

REMINGTON ESTATES SUBDIVISION, UNIT THREE, RESUBDIVISION OF LOTS 10 & 11

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

The plat illustrates the proposed 2 lot, 1.9 ± acres subdivision which is located on the South side of Seleste Drive at it East terminus. The subdivision is served by public water and individual septic systems.

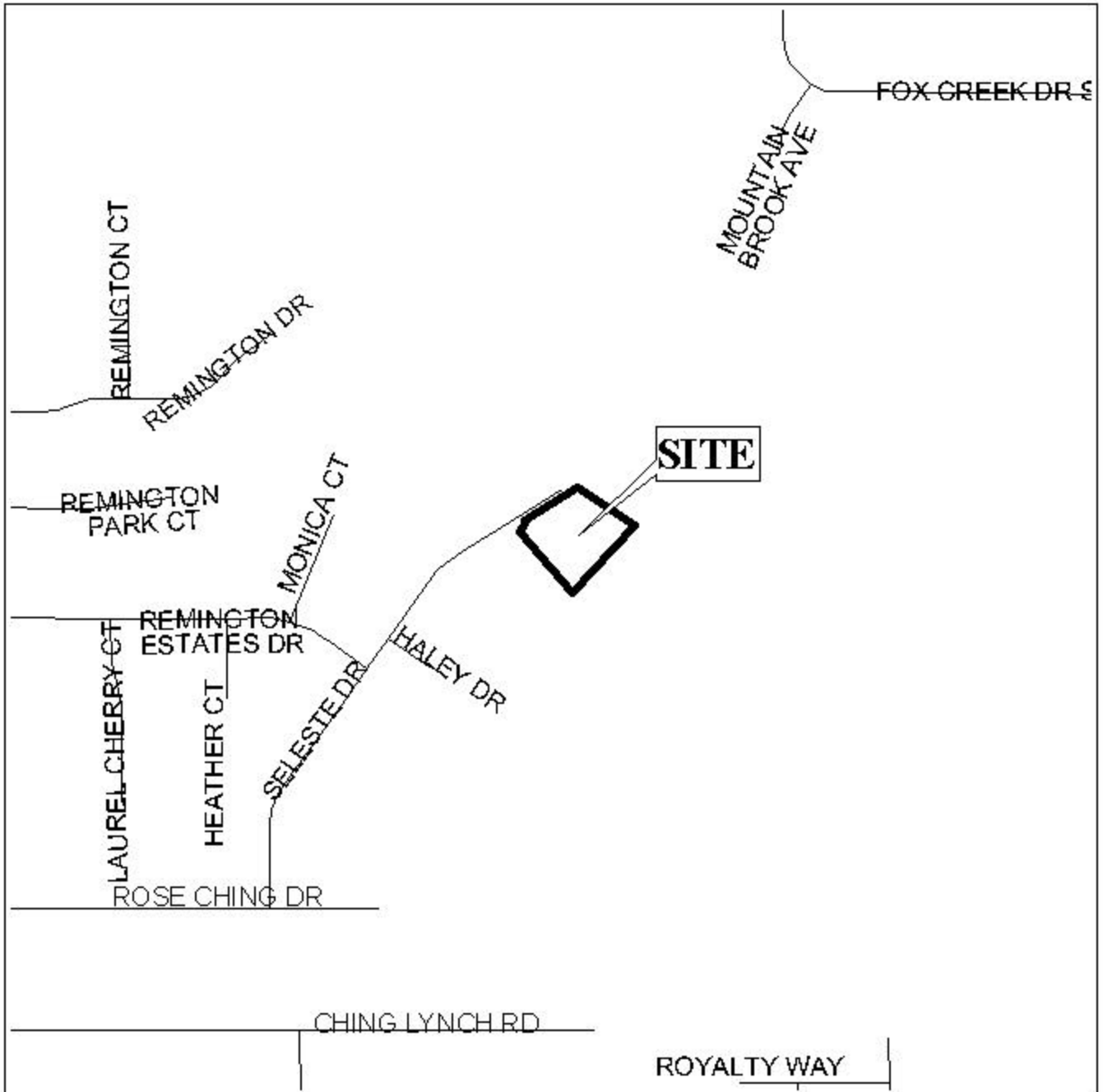
The purpose of this application is to exclude the flood and wetlands area from Lots 10 and 11 and provide a common area. As illustrated on the plat, the site contains wetlands. This area could be considered environmentally sensitive; therefore, the approval of all federal, state and local agencies would be required.

Common areas are shown on the plat, thus the placement of a note on the final plat stating that maintenance of all common areas shall be the responsibility of the property owners, should 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 plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the obtaining of any necessary approvals of all federal, state and local agencies; 2) the placement of a note on the final plat stating that maintenance of all common areas shall be the responsibility of the property owners; and 3) the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

LOCATOR MAP



APPLICATION NUMBER 14 DATE August 21, 2003

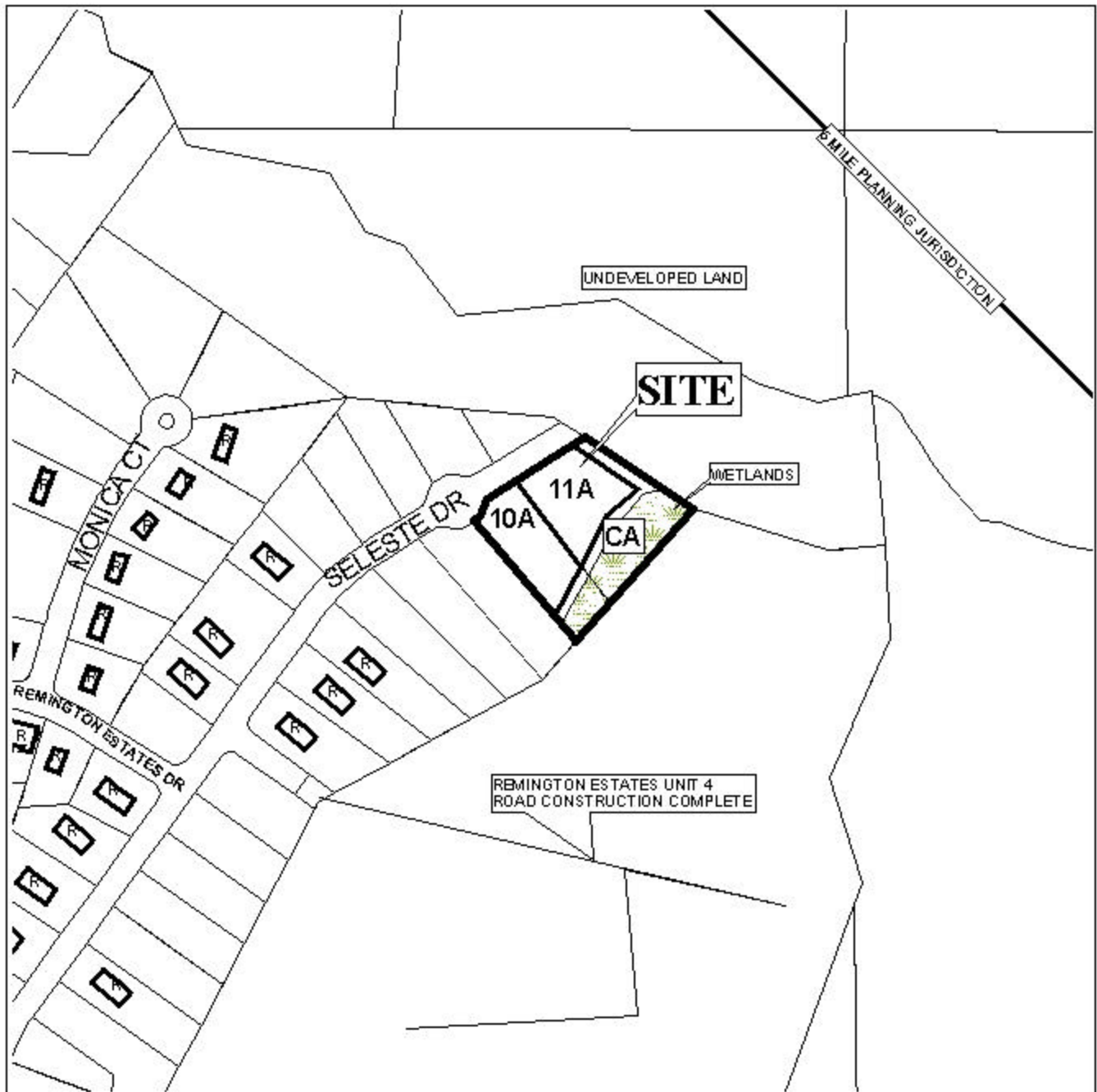
APPLICANT Remington Estates Subdivision, Unit Three, Resubdivision of Lots 10 and 11

REQUEST Subdivision



NTS

REMINGTON ESTATES SUBDIVISION, UNIT THREE, RESUBDIVISION OF LOTS 10 AND 11



APPLICATION NUMBER 14 DATE August 21, 2003

LEGEND



NTS

