

HOLLINGERS ISLAND SUBDIVISION, ISLAND FARMS, RESUBDIVISION OF LOT 36, BLOCK 5

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

The plat illustrates the proposed 2 lot, 10.0 ± acres subdivision which is located on the West side of Bay Road, 630' ± South of Bay Road North. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to resubdivide one lot into two lots.

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

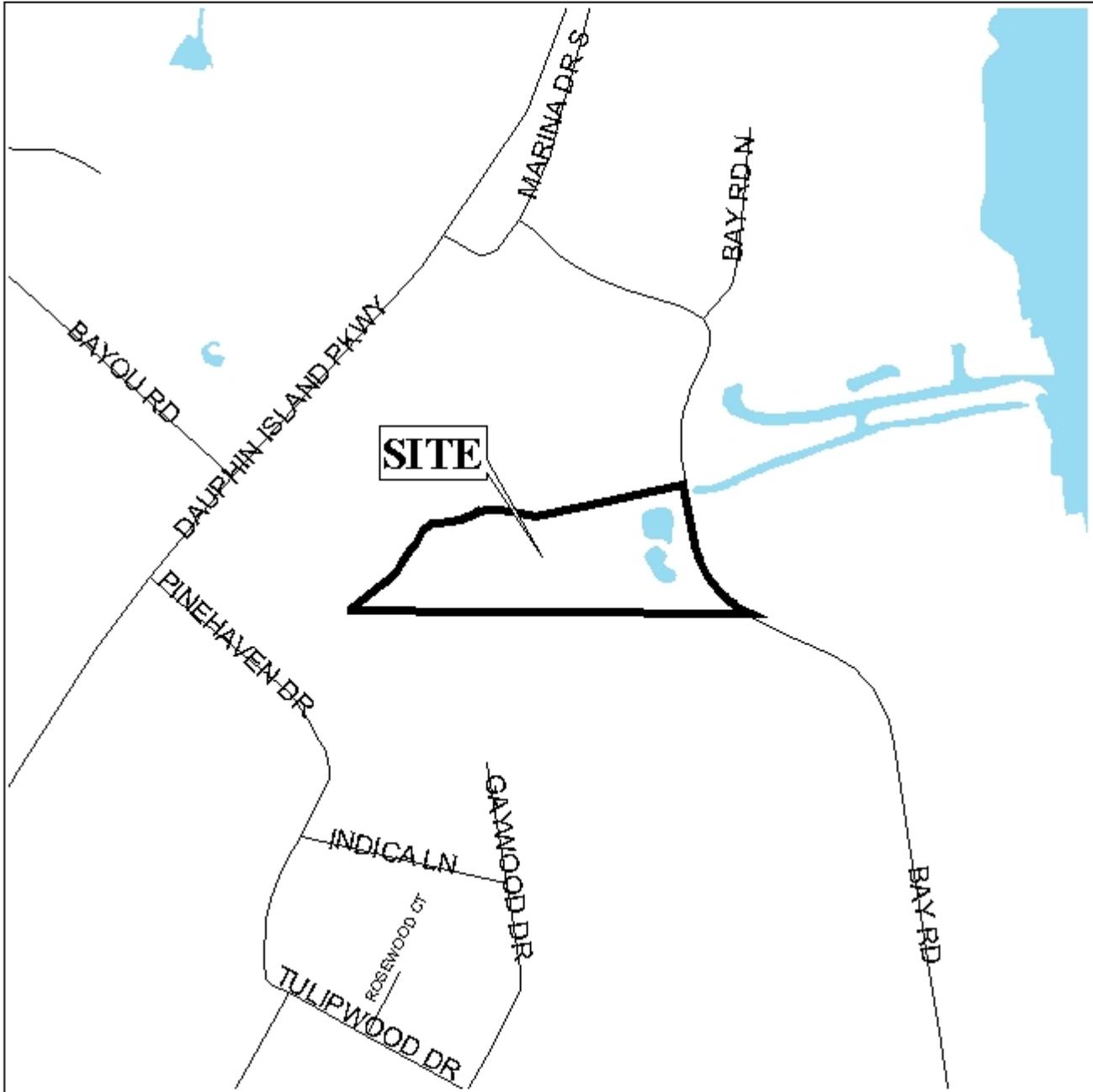
This site is located in the County, thus a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

The 25-foot minimum building setback line is not shown but would be required on the final plat.

The site is adjacent to a creek and has ponds located on it and as such the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

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 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; 2) the placement of the 25-foot minimum setback line on the final plat; and 3) the approval of all applicable federal, state and local agencies prior to the issuance of any permits.

LOCATOR MAP



APPLICATION NUMBER 16 DATE January 6, 2005

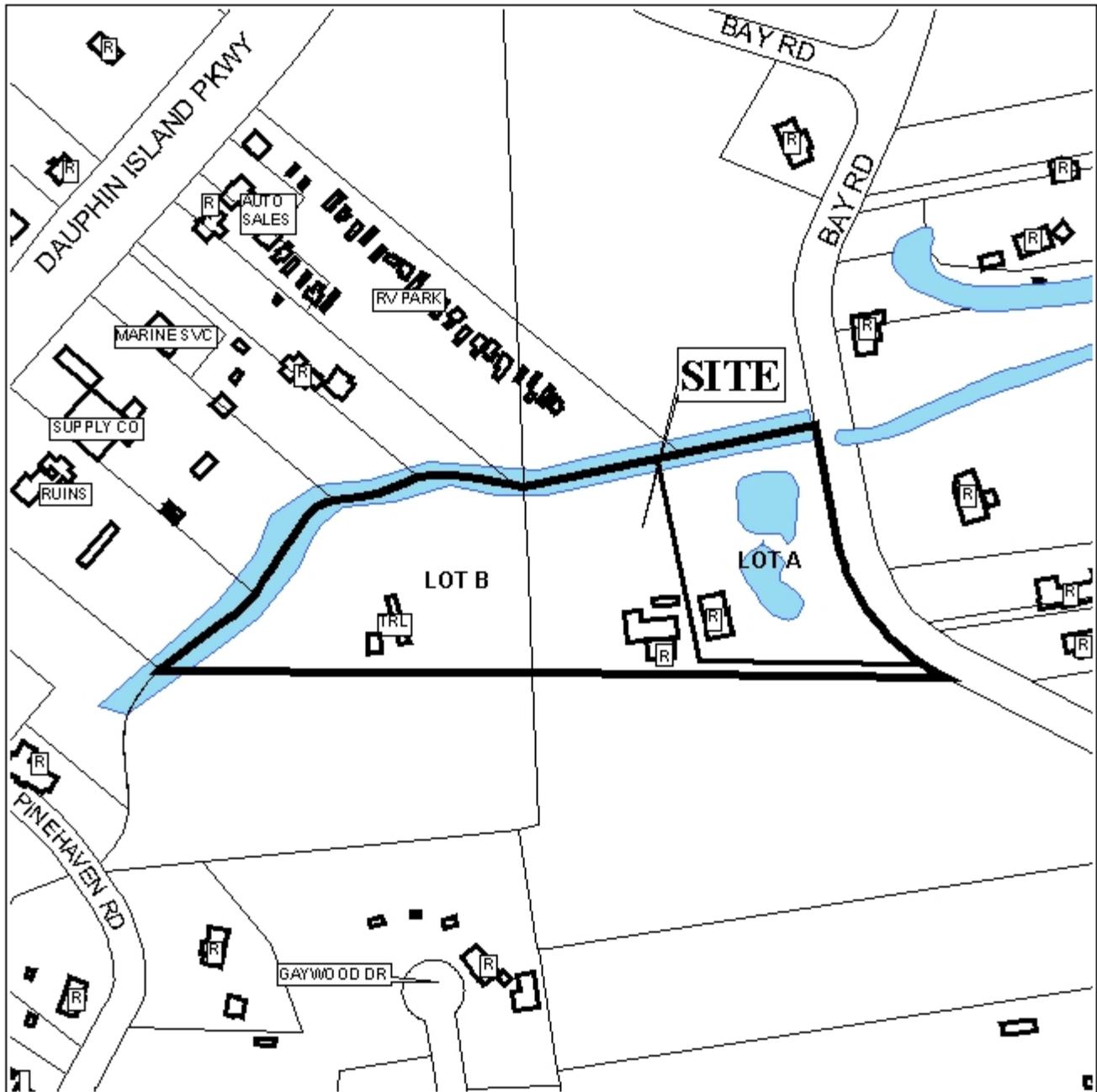
APPLICANT Hollingers Island Subdivision, Island Farms, Resubdivision of Lot 36, Block 5

REQUEST Subdivision



NTS

HOLLINGERS ISLAND SUBDIVISION, ISLAND FARMS, RESUBDIVISION OF LOT 36, BLOCK 5



APPLICATION NUMBER 16 DATE January 6, 2005

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