

ISLAND FARMS, HOLLINGER'S ISLAND
SUBDIVISION, JAKUBOWSKI'S ADDITION TO

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

The plat illustrates the proposed 3.2± acre, 2-lot subdivision located on the South side of Island Road, ¼ mile± West of Bay Road, which is located in the County. The site is served by public water and individual septic systems.

The purpose of the application is to create two lots of record from two metes and bounds parcels.

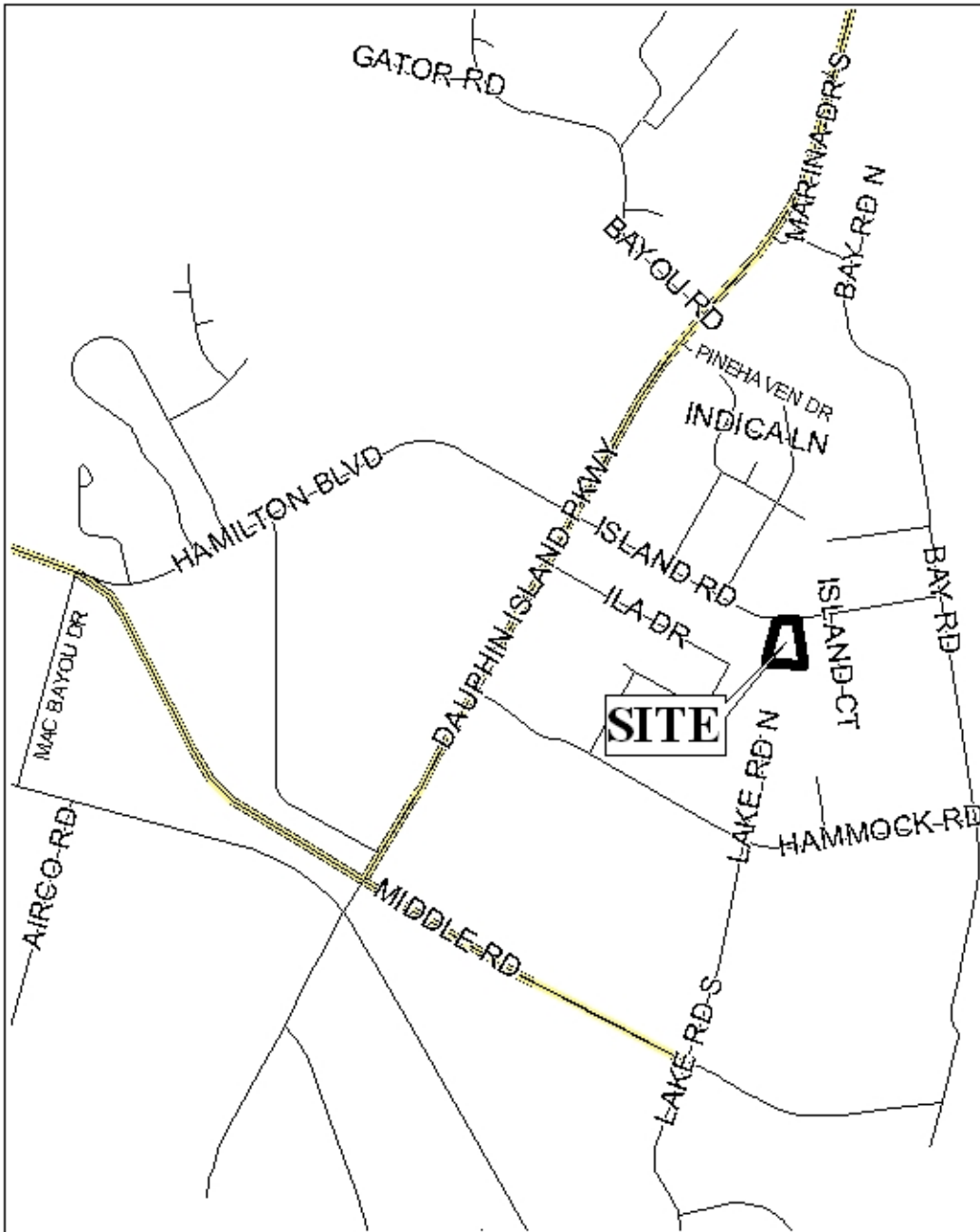
The site fronts Island Road, which has a 60-foot right-of-way, which complies with the minor street standards of the Subdivision Regulations.

The legal description of the site indicates that the entire parent parcel is not included in the application, and that a portion of the original Lot 22 (Island Farms, Hollinger's Island Subdivision) was deeded-off after the introduction of the Subdivision Regulations. Furthermore, while this property is excluded from the legal description of the subject property, it is not included in the legal description of the parcel including Lot 22.

It should also be noted that some adjacent property owners did not receive notification; thus additional fees and mailing labels should be submitted to correct this situation.

Based on the preceding, it is recommended that this application be held over to allow the applicant to include the entire parent parcel in the application, and to notify all adjoining and facing neighbors. Revised plats, fees, and mailing labels must be received by December 11th in order to be considered at the January 4th meeting.

LOCATOR MAP



APPLICATION NUMBER 4 DATE December 7, 2006

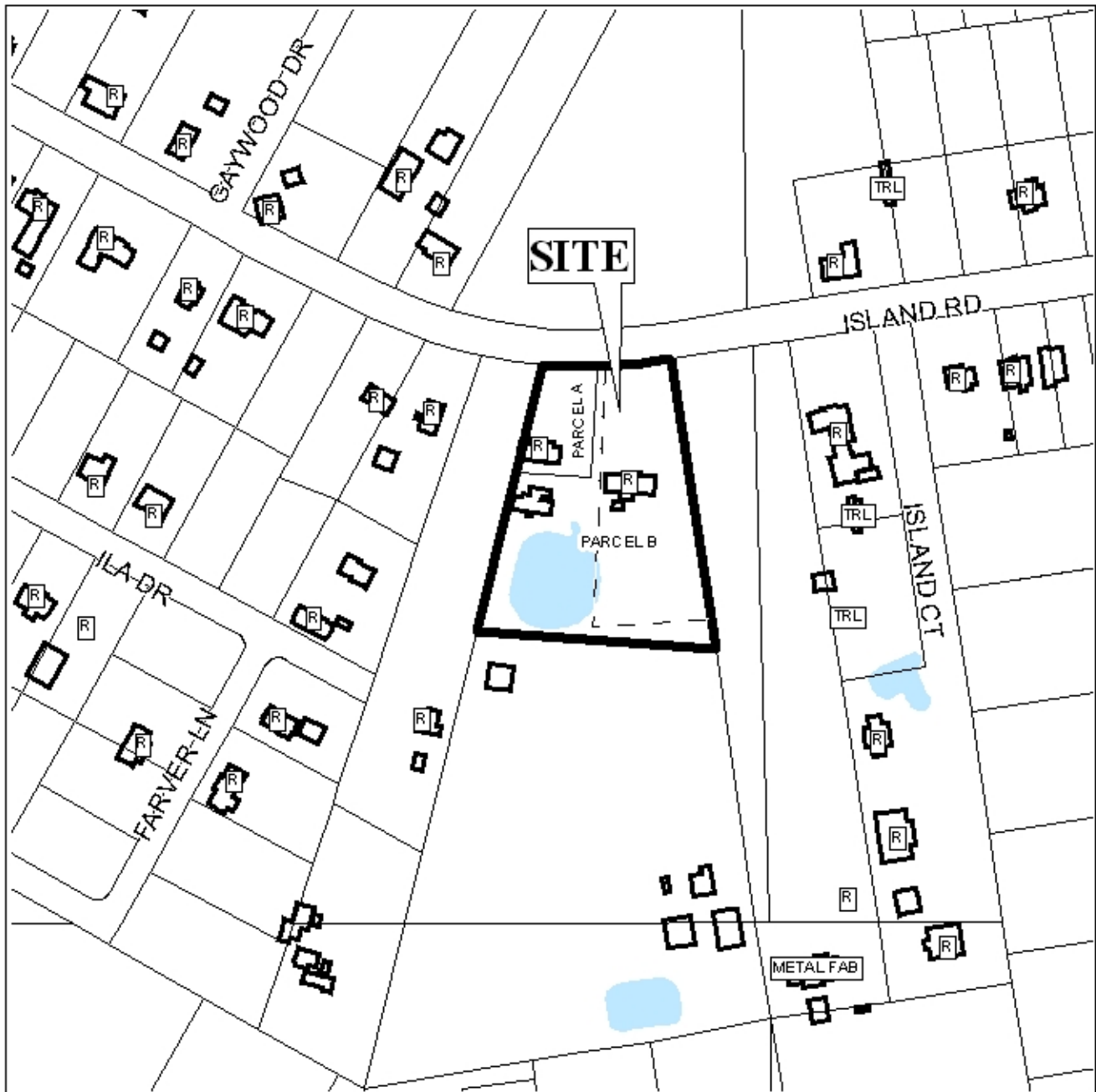
APPLICANT Island Farms, Hollinger's Island Subdivision, Jakubowski's addition to

REQUEST Subdivision



NTS

**ISLAND FARMS, HOLLINGER'S ISLAND SUBDIVISION,
JAKUBOWSKI'S ADDITION TO**



APPLICATION NUMBER 4 DATE December 7, 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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