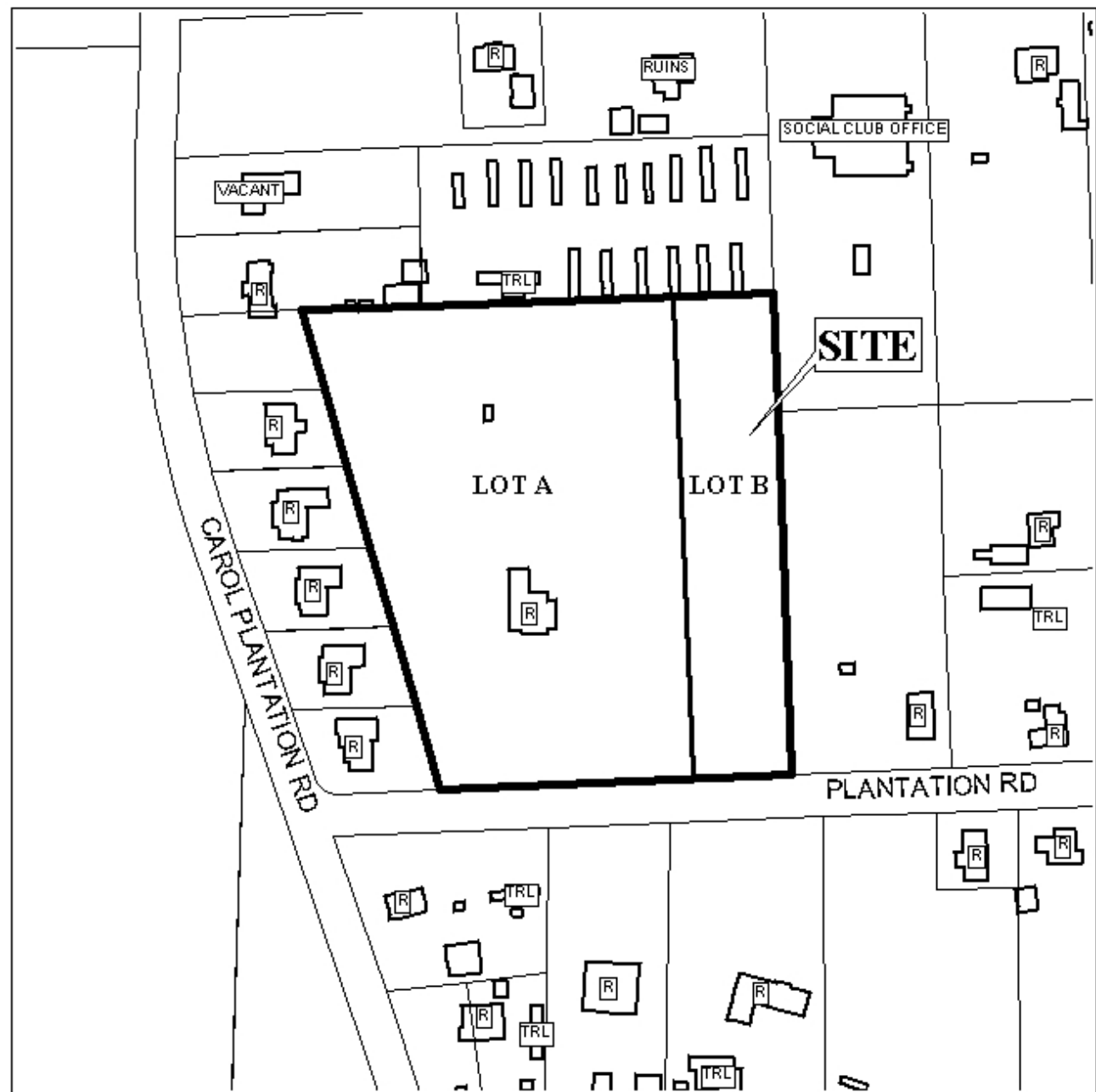
APPLICATION NUMBER 19 DATE August 18, 2005

APPLICANT Plantation Carol Subdivision, Unit One, Resubdivision of Lot 7

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

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