

HARMONY RIDGE SUBDIVISION, UNIT ONE, **RESUBDIVISION OF LOT 15**

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

The plat illustrates the proposed 1 lot, 0.5 \pm acre subdivision which is located at the Southeast corner of Symphony Way South and Melody Lane. The subdivision is served by public water and sanitary sewer.

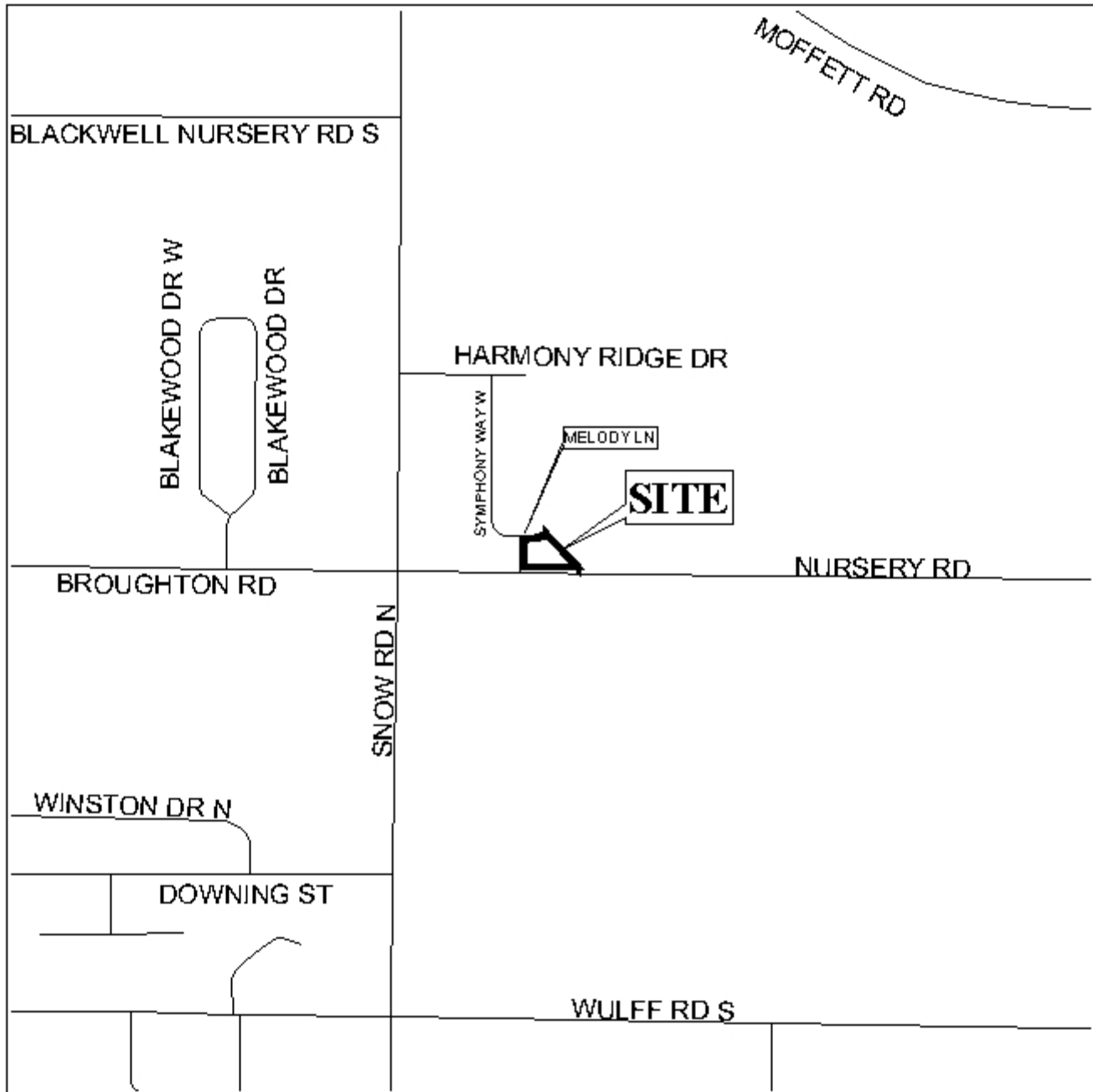
The purpose of this application is to create a one-lot subdivision from a larger, unrecorded portion of Harmony Ridge Subdivision. The balance of the future development parcel was granted Tentative Approval by the Commission in 2002, and one unit has been recorded.

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 line is not shown but would be required on the final plat.

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 line on the final plat.

LOCATOR MAP



APPLICATION NUMBER 8 DATE December 16, 2004

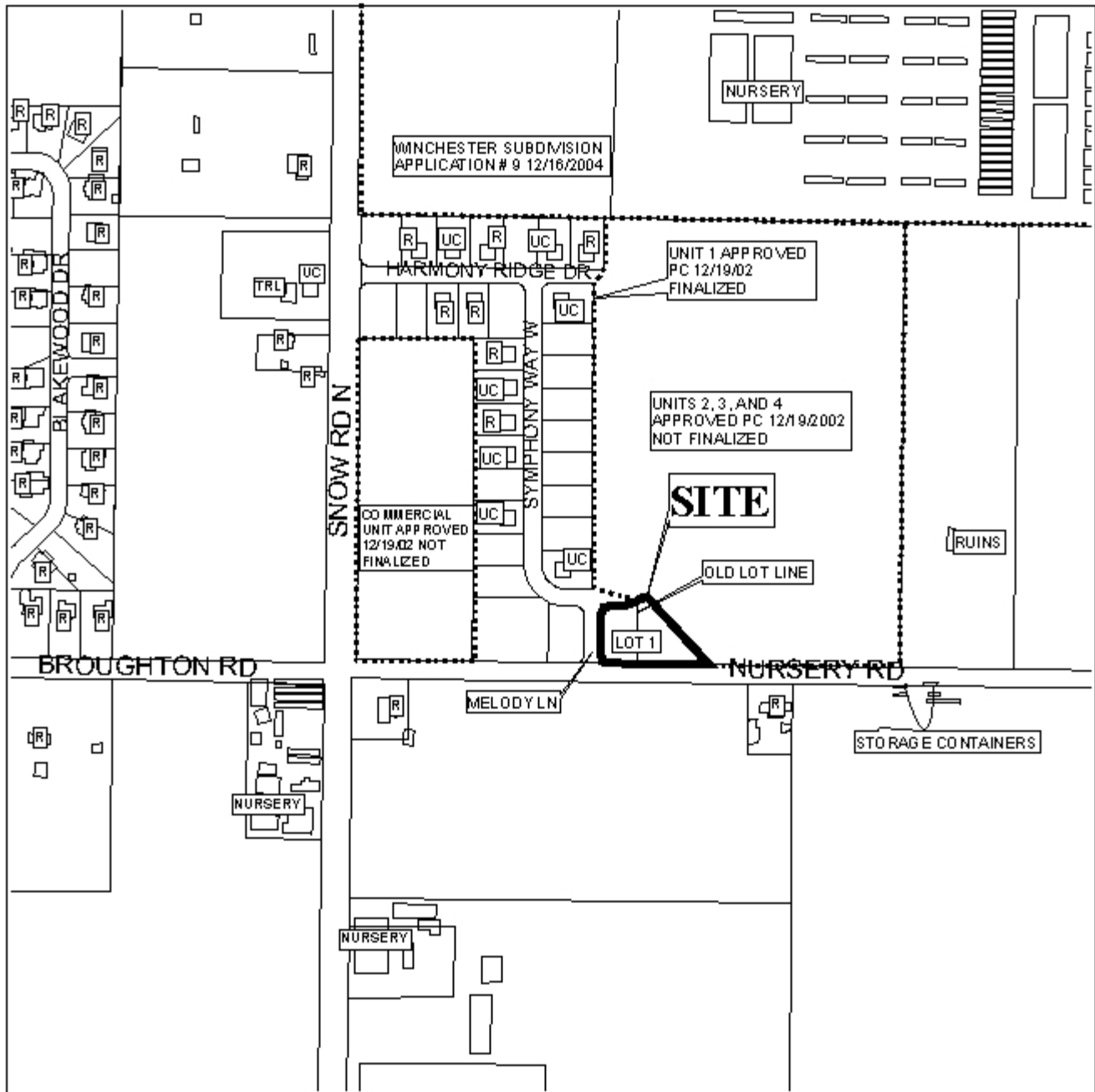
APPLICANT Harmony Ridge Subdivision, Unit One, Resubdivision of Lot 15

REQUEST Subdivision



NTS

HARMONY RIDGE SUBDIVISION, UNIT ONE, RESUBDIVISION OF LOT 15



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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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