

MAGNOLIA ACRES SUBDIVISION, 1st UNIT, **RESUBDIVISION OF LOT 1**

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

The plat illustrates the proposed 3 lot, 2.0 ± acre subdivision which is located at the Northeast corner of Rylee Road and Smith Road. The subdivision is served by public water and individual septic systems.

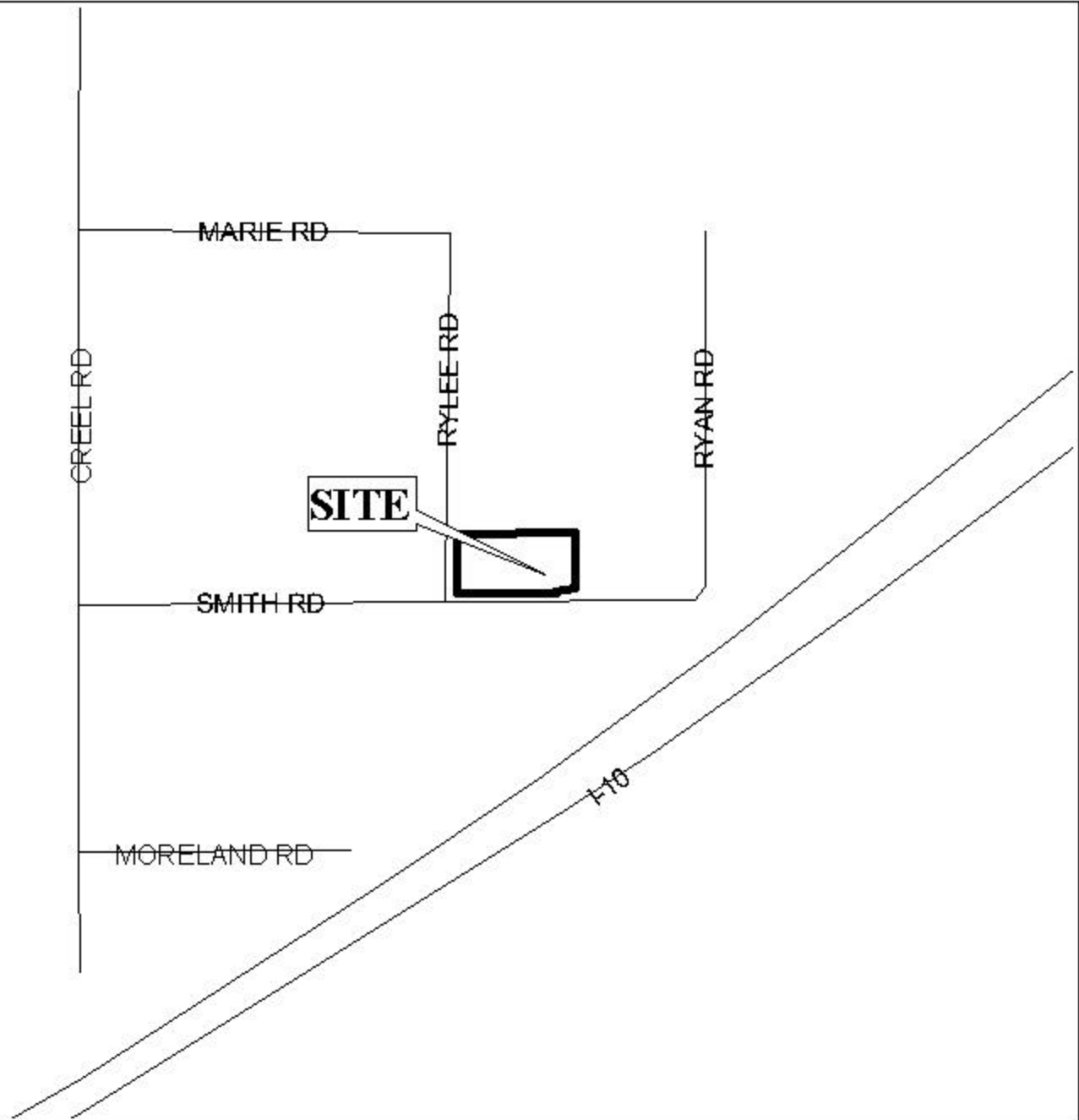
The purpose of this application is to subdivide one lot into three lots of records.

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 setback lines are 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 lines on the final plat.

LOCATOR MAP



APPLICATION NUMBER 5 DATE September 18, 2003

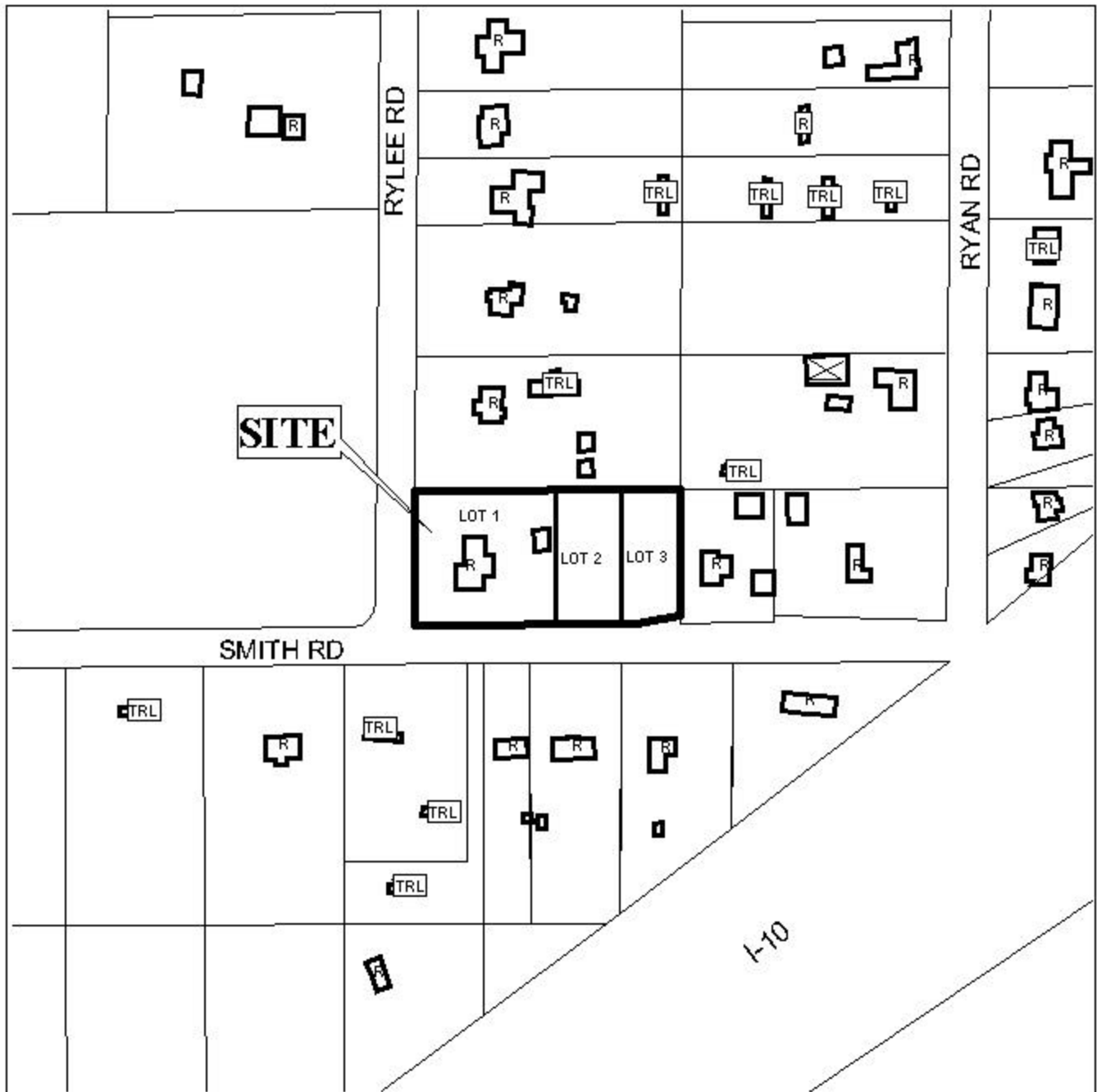
APPLICANT Magnolia Acres Subdivision, 1st Unit, Resubdivision of Lot 1

REQUEST Subdivision



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MAGNOLIA ACRES SUBDIVISION, 1ST UNIT, RESUBDIVISION OF LOT 1



APPLICATION NUMBER 5 DATE September 18, 2003

LEGEND



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