

## **HOLLINGERS ISLAND SUBDIVISION, DOG RIVER DIVISION, RESUBDIVISION OF LOT 11, BLOCK 1**

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

The plat illustrates the proposed 2.0  $\pm$  acres, 2 lot subdivision which is located on the East side of Dog River Road, 2/10 mile  $\pm$  North of Dog River Lane. The subdivision is served by public water and individual septic systems.

The purpose of this application is to subdivide one lot into two lots.

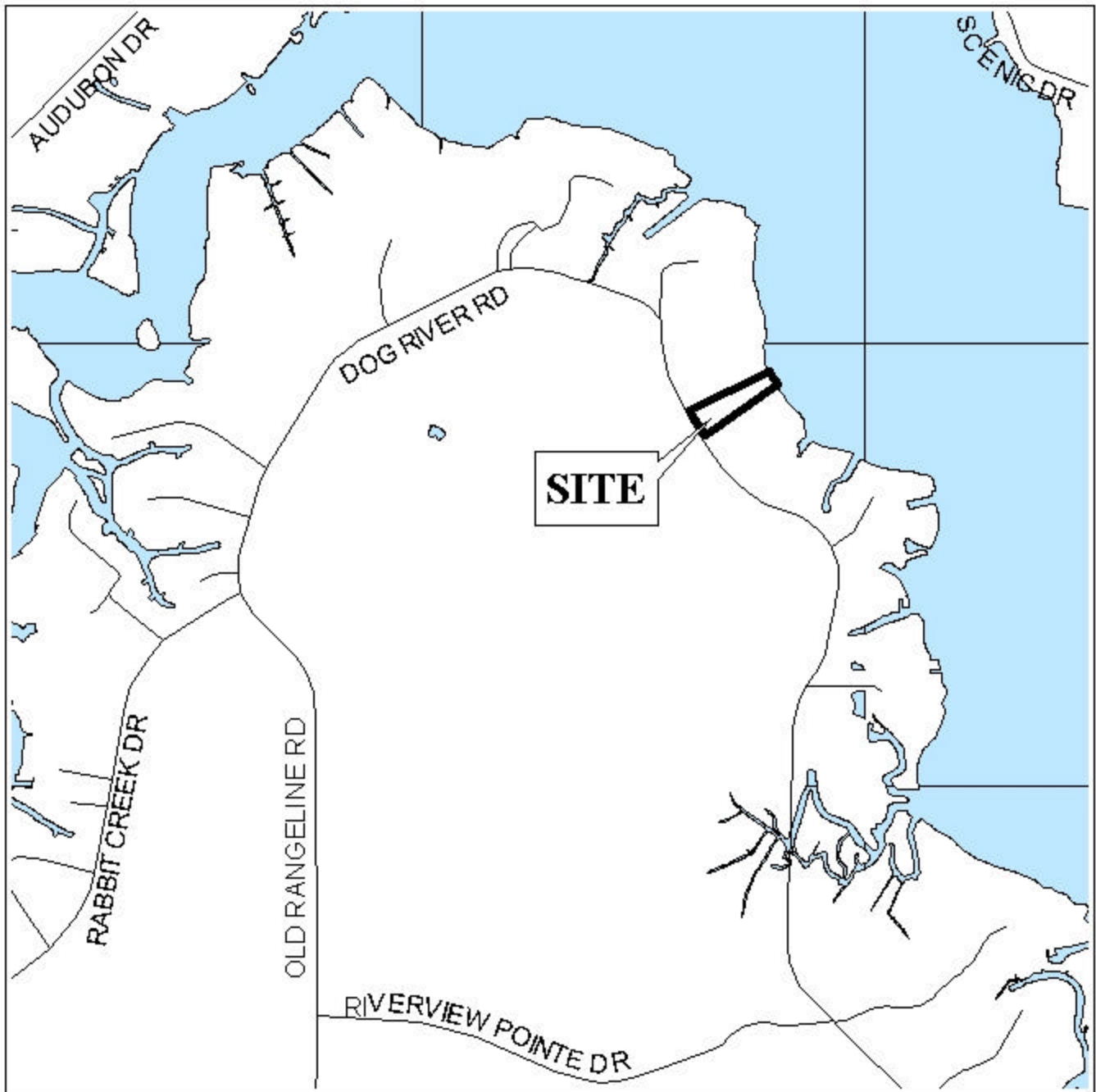
As illustrated on the Vicinity Map, the site is adjacent to Dog River, thus this area could be considered environmentally sensitive; therefore, the developer must obtain any necessary federal, state, and local environmental approvals.

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 twenty-five 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 the developer obtain any necessary approvals from federal, state, and local agencies; 2) the placement of a note on the final plat stating that any property that is developed commercially, and adjoins residential property will, provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and 3) the placement of the twenty-five foot minimum building setback line on the final plat.

## LOCATOR MAP



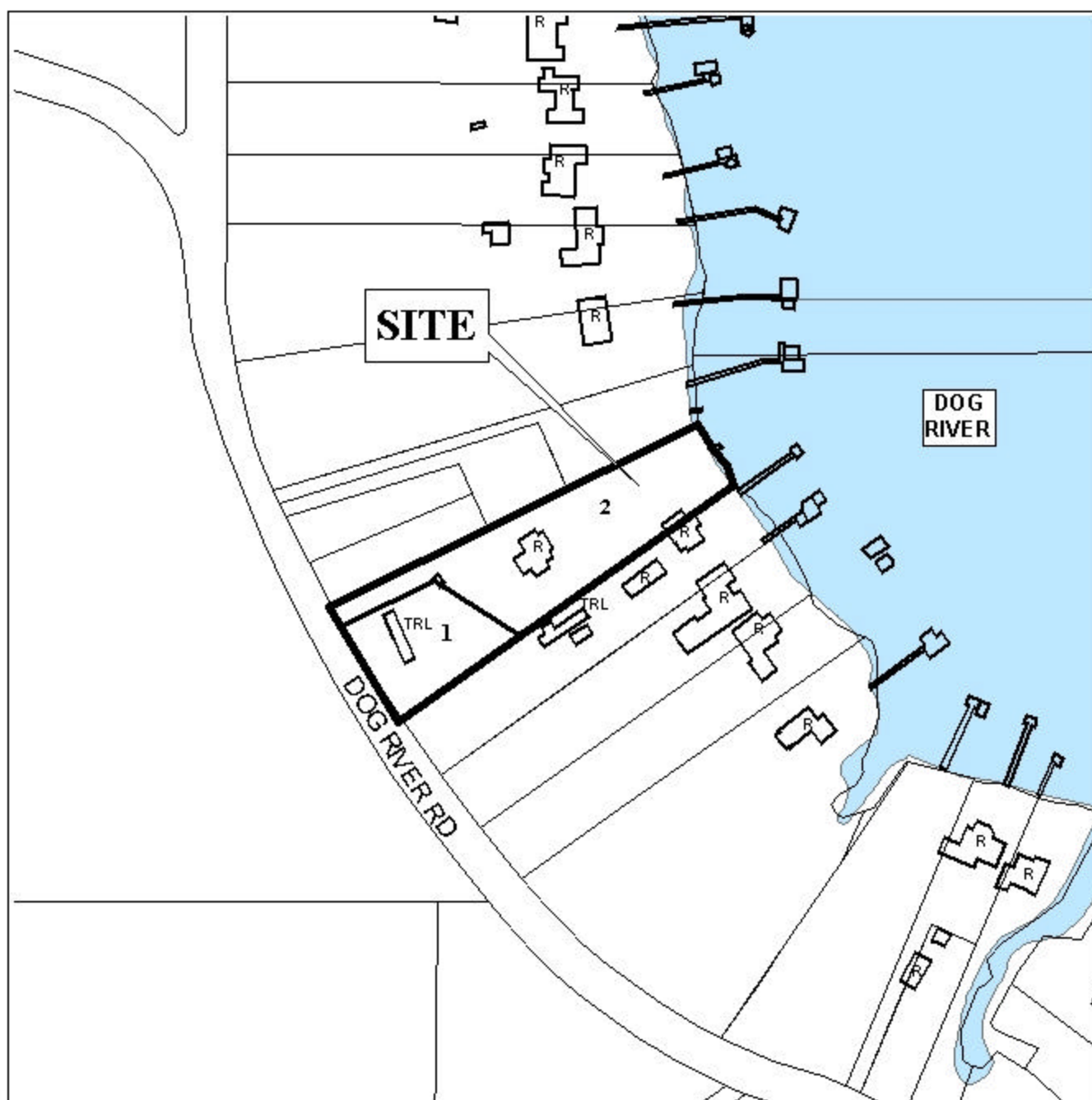
APPLICATION NUMBER 19 DATE March 20, 2003

APPLICANT Hollingers Island Subdivision, Dog River Division, Resubdivision of Lot 11, Block 1

REQUEST Subdivision



# HOLLINGERS ISLAND SUBDIVISION, DOG RIVER DIVISION, RESUBDIVISION OF LOT 11, BLOCK 1



APPLICATION NUMBER 19 DATE March 20, 2003

LEGEND



