

WATTS ESTATES SUBDIVISION, RESUBDIVISION **OF LOTS 1, 2 & 5**

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

The plat illustrates the proposed 2 lot, 7.5 ± acres subdivision which is located on the North side of Wulff Road, 680' ± East of Hardeman Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to resubdivide three lots into two legal lots.

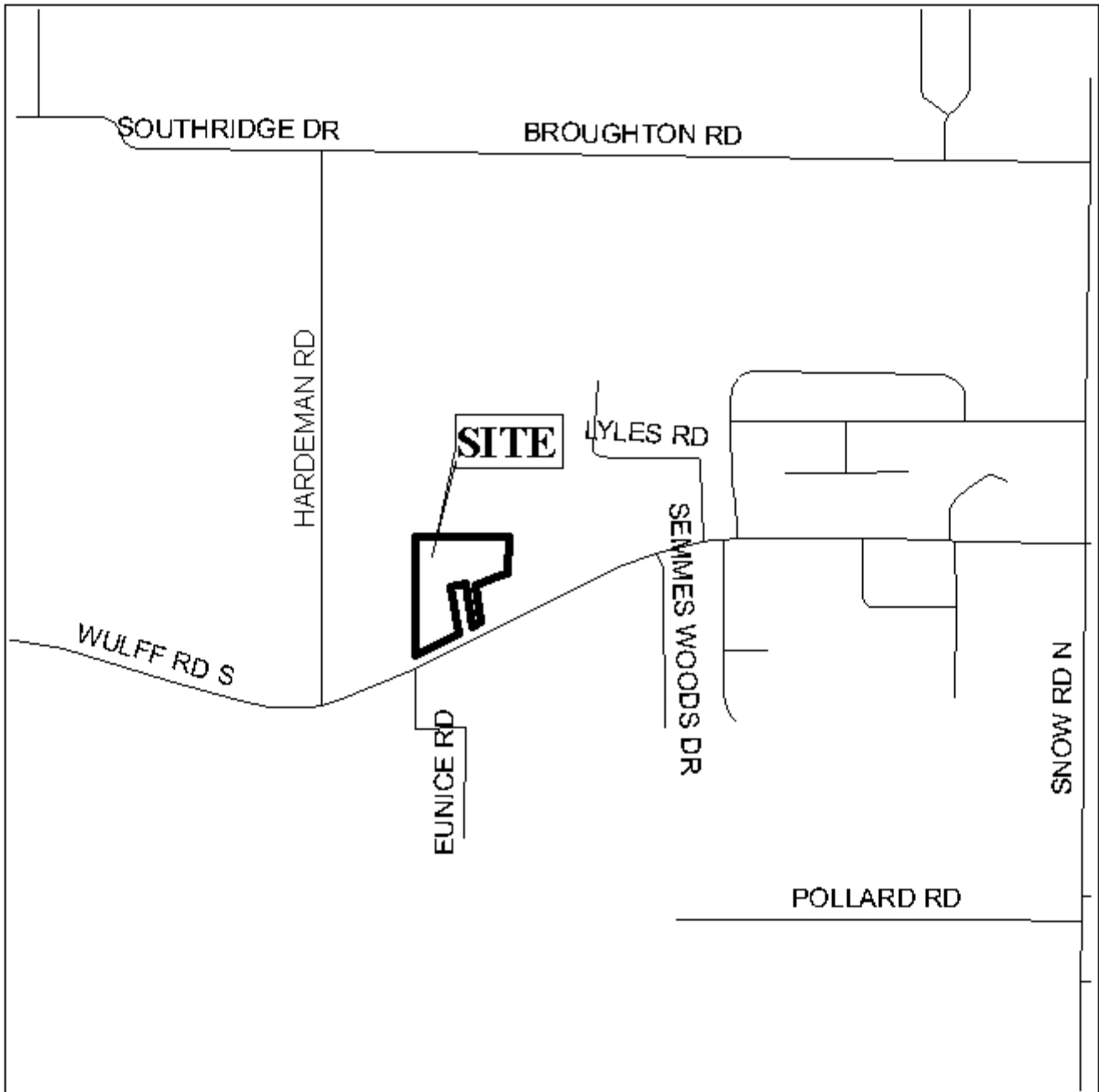
The site fronts Wulff Road, a planned major street and has an existing right-of-way in compliance with the Major Street Plan.

As proposed, Lot B would exceed the maximum width to depth ratio of the Subdivision Regulations; therefore, a waiver of Section V.D.3. would 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.

With a waiver of Section V.D.3. (width to depth ratio), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 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.

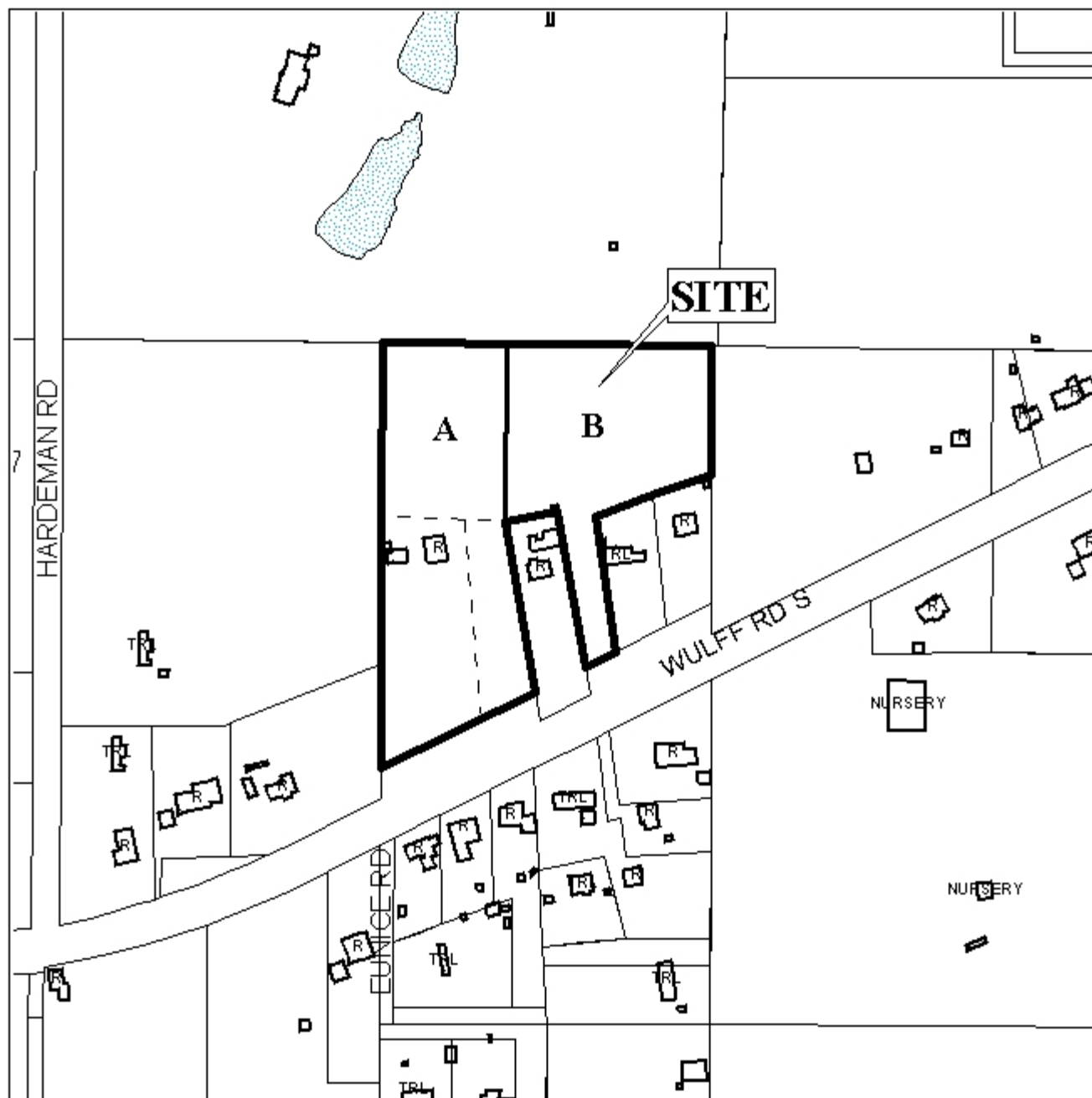
LOCATOR MAP



APPLICATION NUMBER 10 DATE December 16, 2004
APPLICANT Watts Estates Subdivision, Resub of Lots 1,2 & 5
REQUEST Subdivision



WATTS ESTATES SUBDIVISION, RESUBDIVISION OF LOTS 1, 2 AND 5



APPLICATION NUMBER 10 DATE December 16, 2004

LEGEND



N
NTS