

CLEAR LAKE ESTATES SUBDIVISION, REVISION **ONE**

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

The plat illustrates the proposed 4 lots, 14.4 \pm acres subdivision which is located on the North side of Ben Hamilton Road, ¼ mile + West of McFarland Road. The subdivision is served by public water and individual septic systems.

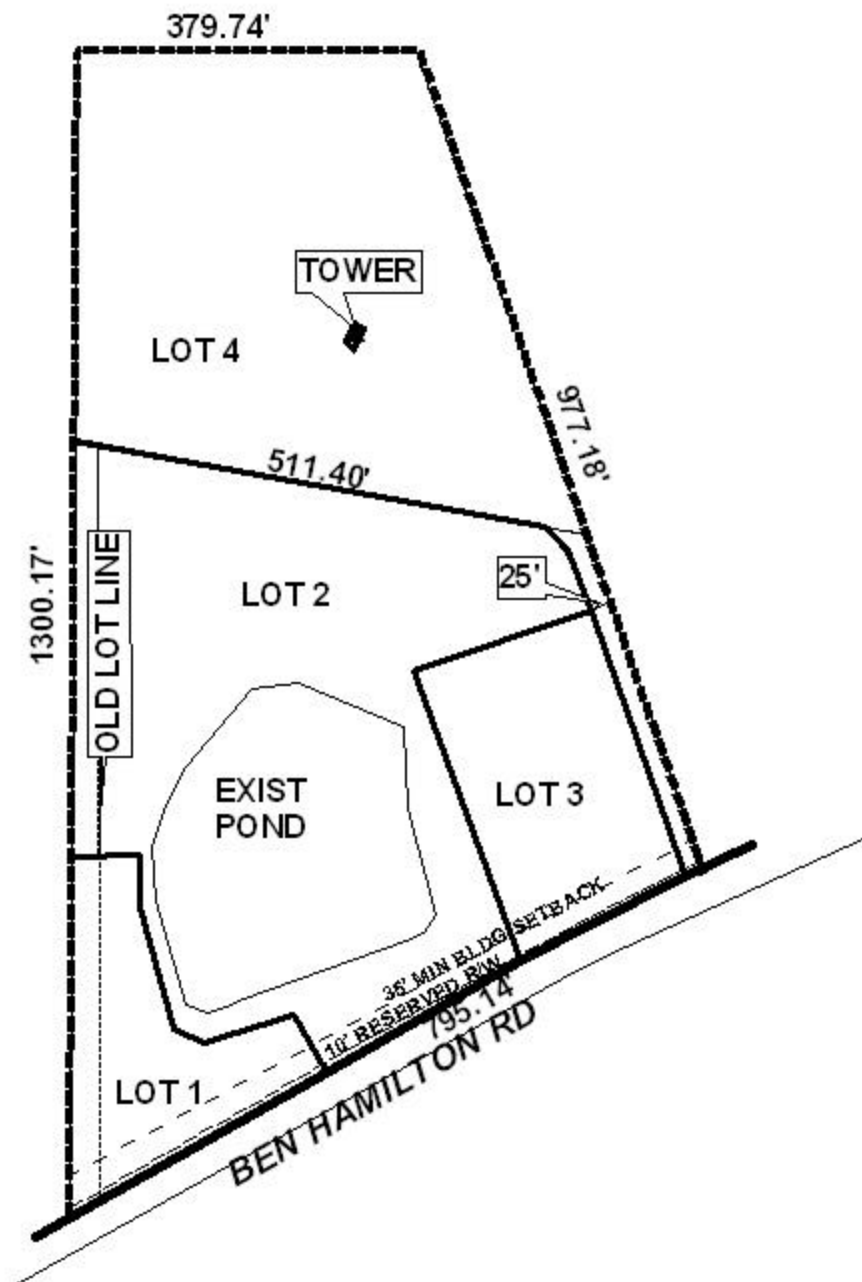
The purpose of this application is to resubdivide existing lots of record.

The plat indicates a 10-foot reservation strip; however, property cannot be reserved, it must be dedicated or an additional setback provided, and in this situation, Ben Hamilton Road is not a major street, thus additional right-of-way is not required.

The site is located in the County, thus a note should be placed on the final plat stating that any lots that are developed commercially and adjoin residentially property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

With modifications, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) that the 10-foot reservation strip be removed; and 2) the placement of a note on the final plat stating that any lot that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

DETAIL SITE PLAN



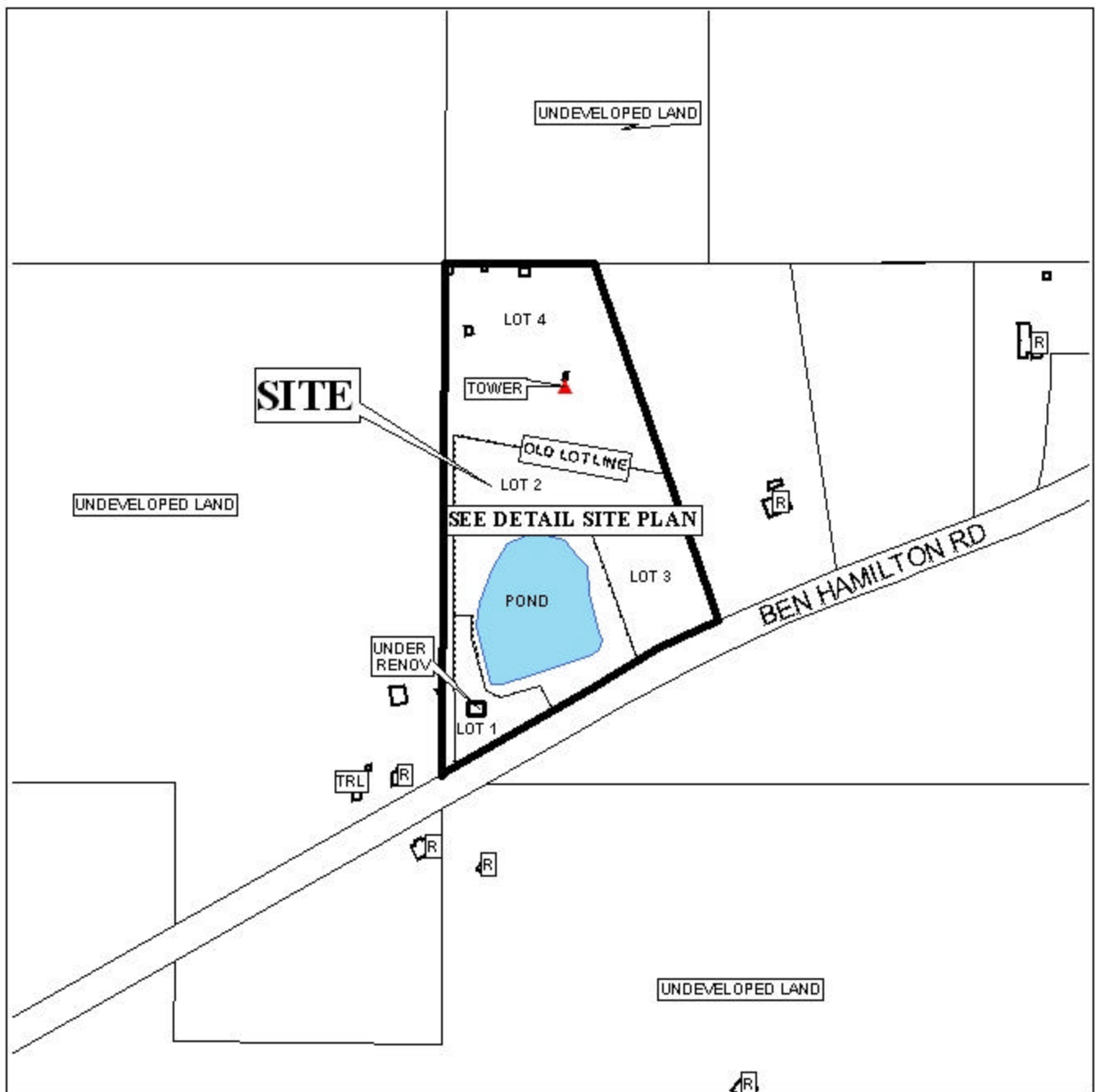
APPLICATION NUMBER 12 DATE June 5, 2003

APPLICANT Clear Lake Subdivision, Revision One

REQUEST Subdivision



CLEAR LAKE ESTATES SUBDIVISION, REVISION ONE



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LEGEND

