

CREIGHTON'S 1st ADDITION TO THEODORE
SUBDIVISION, RESUBDIVISION OF LOTS 1, 2 AND
23

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

The plat illustrates the proposed 1 lot, 0.7 ± acre subdivision which is located at the Southwest corner of Oriental Avenue and Kim Avenue. The subdivision is served by public water and sanitary sewer.

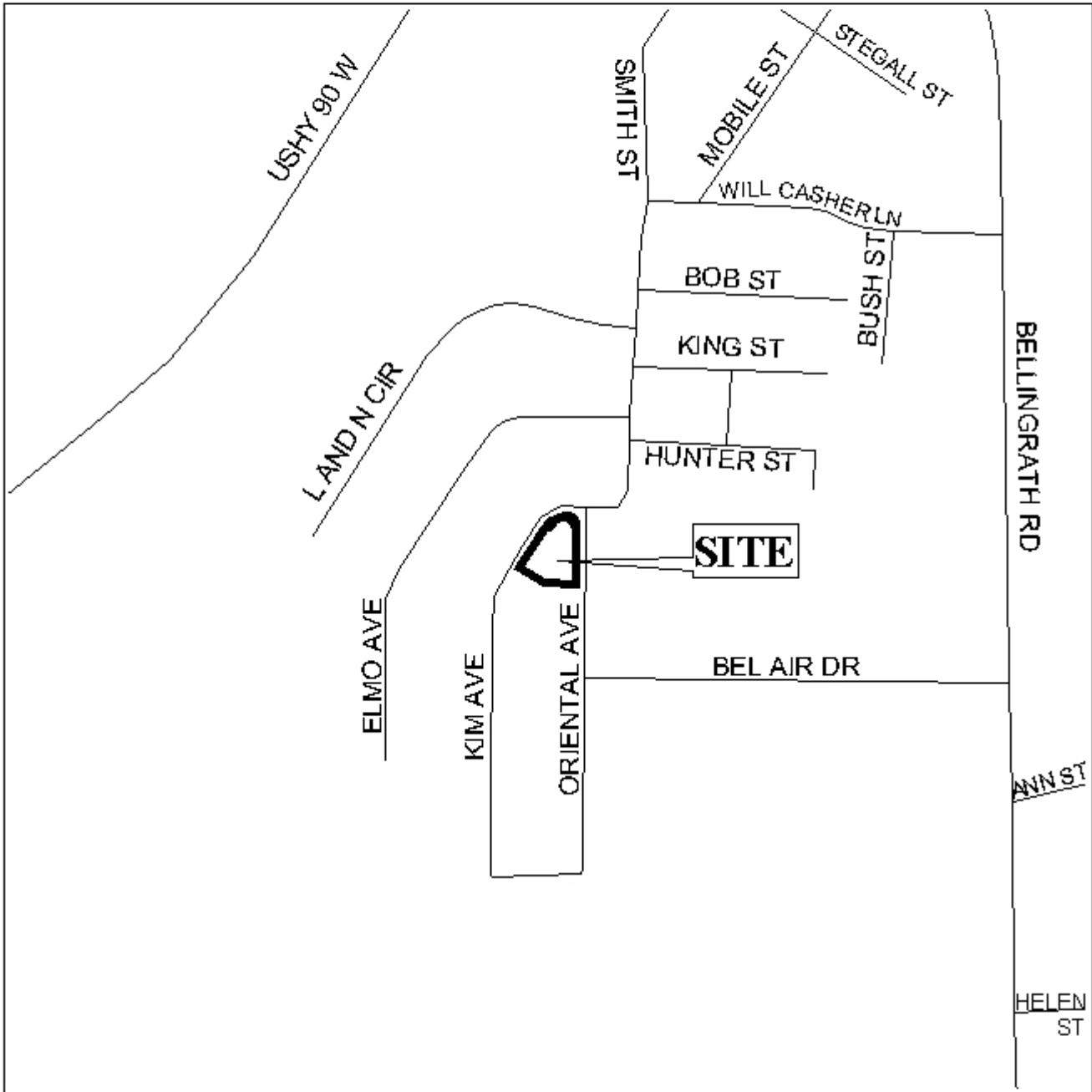
The purpose of this application is to combine three lots into one.

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.

As illustrated on the plat, a 15-foot utility easement is to be vacated at 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 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) completion of the vacation process for the 15-foot utility easement.

LOCATOR MAP



APPLICATION NUMBER 16 DATE June 3, 2004

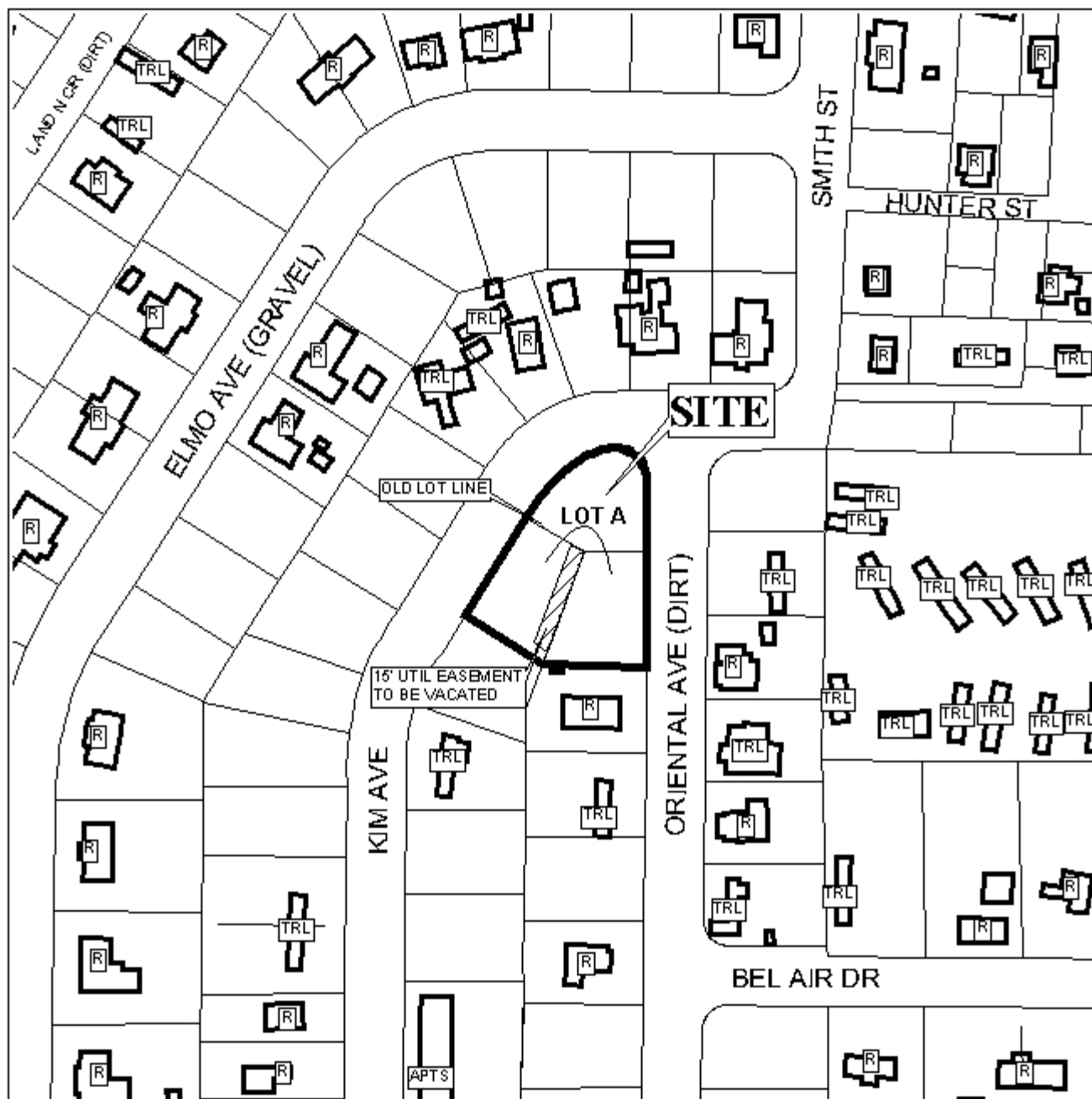
APPLICANT Creighton's 1st Addition to Theodore Subdivision, Resubdivision of Lots 1, 2, and 23

REQUEST Subdivision



NTS

CREIGHTON'S 1ST ADDITION TO THEODORE, SUBDIVISION RESUBDIVISION OF LOTS 1, 2, & 23



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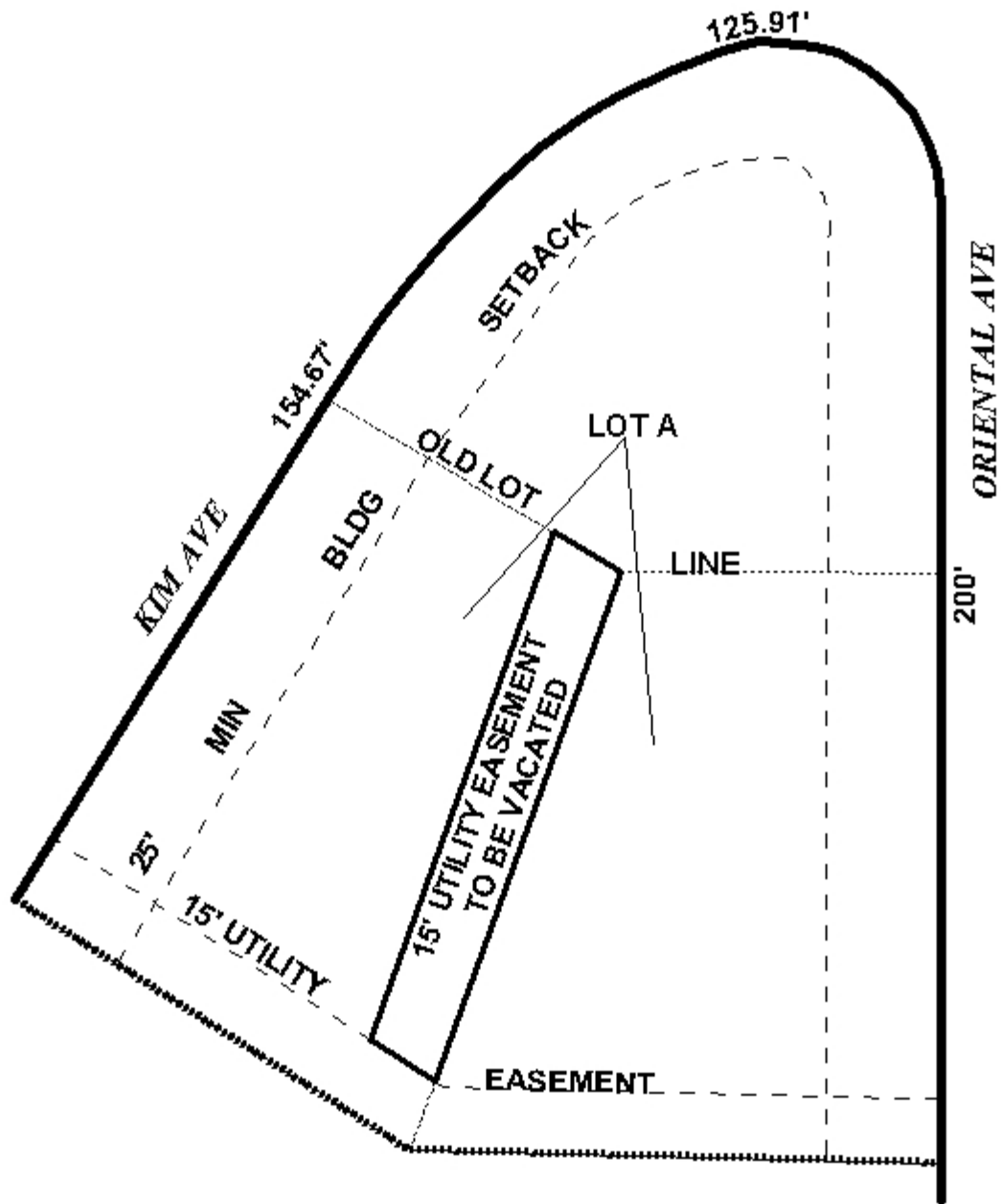
LEGEND

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	I-2



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DETAIL SITE PLAN



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NTS