

## **SU SUBDIVISION**

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

The plat illustrates the proposed 2 lot, .8  $\pm$  acre subdivision which is located at the West side of Hillview Road, 125'  $\pm$  South of Helton Road. 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 metes and bounds parcel.

As a means of access management, the placement of a note on the final plat stating that Lots 1 and 2 are limited to one curb cut each to Hillview Road, with the size, location and design to be approved by County Engineering, should 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 setback line is not shown but would be required on the final plat.

With modifications, 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 Lots 1 and 2 are limited to one curb cut each to Hillview Road with the size, location and design to be approved by County Engineering; 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; and 3) the placement of the 25-foot minimum setback line on the final plat.

## LOCATOR MAP



APPLICATION NUMBER 25 DATE October 16, 2003  
APPLICANT SU Subdivision  
REQUEST Subdivision



NTS

# SU SUBDIVISION



APPLICATION NUMBER 25 DATE October 16, 2003

LEGEND



NTS