

CROSS CREEK PLACE SUBDIVISION, **RESUBDIVISION OF**

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

The plat illustrates the proposed 2 lot, 20.0 \pm acres subdivision which is located on the North terminus of Lake Louise Drive. The subdivision is served by wells and individual septic systems.

The purpose of this application is to combine multiple metes and bounds parcels into two lots of record.

Lot 1 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.

The site is located in a floodplain and as such the area could be considered environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required.

As proposed, the lots have only 25-feet on a public road. A note should be placed on the final plat stating that there can be no future resubdivision of the lots until additional frontage is provided on an opened and maintained public right-of-way.

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) 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; 2) the placement of the 25-foot minimum setback lines on the final plat; and 3) the approval of all applicable federal, state and local agencies; and 4)) the placement of a note on the final plat stating that there shall be no resubdivision of the lots until additional frontage is provided on an opened and maintained public right-of-way.

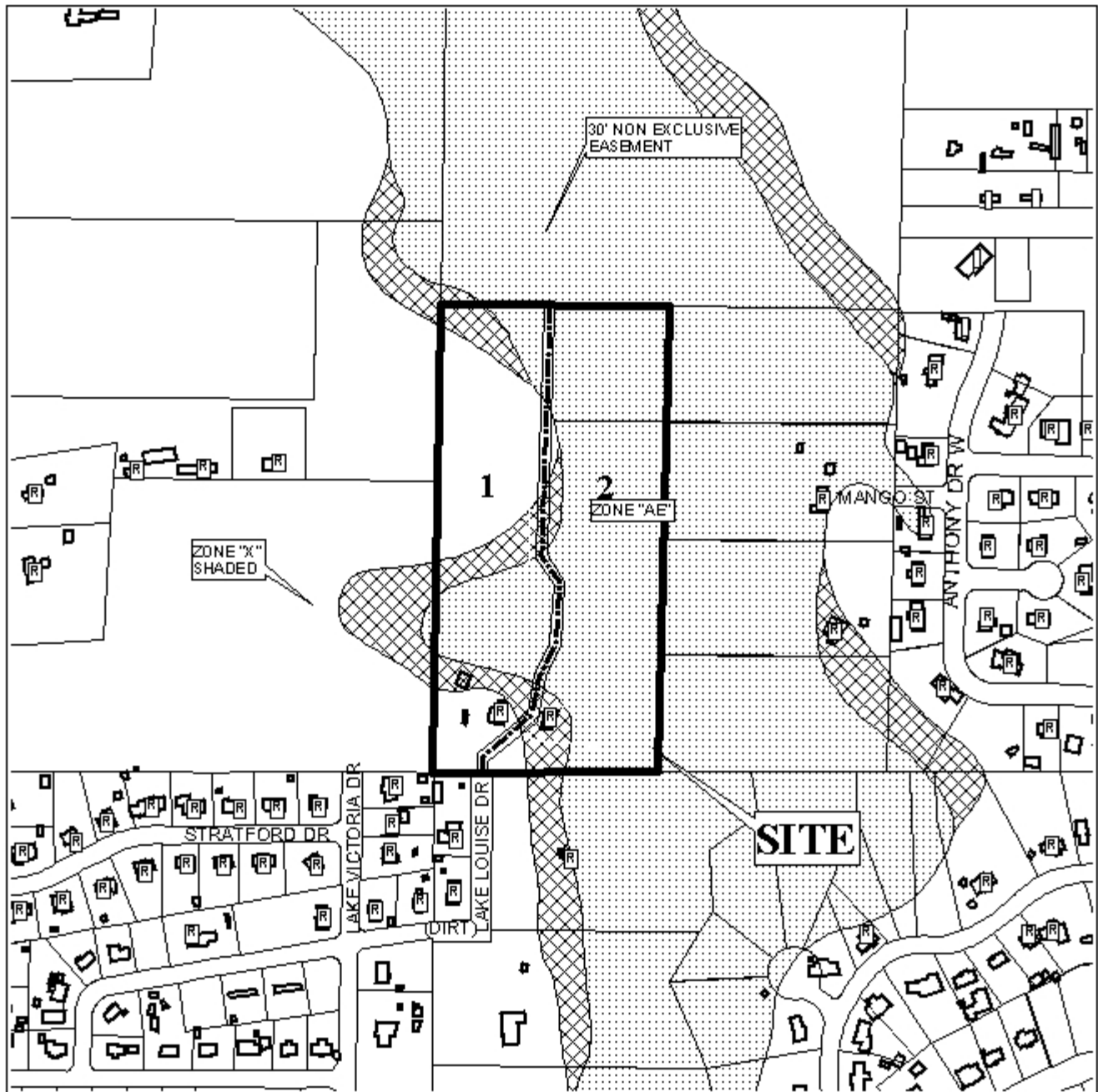
LOCATOR MAP



APPLICATION NUMBER 10 DATE July 1, 2004
APPLICANT Cross Creek Place Subdivision, Resubdivision of
REQUEST Subdivision



CROSS CREEK PLACE SUBDIVISION, RESUBDIVISION OF



APPLICATION NUMBER 10 DATE July 1, 2004

LEGEND

