

BREWER HOMES SUBDIVISION

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

The plat illustrates the proposed 51 lot, 19.55 \pm acre subdivision which is located on the west side of Carol Plantation Road, at the west termini of Sunny Side Drive and Lazy Lane. The subdivision is served by both public water and sanitary sewer.

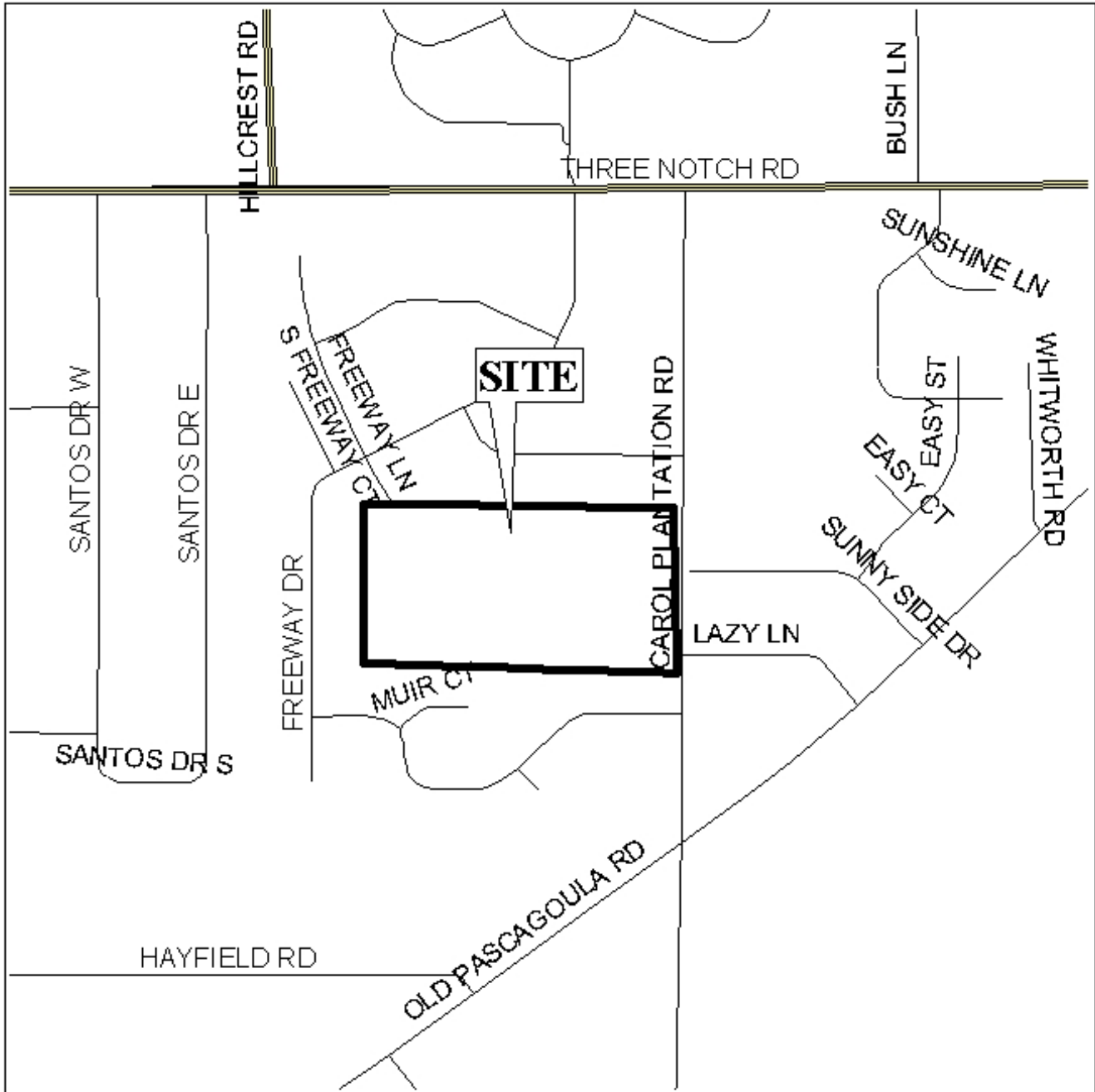
The purpose of this application is to resubdivide one parcel into 51 lots.

This site is located in Mobile 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.

A storm water detention area for the subdivision is proposed between lot 29 and Carol Plantation Road. As this is a common area for the proposed subdivision, a note should be placed on the Final Plat stating that the common area must be maintained by property owners.

The plat 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) placement of a note on the Final Plat stating that the storm water detention common area must be maintained by property owners.

LOCATOR MAP

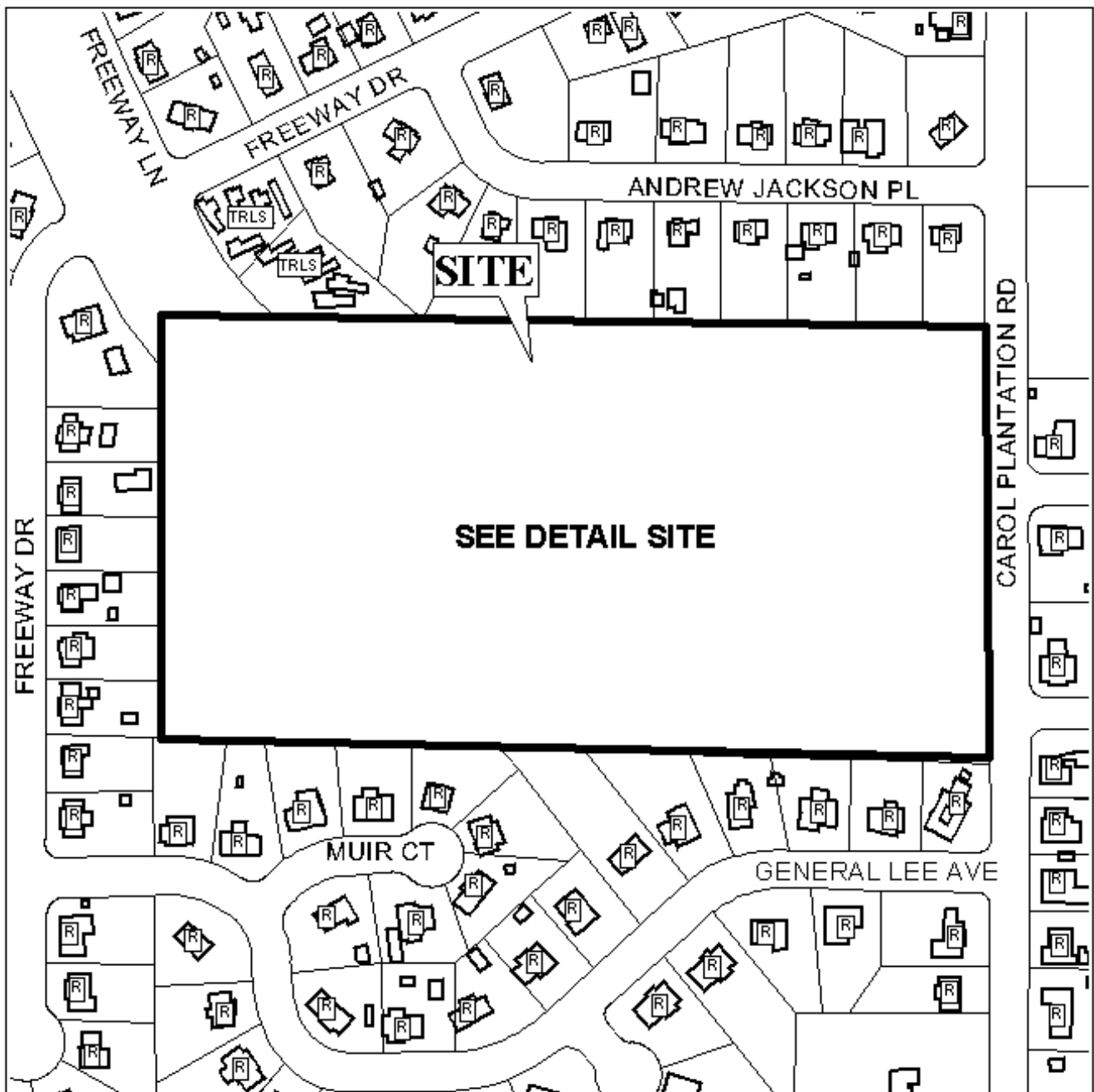


APPLICATION NUMBER 11 DATE March 17, 2005
APPLICANT Brewer Homes Subdivision
REQUEST Subdivision



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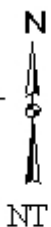
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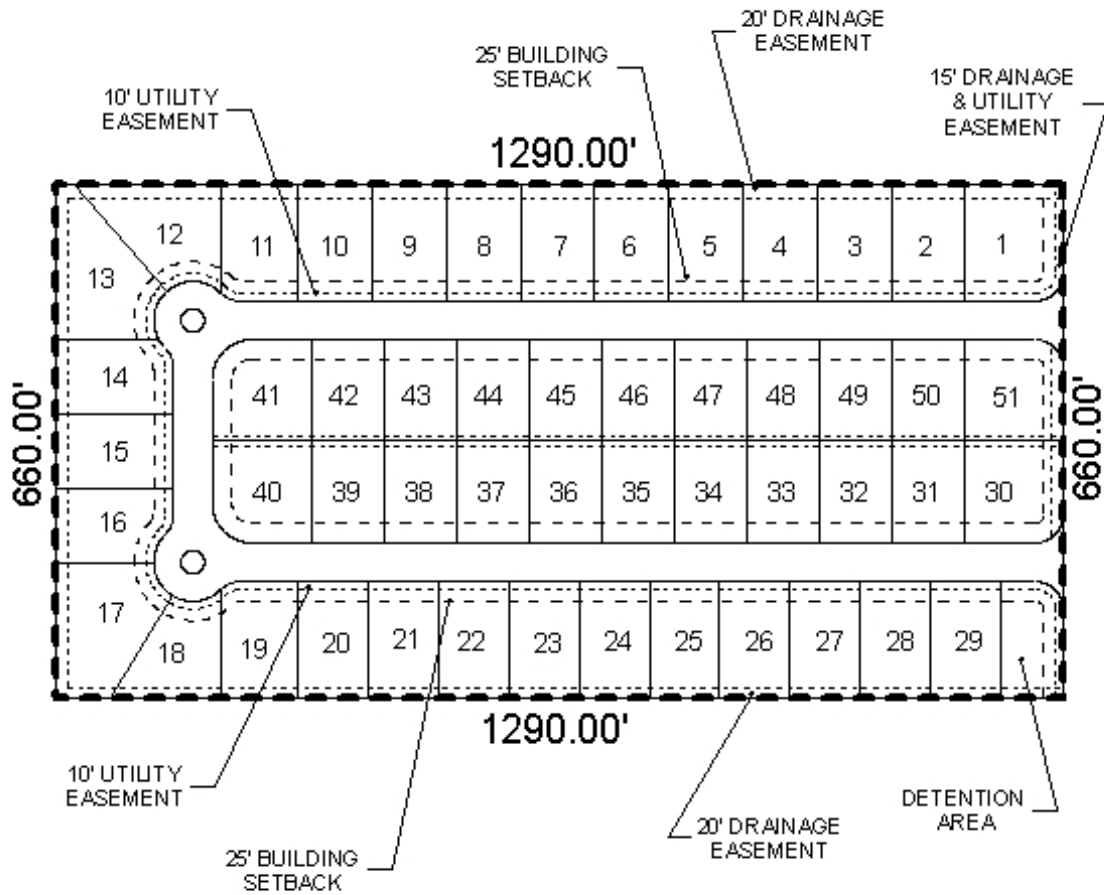
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LEGEND

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



DETAIL SITE PLAN



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