

TURTLE RIDGE SUBDIVISION

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

The plat illustrates the proposed 1 lot, 2.8 \pm acre subdivision which is located on the South side of Old Government Street Road, 130' \pm West of Willow Pointe Drive. The subdivision is served by public water and sanitary sewer.

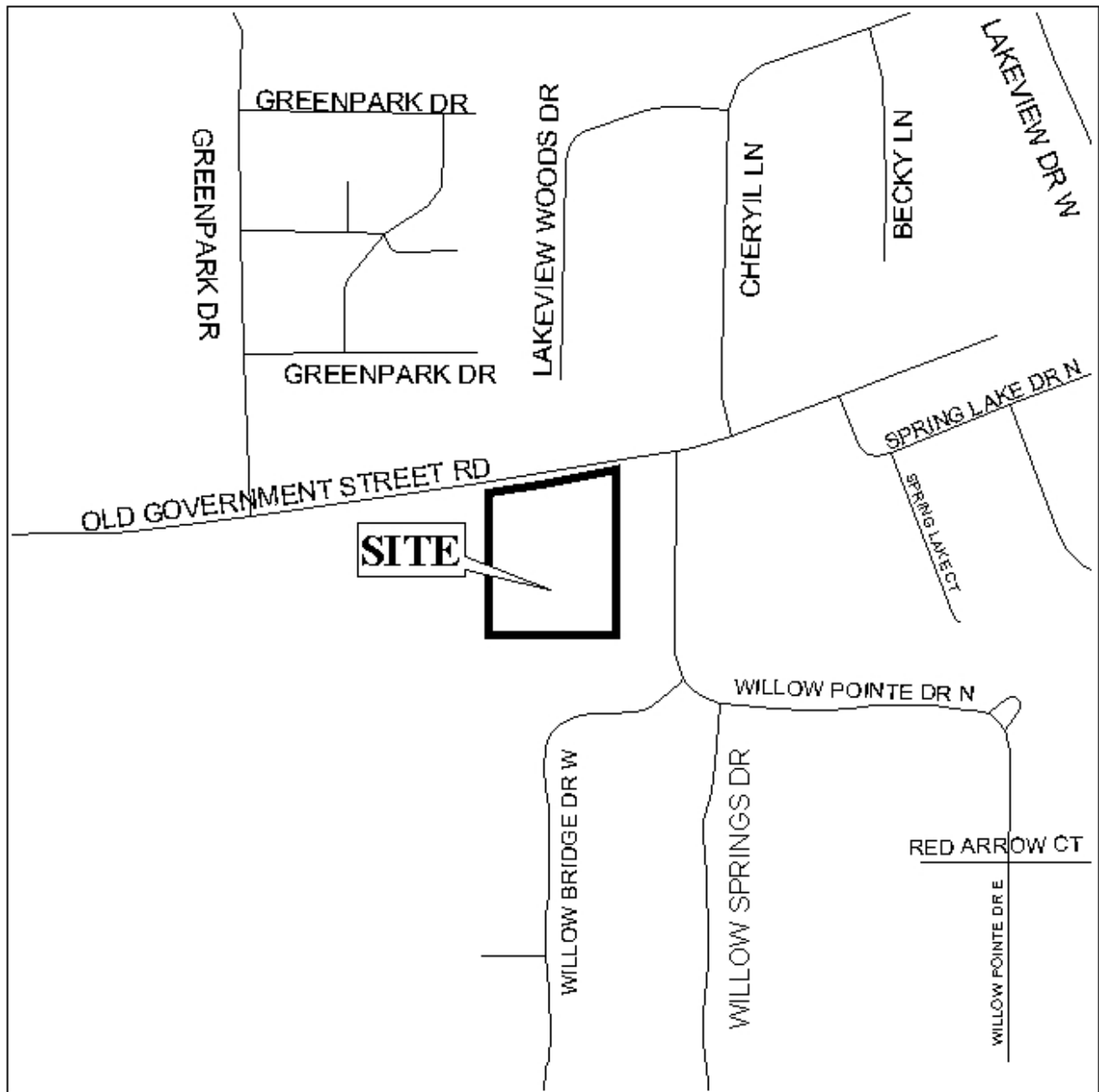
The purpose of this application is to create a one-lot subdivision from a metes and bounds parcel and 15' of vacated right-of-way. This application is the result of the vacation request. Without the subdivision, the vacation would have created a landlocked parcel; therefore, vacation was contingent upon approval of a subdivision that would address the land locked parcel.

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 line is 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 line on the final plat.

LOCATOR MAP



APPLICATION NUMBER 28 DATE August 5, 2004
APPLICANT Turtle Ridge Subdivision
REQUEST Subdivision



NTS

TURTLE RIDGE SUBDIVISION



APPLICATION NUMBER 28 DATE August 5, 2004

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



NTS