

## **BLACKBURN ESTATES SUBDIVISION**

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

The plat illustrates the proposed 3 lot, 23.2  $\pm$  acres subdivision which is located on the North side of Broughton Road, 635'  $\pm$  West of Blakewood Drive. The subdivision is served by public water and individual septic systems.

The purpose of this application is to shift interior lot lines of three existing lots.

As proposed, Lot 1 would exceed the maximum width to depth ratio, therefore a waiver of Section V.D.3. of the Subdivision Regulations would 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 building setback lines are not shown but would be required on the final plat.

With a waiver of Section V.D.3., 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 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 2) the placement of the 25-foot minimum setback lines on the final plat.

## LOCATOR MAP

MOFFETT

BLACKWELL NURSERY RD S

SNOW RD N

**SITE**

BLAKEWOOD DR

BROUGHTON RD

NURSERY RD

WINSTON DR N

DOWNING ST

LYLES RD

BRITISH CT

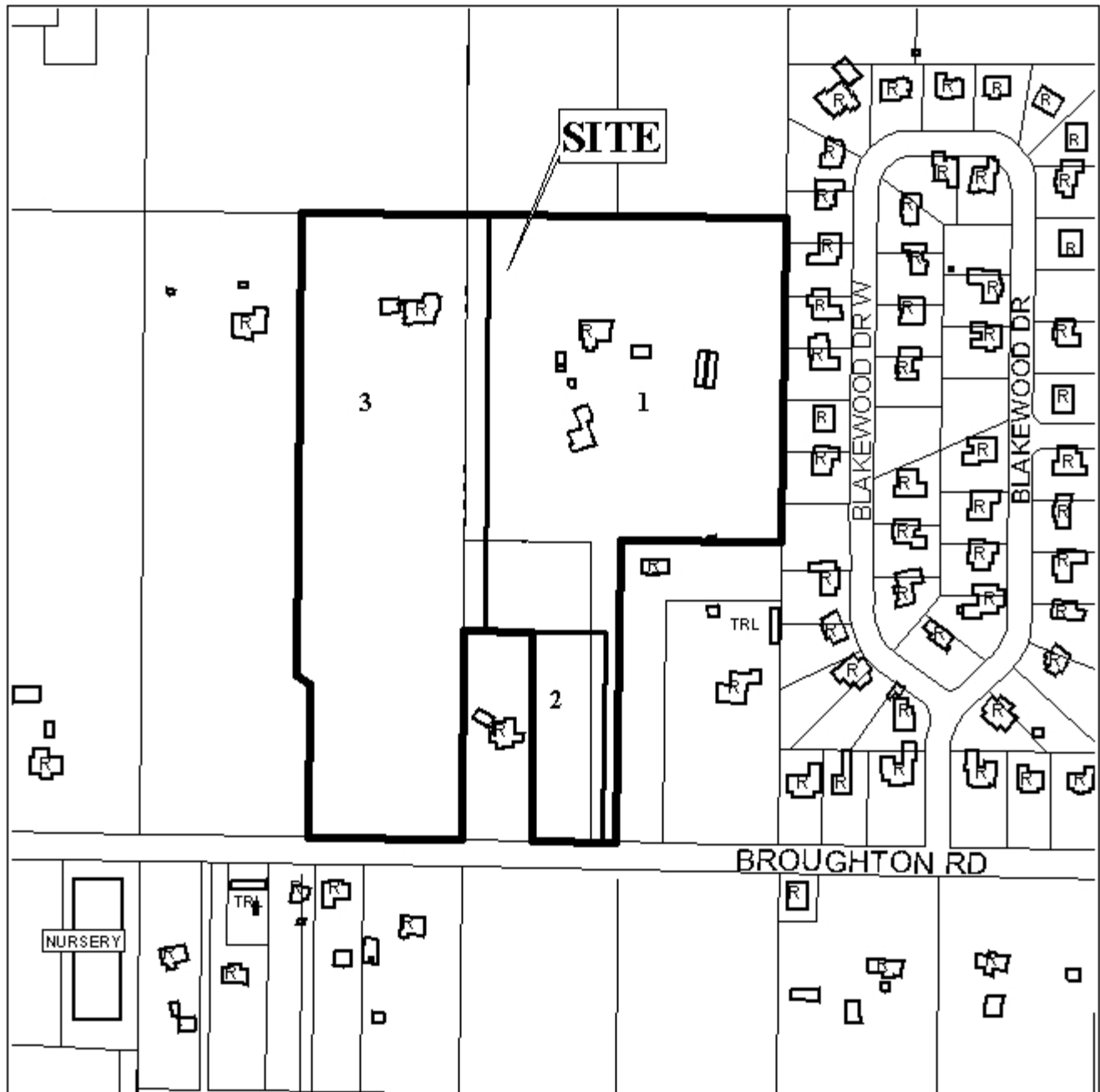
APPLICATION NUMBER 15 DATE May 6, 2004

APPLICANT Blackburn Estates Subdivision

REQUEST Subdivision



# BLACKBURN ESTATES SUBDIVISION



APPLICATION NUMBER 15 DATE May 6, 2004

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

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NTS