

## **JALIN ESTATES SUBDIVISION**

Engineering Comments: Development of property must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 2-lot, 17.0± acre subdivision, which is located on the Northwest corner of Dawes Lake Road and Dawes Lake Road East. The subdivision is served by city water and individual septic systems.

The purpose of this application is to create two legal lots of record from a metes and bounds parcel.

Since this application would create two lots, each lot should be limited to one curb cut with the size, location and design to be approved by County Engineering.

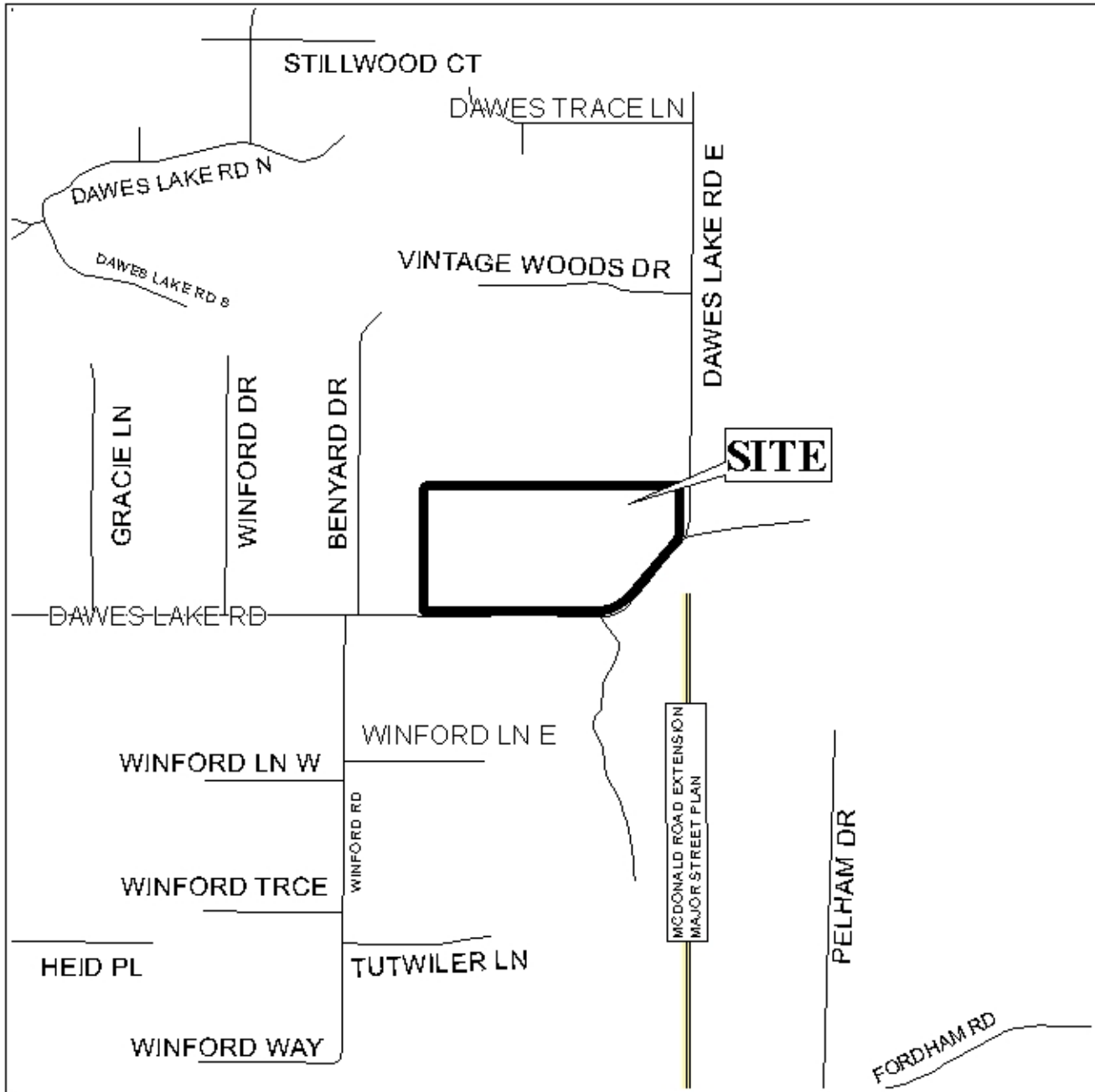
The site would provide more than the 15,000 square foot minimum required by City Subdivision Regulations and the Alabama Department of Public Health for sites served by public water and individual septic systems.

The site is located in the County; thus, any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

The plat does not show the 25-foot minimum building setbacks, which will be required on the final plat.

The plat meets the minimum standards 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 the site is limited to a single curb cut per lot, size, location and design to be approved by County Engineering; 2) the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations; and 3) the placement of the 25-foot minimum building setbacks on the final plat.

# LOCATOR MAP



APPLICATION NUMBER 1 DATE May 18, 2006

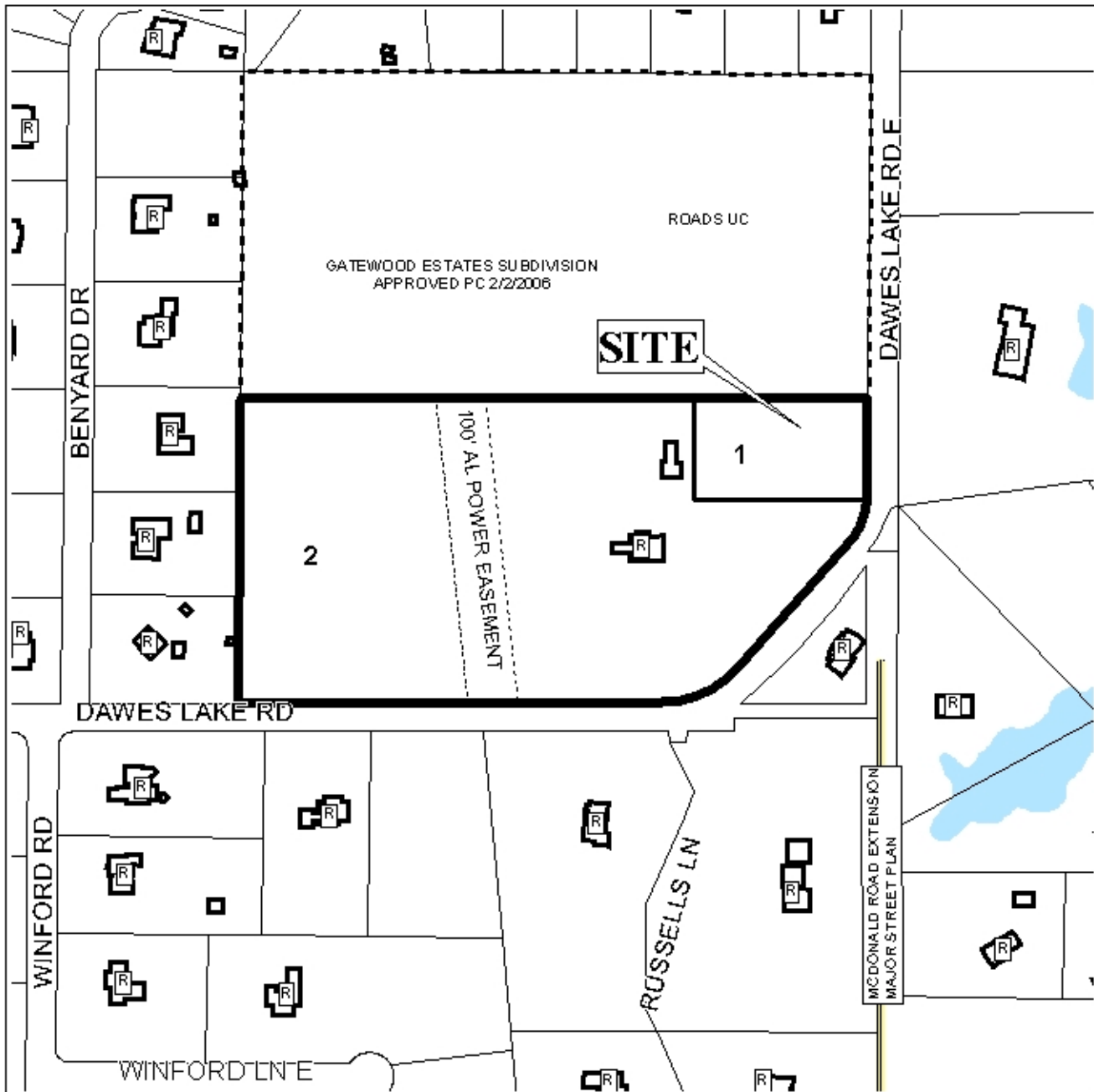
APPLICANT JaLin Estates Subdivision

REQUEST Subdivision



NTS

# JALIN ESTATES SUBDIVISION



APPLICATION NUMBER 1 DATE May 18, 2006

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 |



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