

# **WASHINGTON BOULEVARD ESTATES**

## **SUBDIVISION**

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

The plat illustrates the proposed 9 lot, 1.5  $\pm$  acres subdivision which is located at the Northwest corner of Washington Boulevard and Burroughs Lane. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a nine-lot subdivision from a metes and bounds parcel.

Lot 9 is a corner lot, thus the dedication of a 25' radius should 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 plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of a 25-foot radius at the corner of Washington Boulevard and Burroughs Lane; 2) 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; and 3) the placement of the 25-foot minimum setback line on the final plat.

## LOCATOR MAP



APPLICATION NUMBER 25 DATE January 6, 2004

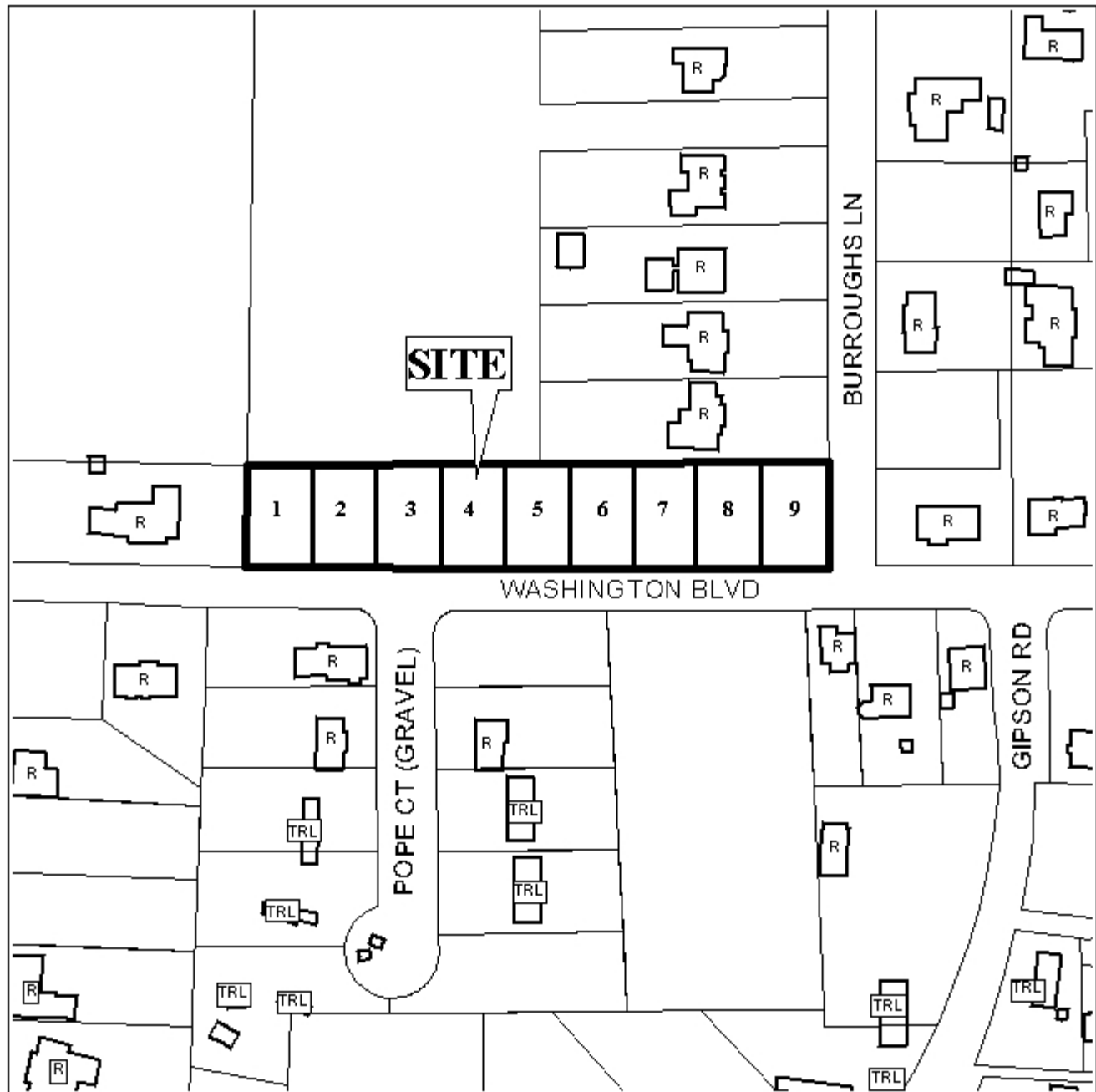
APPLICANT Washington Boulevard Estates Subdivision

REQUEST Subdivision



NTS

# WASHINGTON BOULEVARD ESTATES SUBDIVISION



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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

