

## **HOLDOVER**

*Revised*

### **GULF CREEK SUBDIVISION, RESUBDIVISION OF LOT A, REVISED PLAT OF THE RESUBDIVISION OF LOTS 11 AND 12**

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

The plat illustrates the proposed 2 lot, 0.9 ± acre subdivision which is located on the North side of Gulf Creek Circle [North], 485' ± West of Rabbit Creek Drive. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create a two-lot subdivision from a legal lot of record.

As the site is within the Rabbit Creek watershed, the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

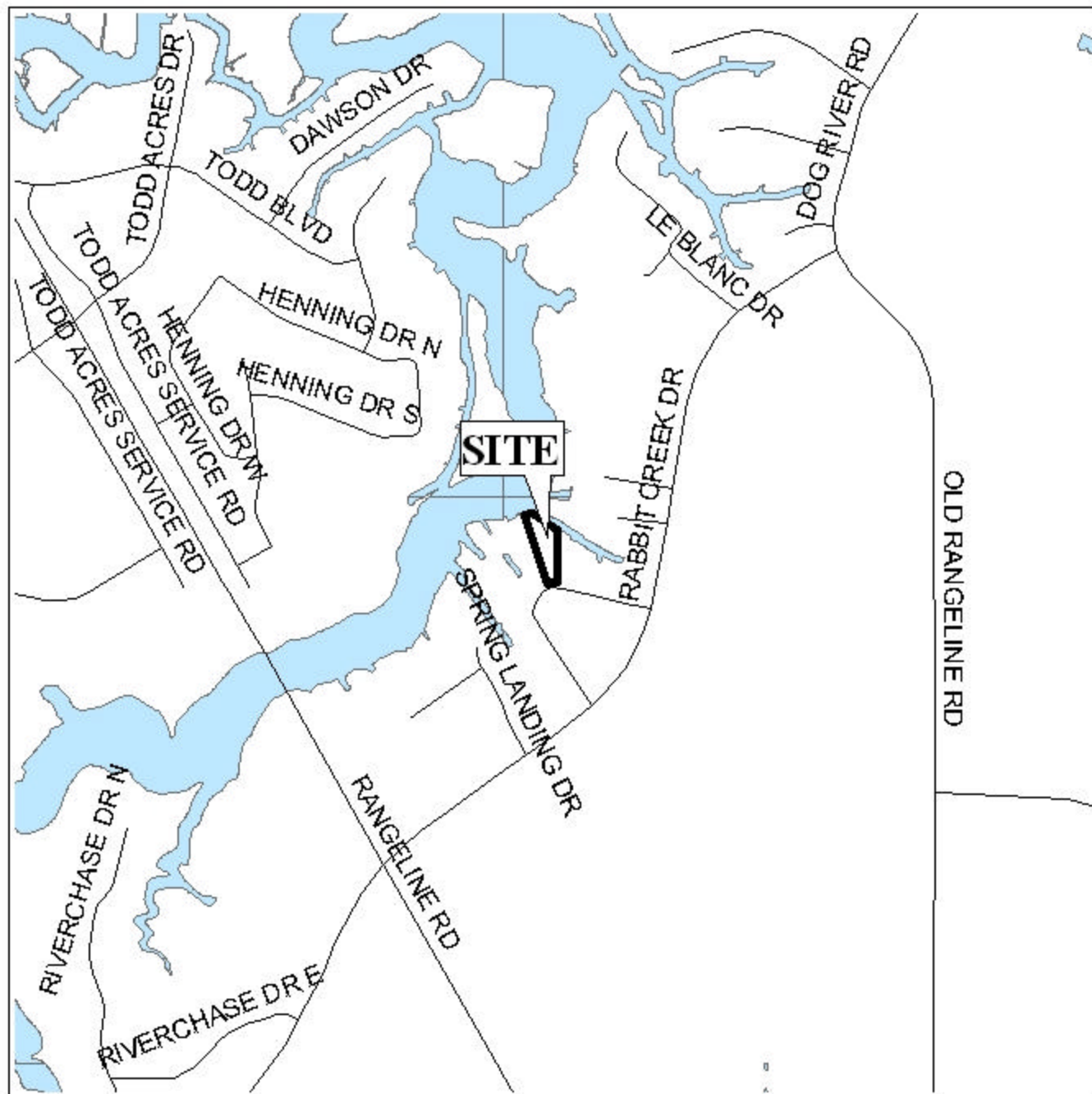
The site exceeds the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3., would be required. Narrow, deep lots are typical along waterways; thus a waiver of V.D.3. would be appropriate.

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.

With modifications and a waiver of Section V.D.3. for the site, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the approval of all applicable federal, state and local agencies prior to the issuance of any permits; and 2) the placement of a note 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.

*At the November 6<sup>th</sup> meeting, this application was heldover until the November 20<sup>th</sup> meeting at the staff's request. An adjoining property owner was not notified of the subdivision application.*

## LOCATOR MAP

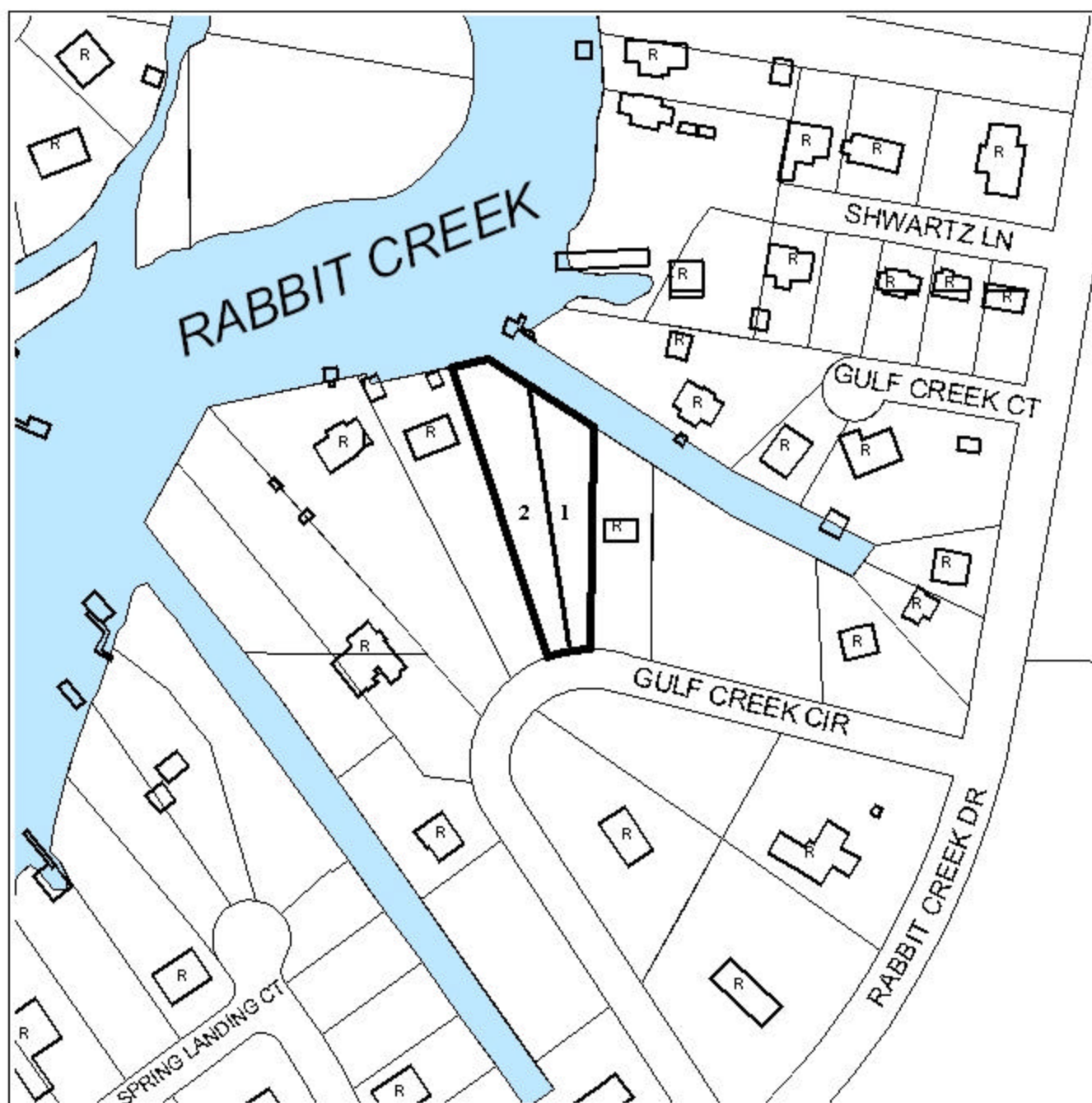


APPLICATION NUMBER 12 DATE November 6, 2003  
APPLICANT Gulf Creek Subdivision, Resubdivision of Lot A,  
Revised Plat of the Resubdivision of Lots 11 & 12  
REQUEST Subdivision



NTS

**GULF CREEK SUBDIVISION, RESUBDIVISION OF LOT A,  
REVISED PLAT OF THE RESUBDIVISION OF LOTS 11 & 12**



APPLICATION NUMBER 12 DATE November 6, 2003

LEGEND

