

## **MCALPINE ESTATE SUBDIVISION**

Engineering Comments: Development of property must comply with all stormwater management and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

Traffic Engineering Comments: Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The plat illustrates the proposed 1-lot, 0.4± acre subdivision which is located on the North side of Chin Street, 130'+ West of the Alabama State Docks Terminal Railroad right-of-way. The site is served by city water and sanitary facilities.

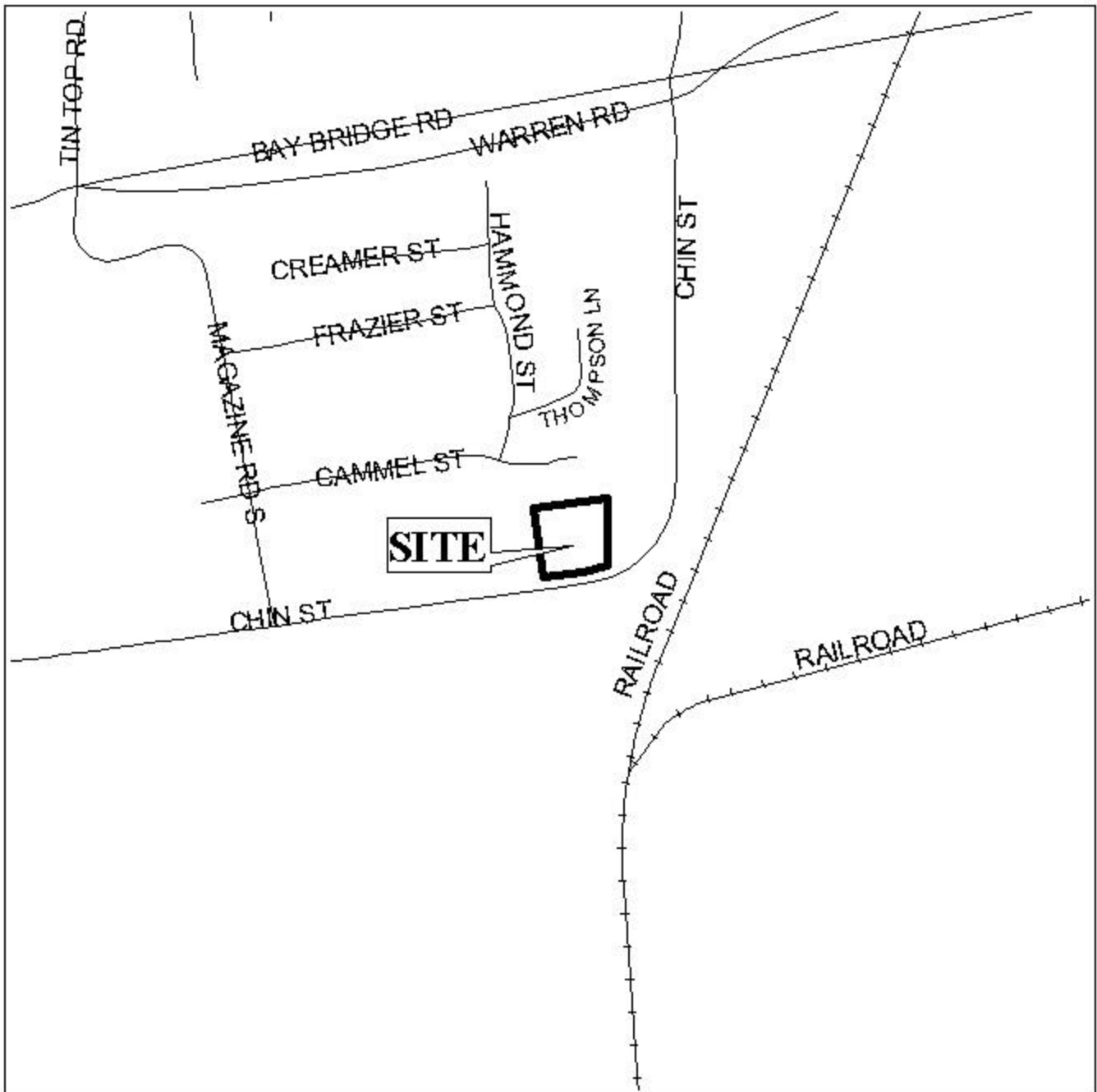
The applicant proposes to create a one-lot subdivision from three legal lots of record.

The development is zoned R-2, Two-Family Residential which allows two single-family dwellings; however, as a second building is proposed, the approval of a Planned Unit Development application will also be required.

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

With modifications, the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) placement of the required 25-foot minimum building setback line on the final plat.

## LOCATOR MAP



APPLICATION NUMBER 4 DATE September 18, 2003

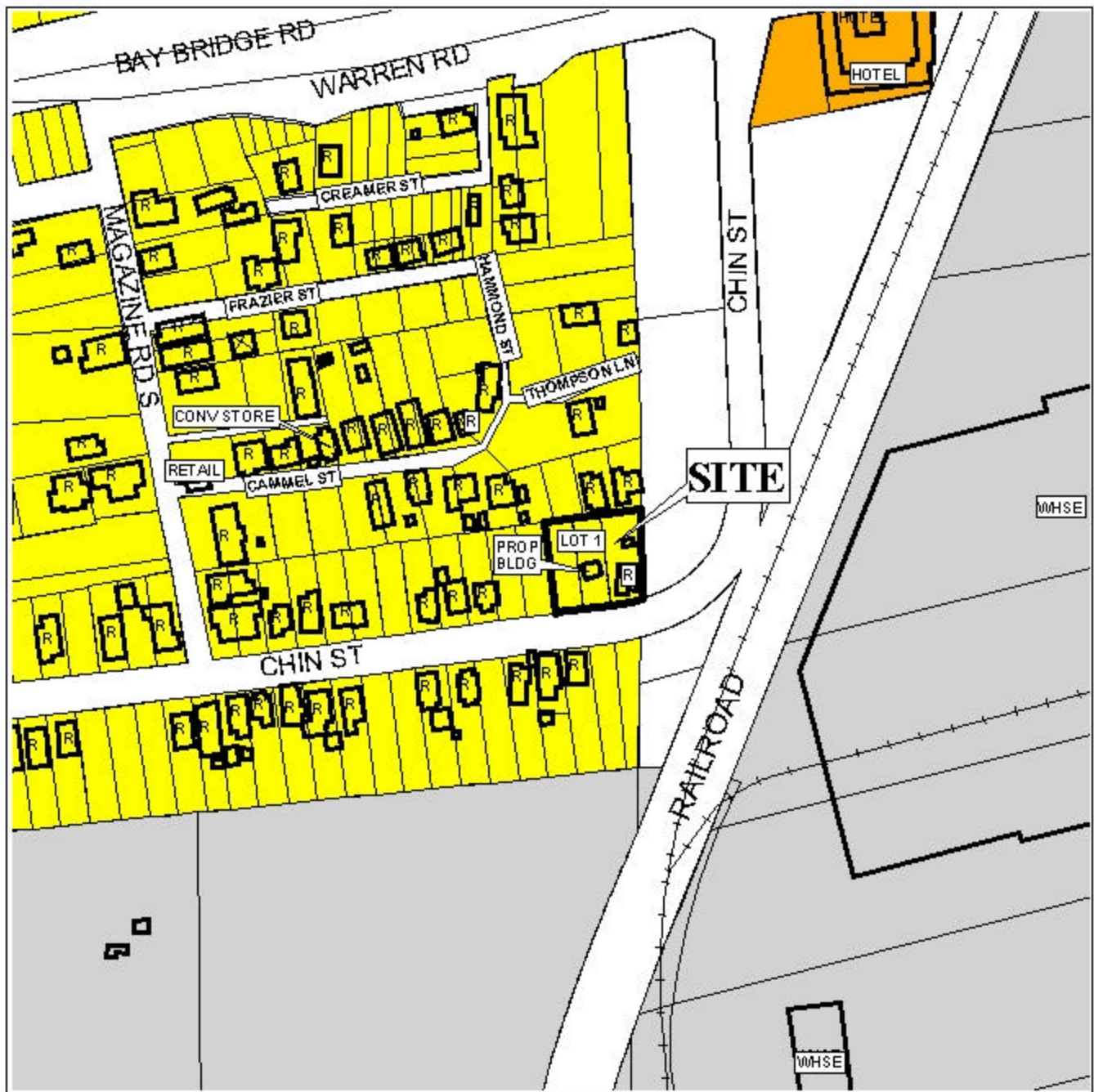
APPLICANT McAlpine Estates Subdivision

REQUEST Subdivision



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# MCALPINE ESTATES SUBDIVISION



APPLICATION NUMBER 4 DATE September 18, 2003

LEGEND



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