

CAROL PLANTATION SUBDIVISION, SECOND UNIT, RESUBDIVISION OF LOT 336

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

The plat illustrates the proposed 2 lot, 2.3 ± acres subdivision which is located on the West side of Sperry Road, at the West terminus of Old Boykin Road. The subdivision is served by public water and sanitary sewer.

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

As proposed, Lot 336-A is only 50-feet wide. Section V.D.2. of the Subdivision Regulations requires a minimum lot width of 60-feet at the building setback line. Therefore, Lot 336-A must be a minimum of 60-feet wide as outlined in the Subdivision Regulations.

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.

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. (width to depth ratio), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) lot 336-A be a minimum of 60-feet wide; 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 lines on the final plat.

LOCATOR MAP



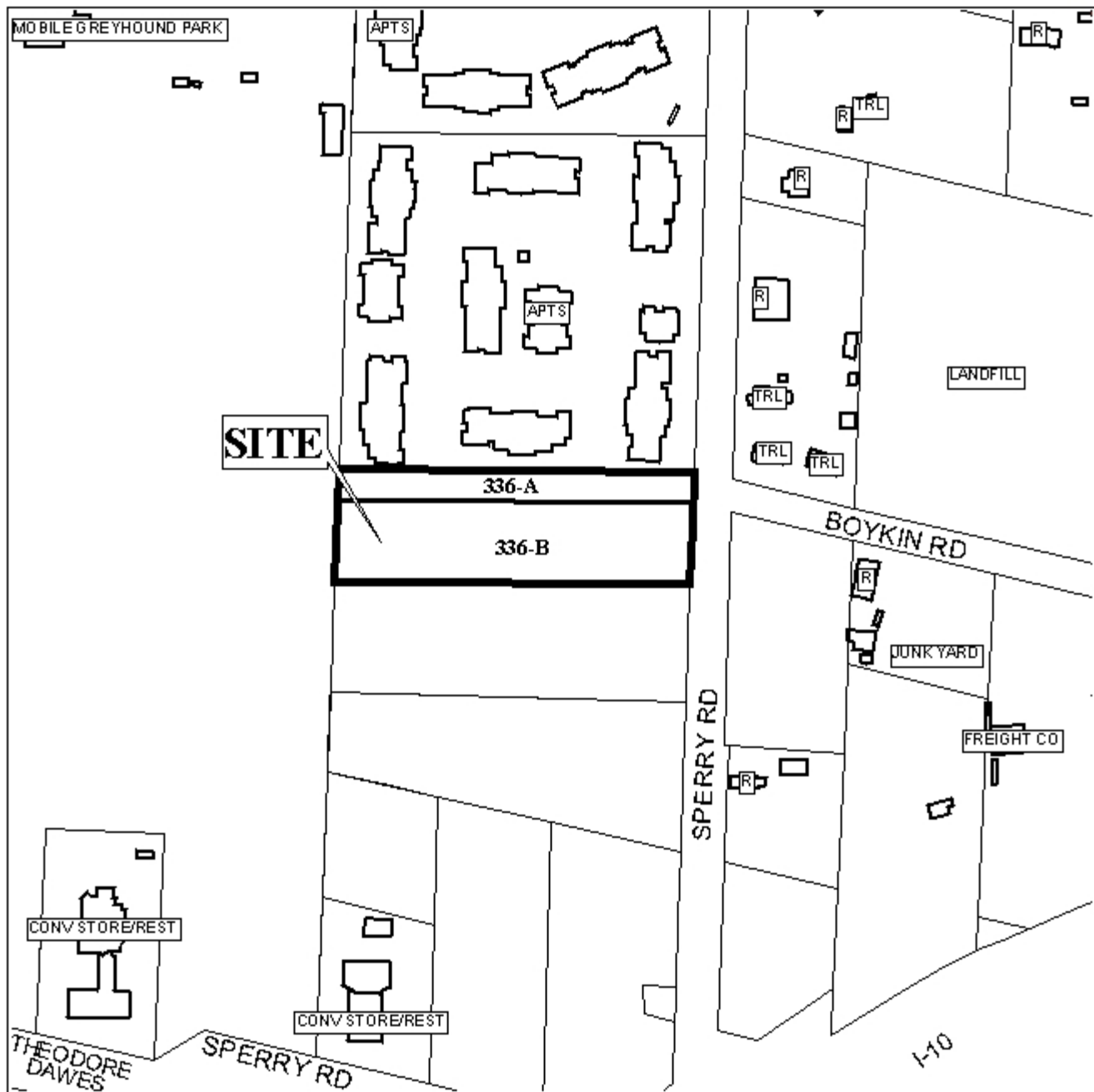
APPLICATION NUMBER 8 DATE July 1, 2004

APPLICANT Carol Plantation Subdivision, Second Unit, Resub of Lot 336

REQUEST Subdivision



CAROL PLANTATION SUBDIVISION, SECOND UNIT, RESUBDIVISION OF LOT 336



APPLICATION NUMBER 8 DATE July 1, 2004

LEGEND

