

GLEN ACRES SUBDIVISION, RESUBDIVISION OF **LOTS 15, 16 & 17, BLOCK C**

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

The plat illustrates the proposed 4 lot, 2.5 ± acres subdivision which is located at the Northwest corner of Wilkins Street and Keene Street. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create a four-lot subdivision from three legal lots of records.

With Lot 1 being a corner lot, the dedication of a 25' radius should be required.

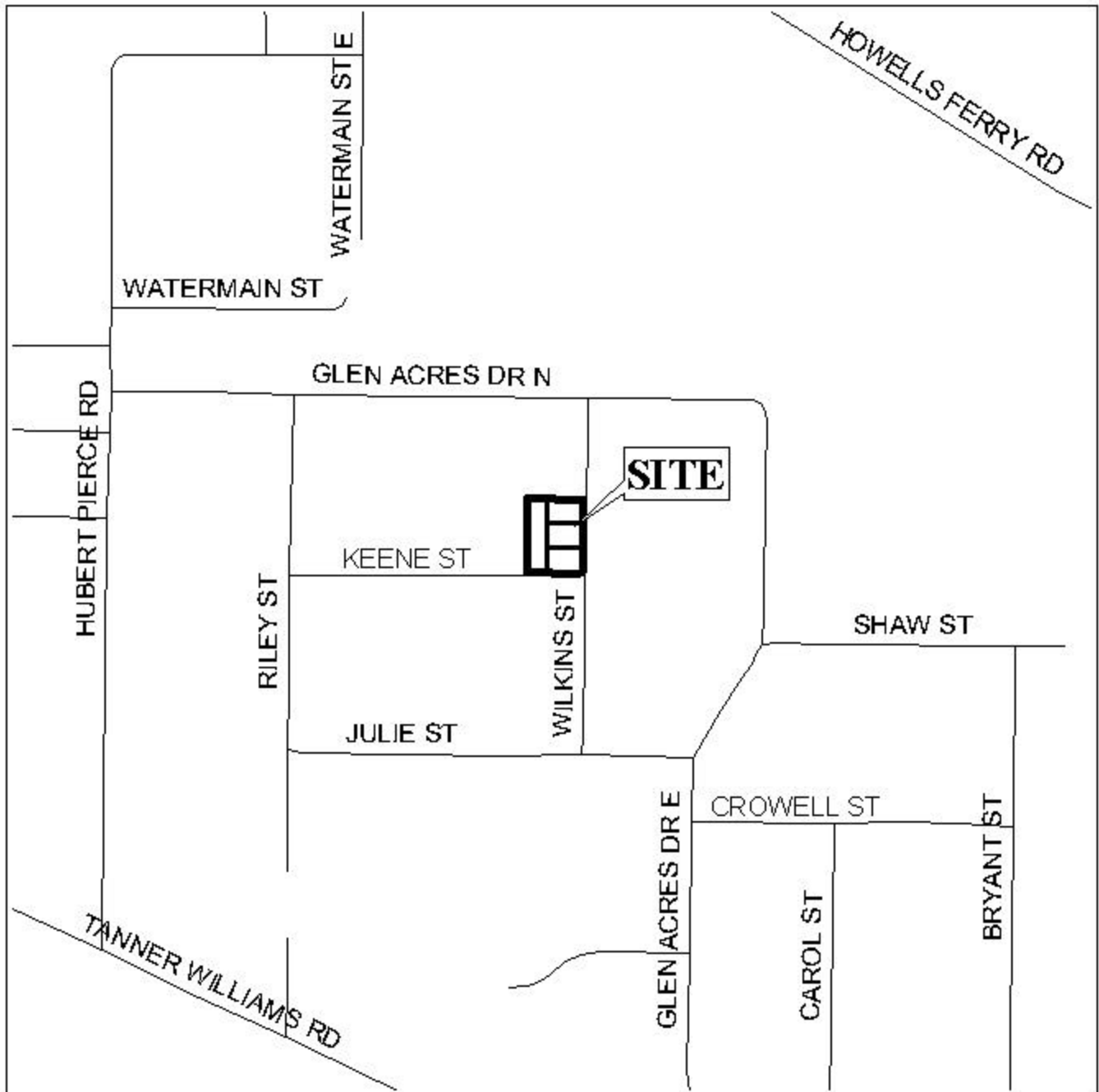
As proposed, Lot 4 would exceed the width to depth ratio, therefore a waiver of Section V.D.3. would be required.

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., the proposed 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



APPLICATION NUMBER 15 DATE December 4, 2003

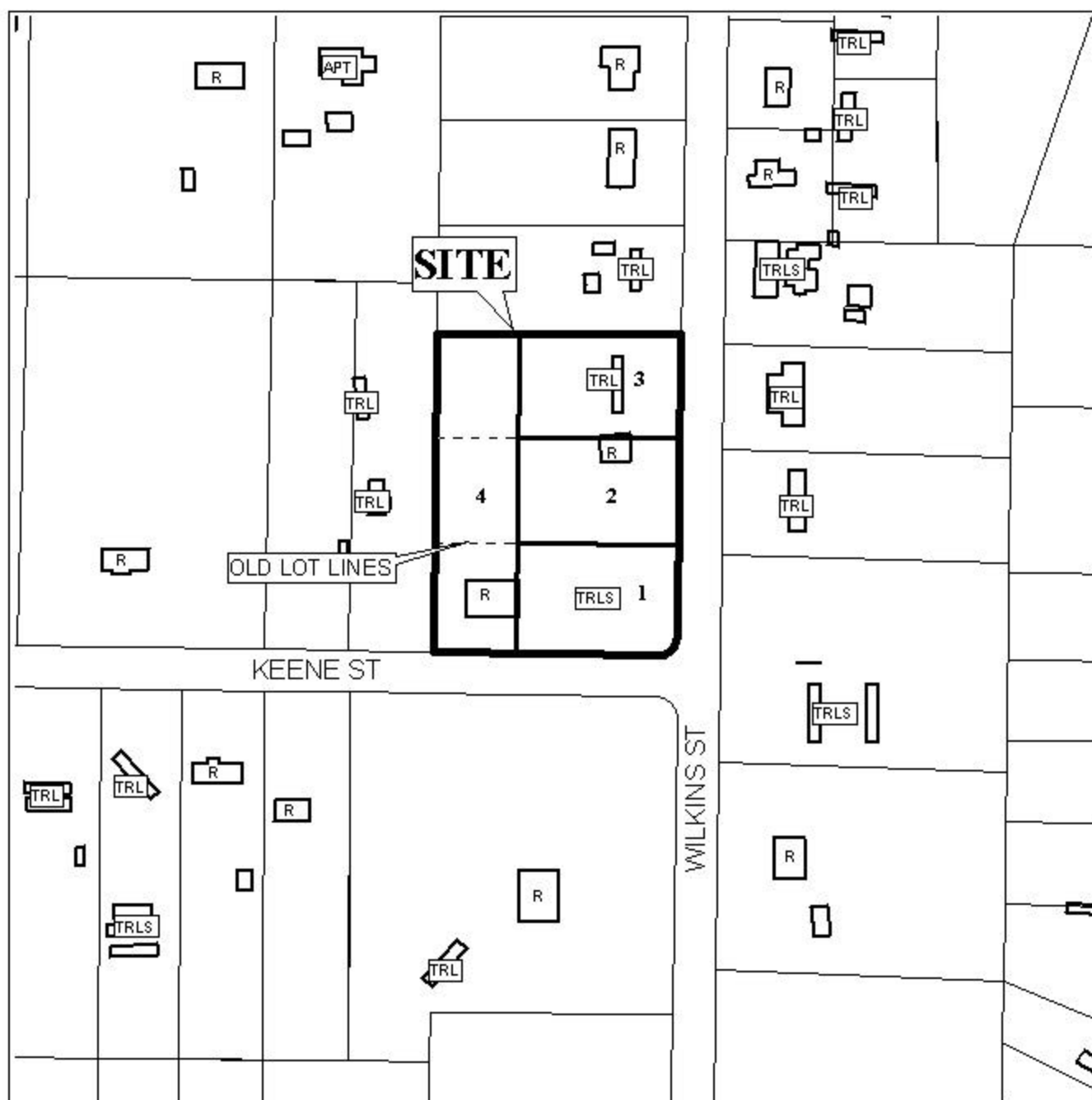
APPLICANT Glen Acres Subdivision, Resubdivision of
Lots 15, 16 & 17, Block C

REQUEST Subdivision



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APPLICATION NUMBER 15 DATE December 4, 2003

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