

## **HOWELL ESTATES SUBDIVISION**

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

The plat illustrates the proposed 3 lot, 7.9  $\pm$  acres subdivision which is located on the North side of Wards Lane, 160'  $\pm$  East of Shannon Lane. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create a three-lot subdivision from a metes and bounds parcel.

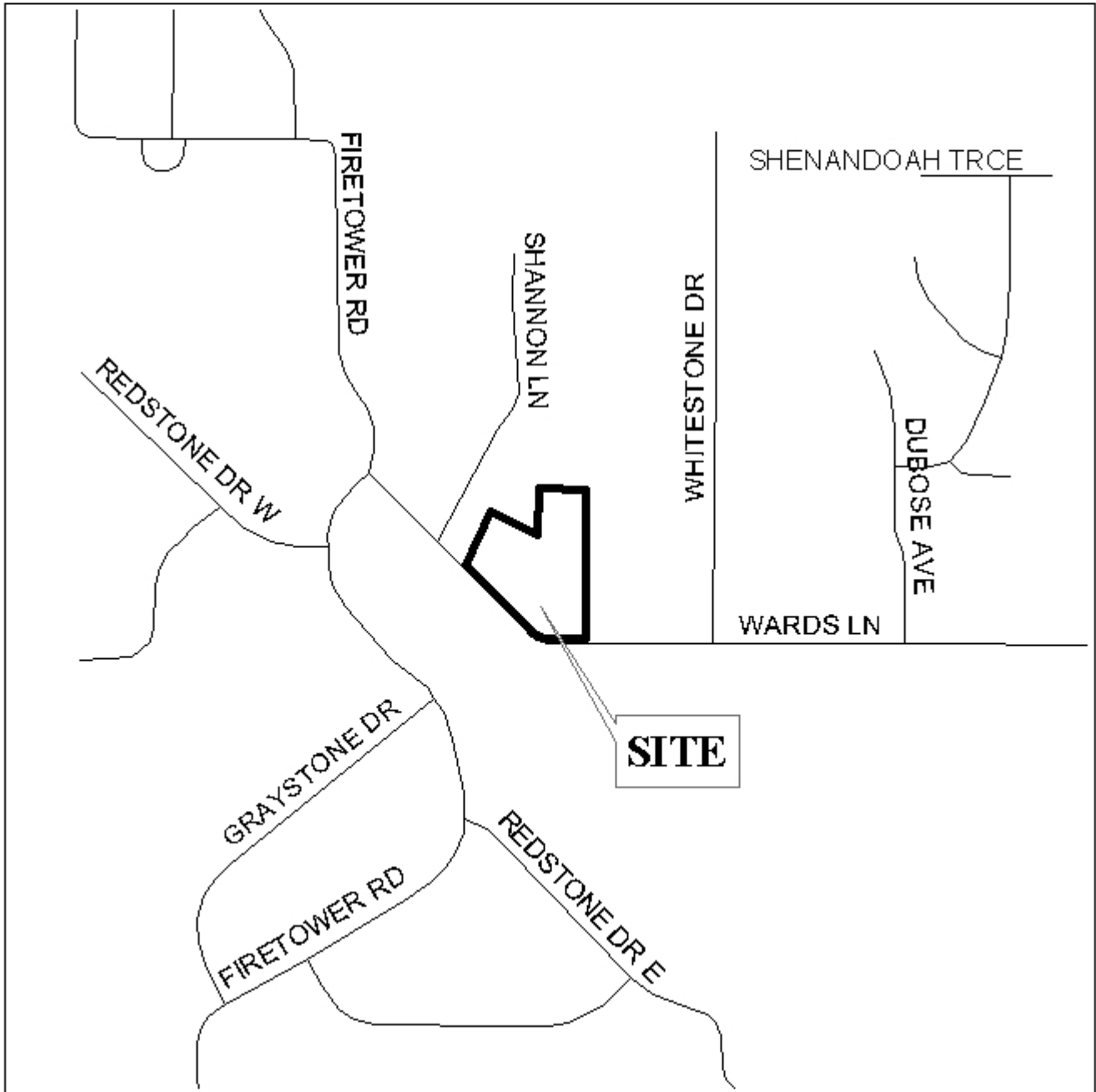
Lot 3 exceeds the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3. would be required.

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.

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; and 2) the placement of the 25-foot minimum setback lines on the final plat.

## LOCATOR MAP



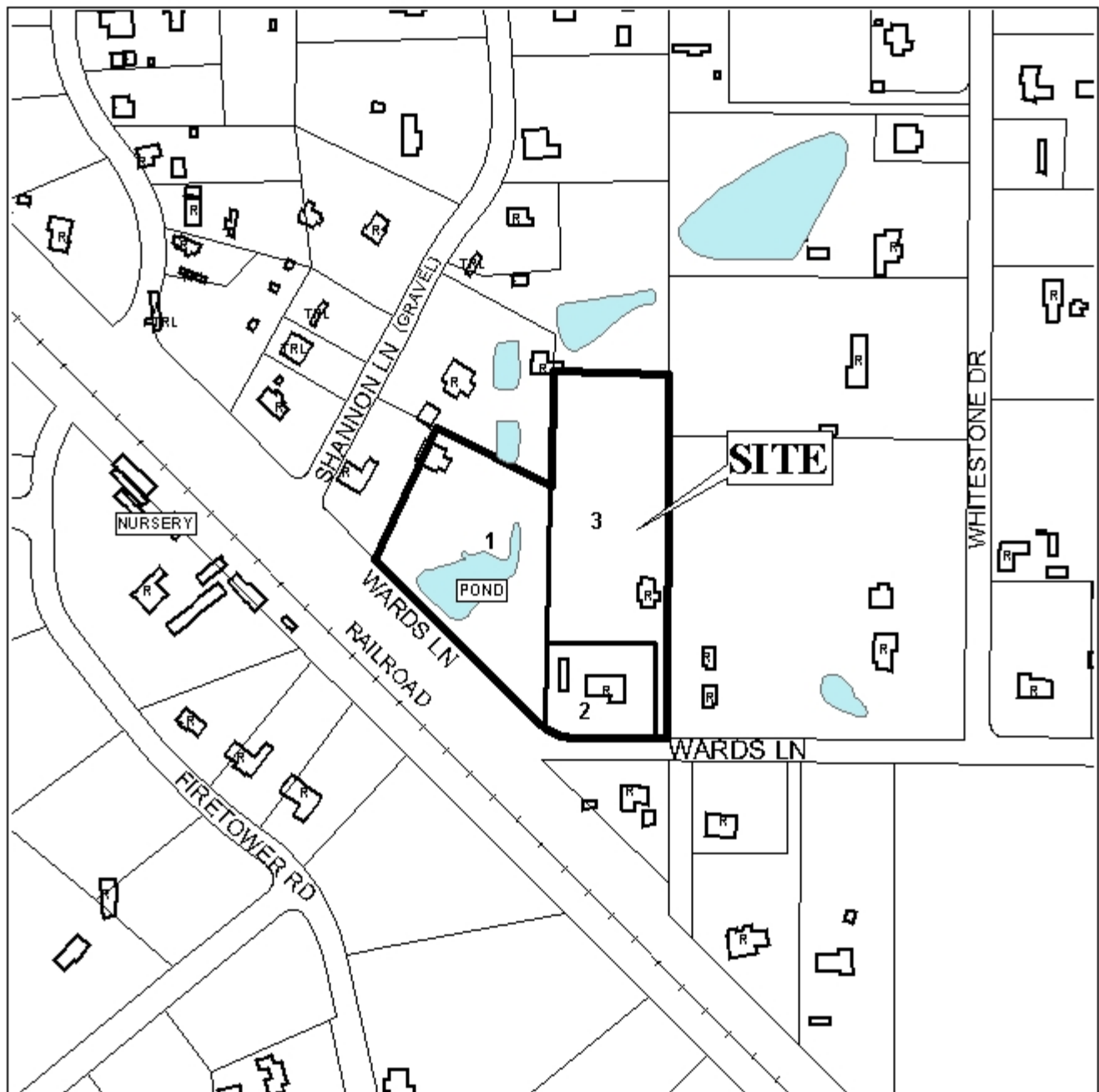
APPLICATION NUMBER 17 DATE June 3, 2004

APPLICANT Howell Estates Subdivision

REQUEST Subdivision



# HOWELL ESTATES SUBDIVISION



APPLICATION NUMBER 17 DATE June 3, 2004

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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