

KITTY'S COVE SUBDIVISION

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

The plat illustrates the proposed 2 lot, 0.9 ± acre subdivision which is located on the West terminus of Gulf Creek Court. The subdivision is served by public water and sanitary sewer.

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

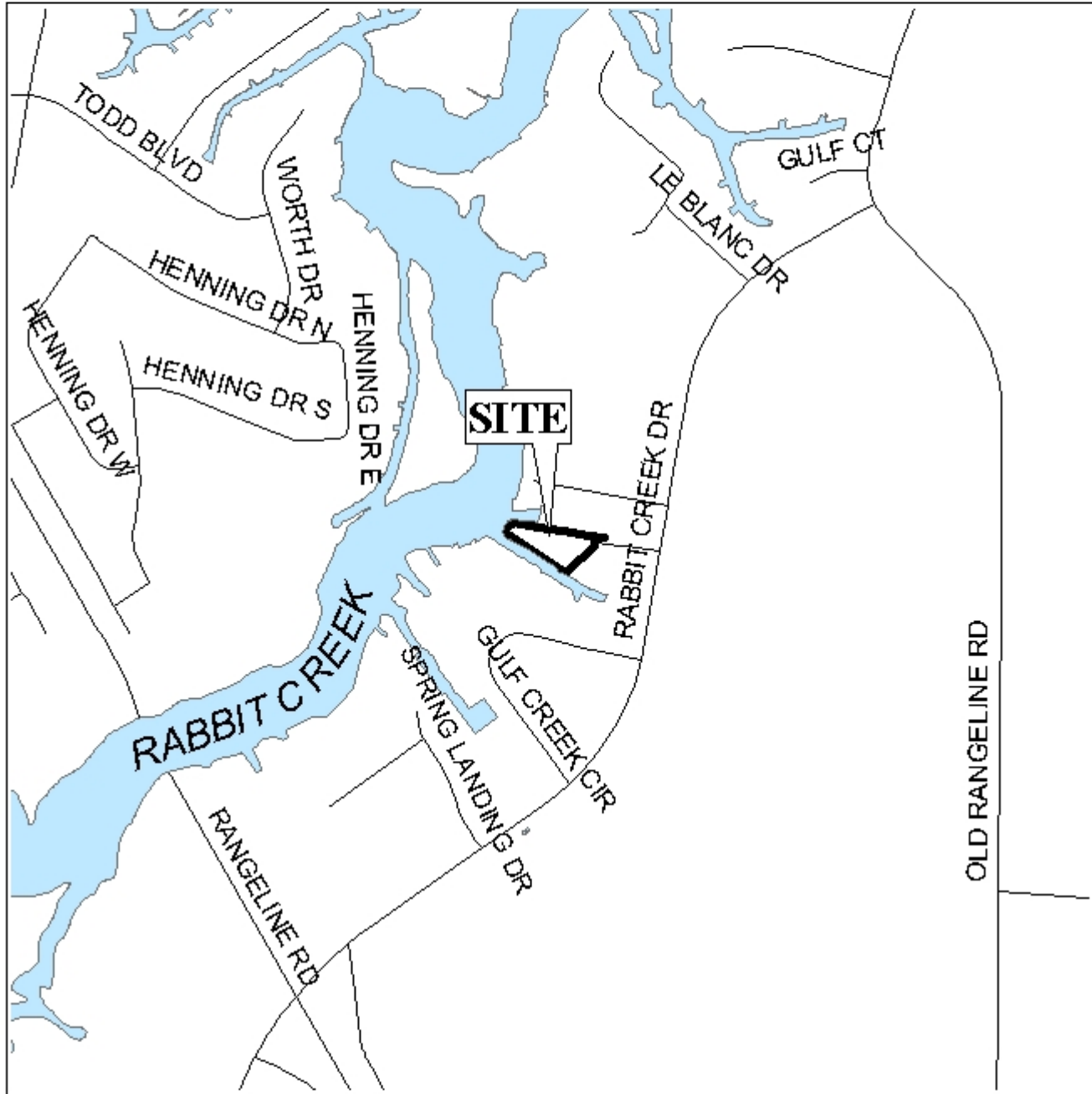
As the site is along Rabbit Creek, the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

Lot 2 exceeds the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3., would be required. Narrow, deep lots are typical along waterways; thus a waiver of V.D.3. could be considered appropriate.

The 25-foot minimum building setback lines are not shown but would be required on the final plat.

With modifications and a waiver of Section V.D.3., the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the approval of all applicable federal, state and local agencies prior to the issuance of any permits; and 2) the placement of the 25-foot minimum setback lines on the final plat.

LOCATOR MAP



APPLICATION NUMBER 20 DATE September 16, 2004

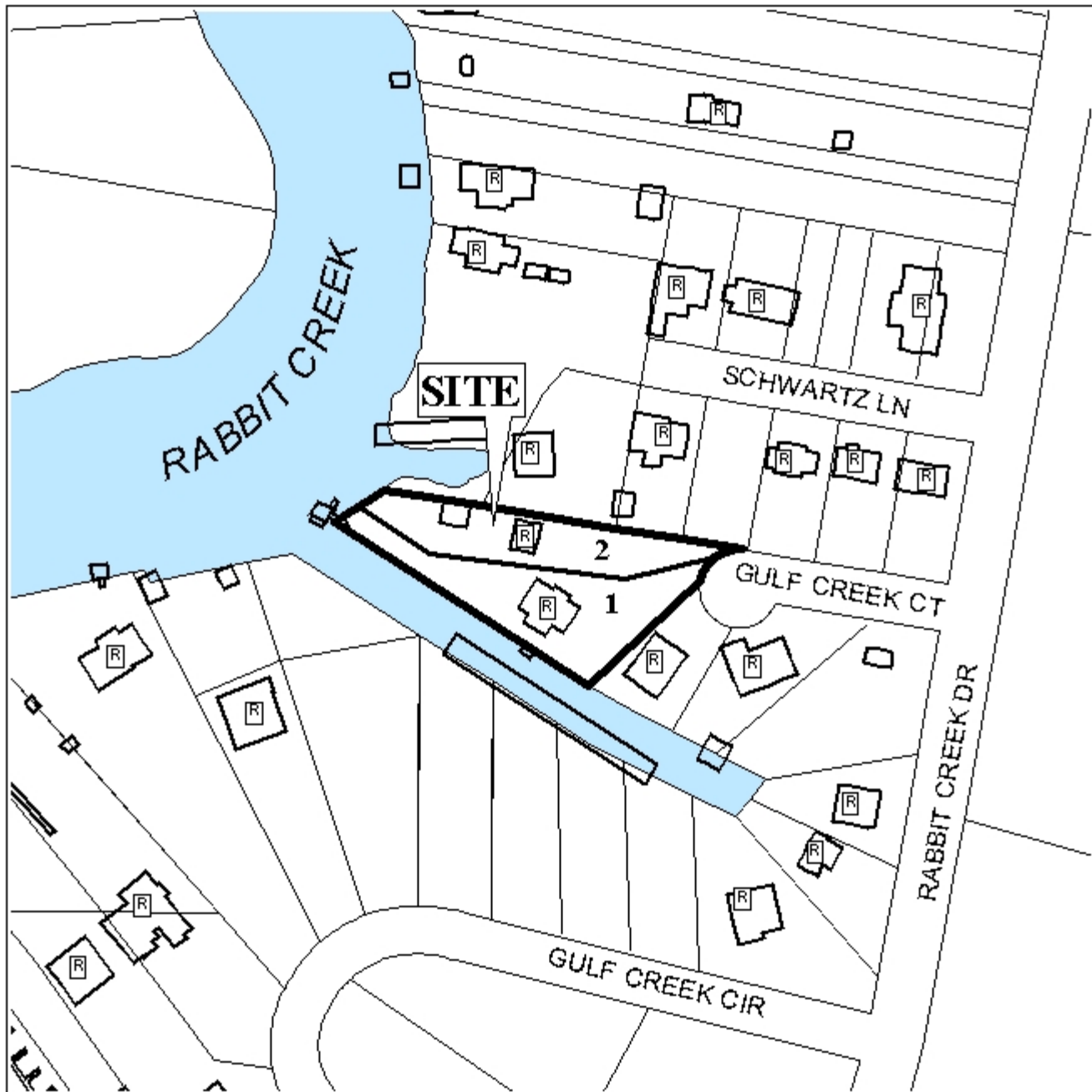
APPLICANT Kitty's Cove Subdivision

REQUEST Subdivision



NTS

KITTY'S COVE SUBDIVISION



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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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