

THOMPSON ADDITION TO REPOLL ROAD **SUBDIVISION**

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

The plat illustrates the proposed 2 lot, 5.4 ± acres subdivision which is located on the East side of Repoll Road, 870' ± North of Richmond Pearson Road. The subdivision is served by public water and individual septic systems.

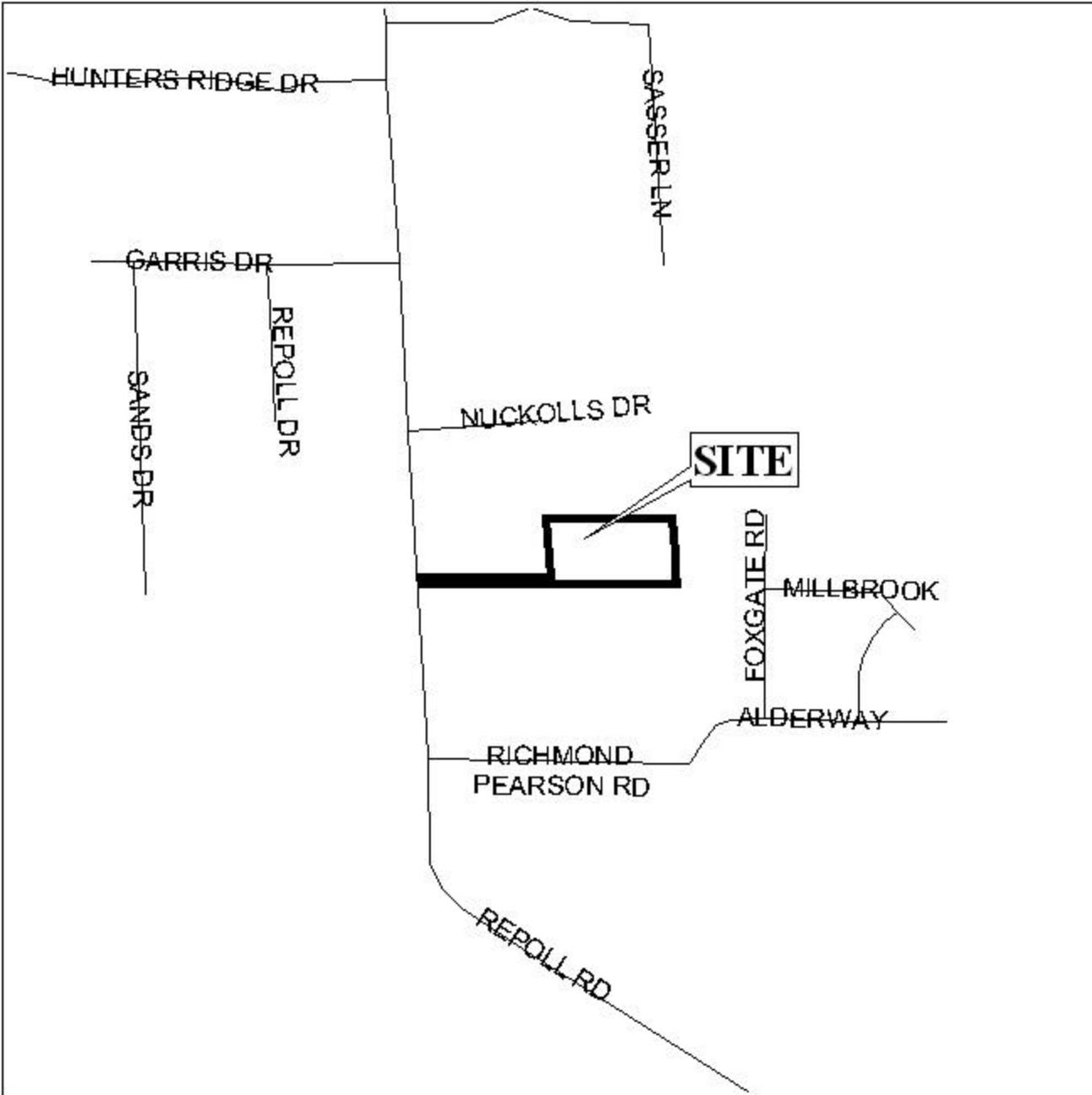
The purpose of this application is to create a two-lot subdivision from two metes and bounds parcels. Both parcels are existing, and a permit for the existing home was issued years ago; both lots share the existing “flag” access. However, neither lot could be further subdivided, thus the placement of a note on the final plat stating that there will be no further resubdivision of either lot, 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 25-foot minimum building 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 both lots are limited to one shared common curb cut to Repoll Road, with the size, location and design to be approved by County Engineering; 2) the placement of a note on the final plat stating that will be no further resubdivision of either lot without the provision of additional access; 3) 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 4) placement of the required 25-foot minimum building setback lines on the final plat.

LOCATOR MAP

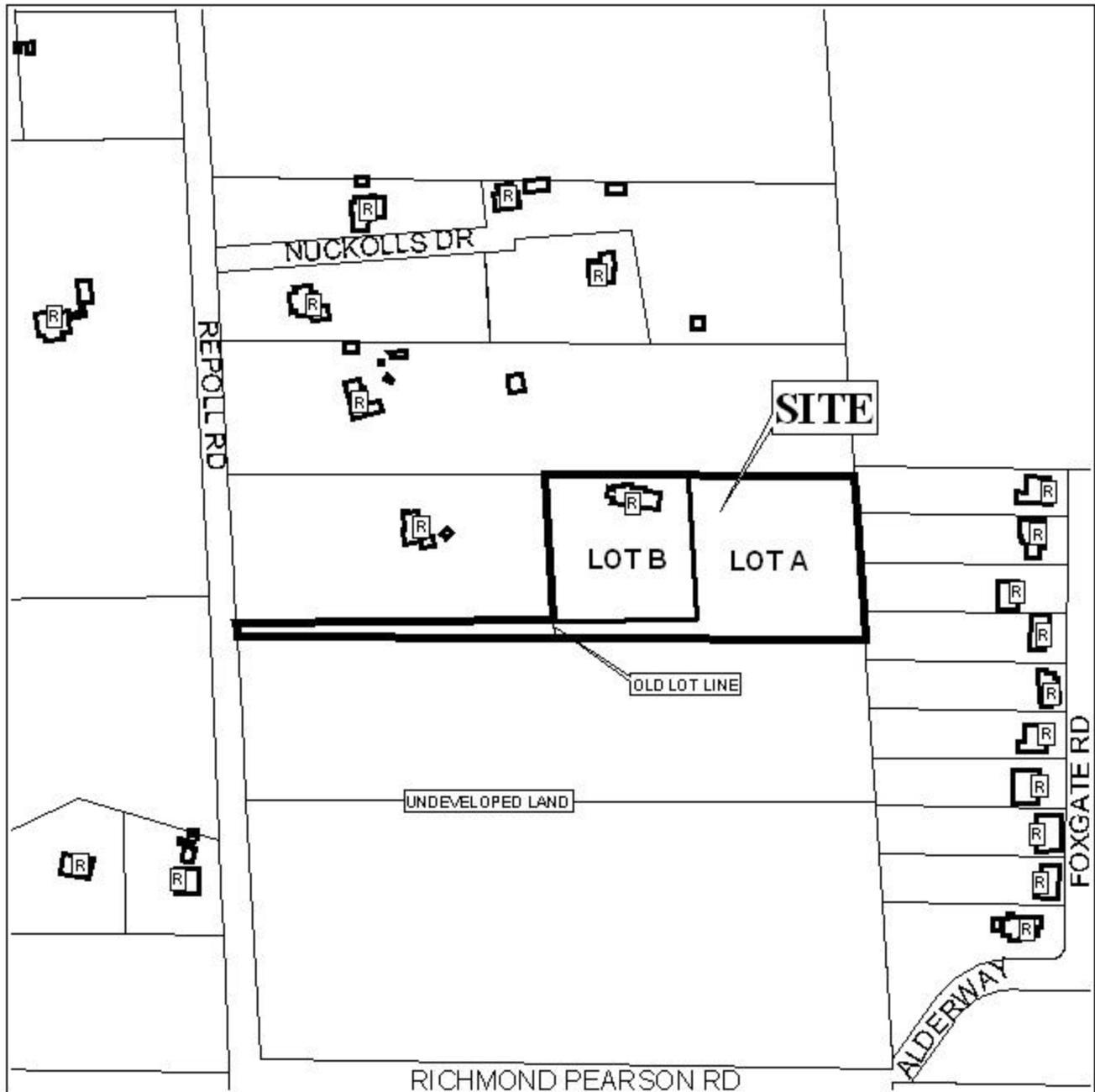


APPLICATION NUMBER 19 DATE November 6, 2003
APPLICANT Thompson Addition to Repoll Road Subdivision
REQUEST Subdivision



NTS

THOMPSON ADDITION TO REPOLL ROAD SUBDIVISION



APPLICATION NUMBER 19 DATE November 6, 2003

LEGEND



NTS