

## **DAWES LAKE ESTATES SUBDIVISION,** **RESUBDIVISION OF LOT 29**

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

The plat illustrates the proposed 2-lot, 0.5± acre subdivision which is located on the Southeast corner of Dawes Lake Road North and Dawes Lake Road South. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to create a legal lot and common area from a legal lot of record.

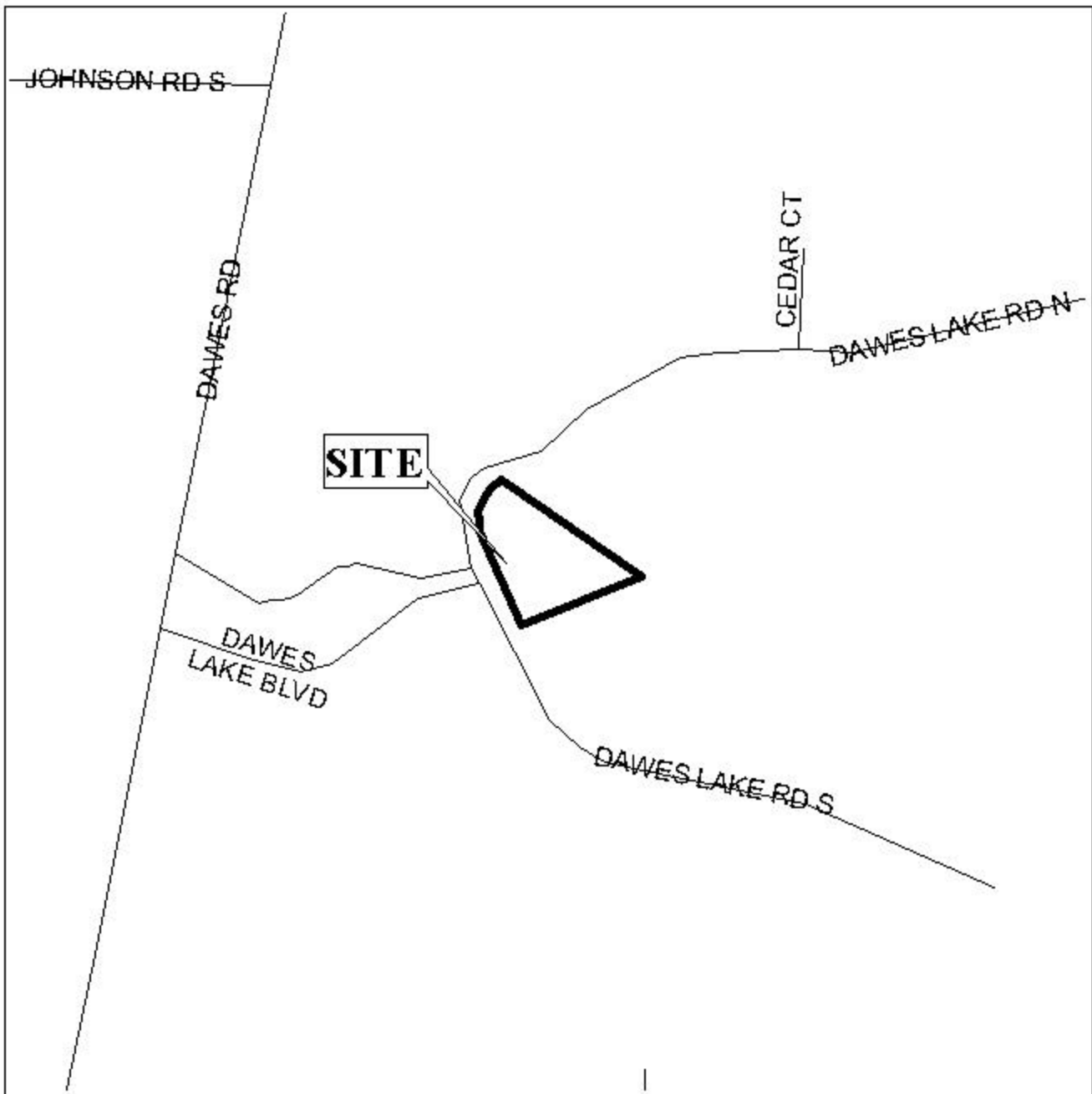
As illustrated on the preliminary plat there is a common area labeled as such; and a note stating that maintenance of common area is the responsibility of the property owners association should be required on the final plat.

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

Also, as indicated on the Vicinity Map, the site is adjacent to a lake, thus could be considered an environmentally sensitive area. Therefore, the developer must obtain any necessary approvals from all applicable federal, state and local agencies prior to the issuance of any permits.

With modifications, 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 the maintenance of the common area is the responsibility of the property owners association; 2) the placement of a note on the final plat stating that a buffer, in compliance with Section V.A.7. will be provided where the site adjoins residentially developed property; and 3) the developer obtain any necessary approvals from all applicable federal, state and local agencies prior to the issuance of any permits.

## LOCATOR MAP



APPLICATION NUMBER 19 DATE October 16, 2003

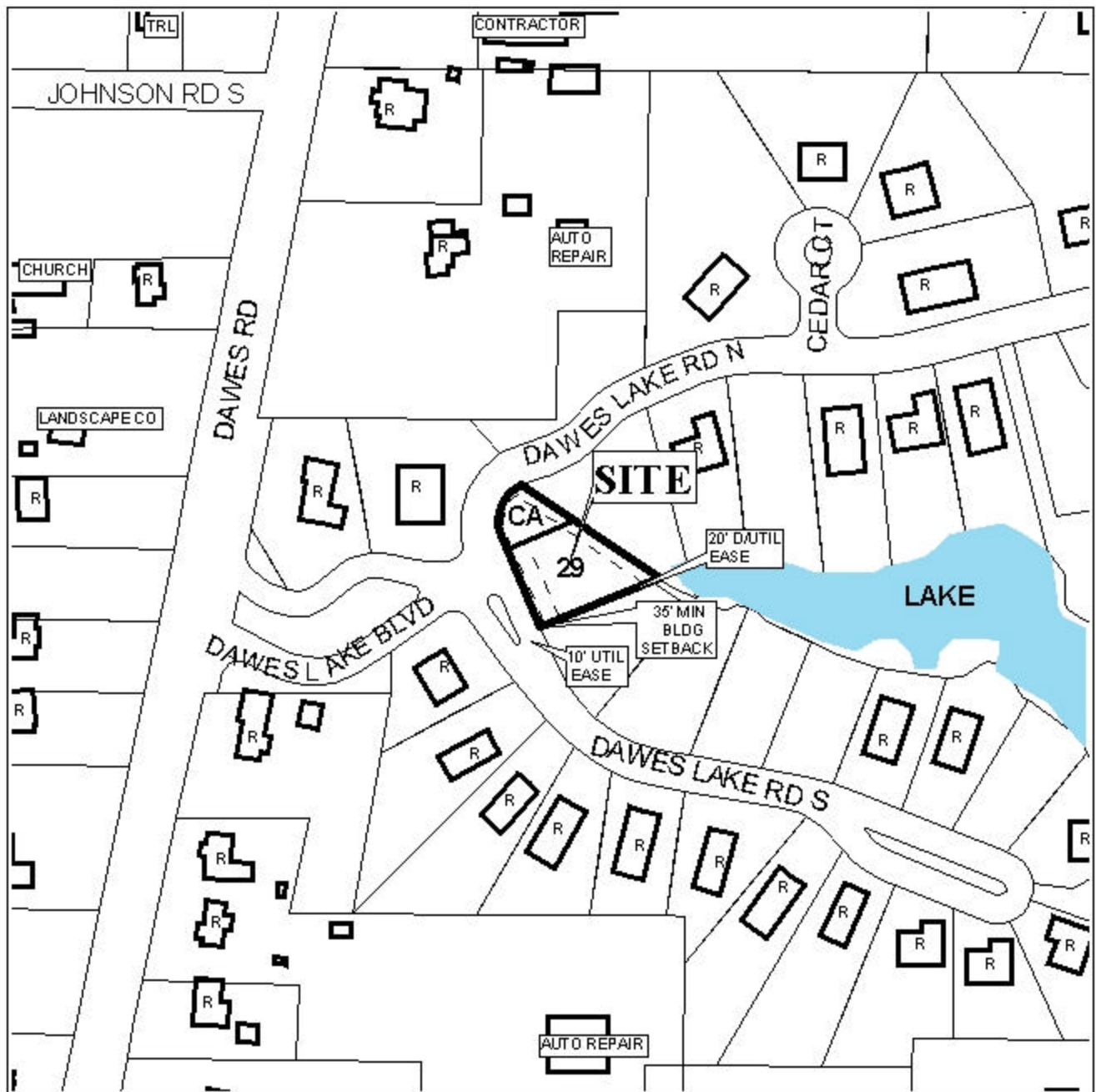
APPLICANT Dawes Lake Estates Subdivision, Resubdivision of Lot 29

REQUEST Subdivision



NTS

# DAWES LAKE ESTATES SUBDIVISION, RESUBDIVISION OF LOT 29



APPLICATION NUMBER 19 DATE October 16, 2003

LEGEND



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