

WILSON'S BRANCH SUBDIVISION

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

The plat illustrates the proposed 9.1± acre, 2-lot subdivision, which is located on the North side of Roseland Drive, 340'± North of Laura Drive. The site is served by public water and private septic systems.

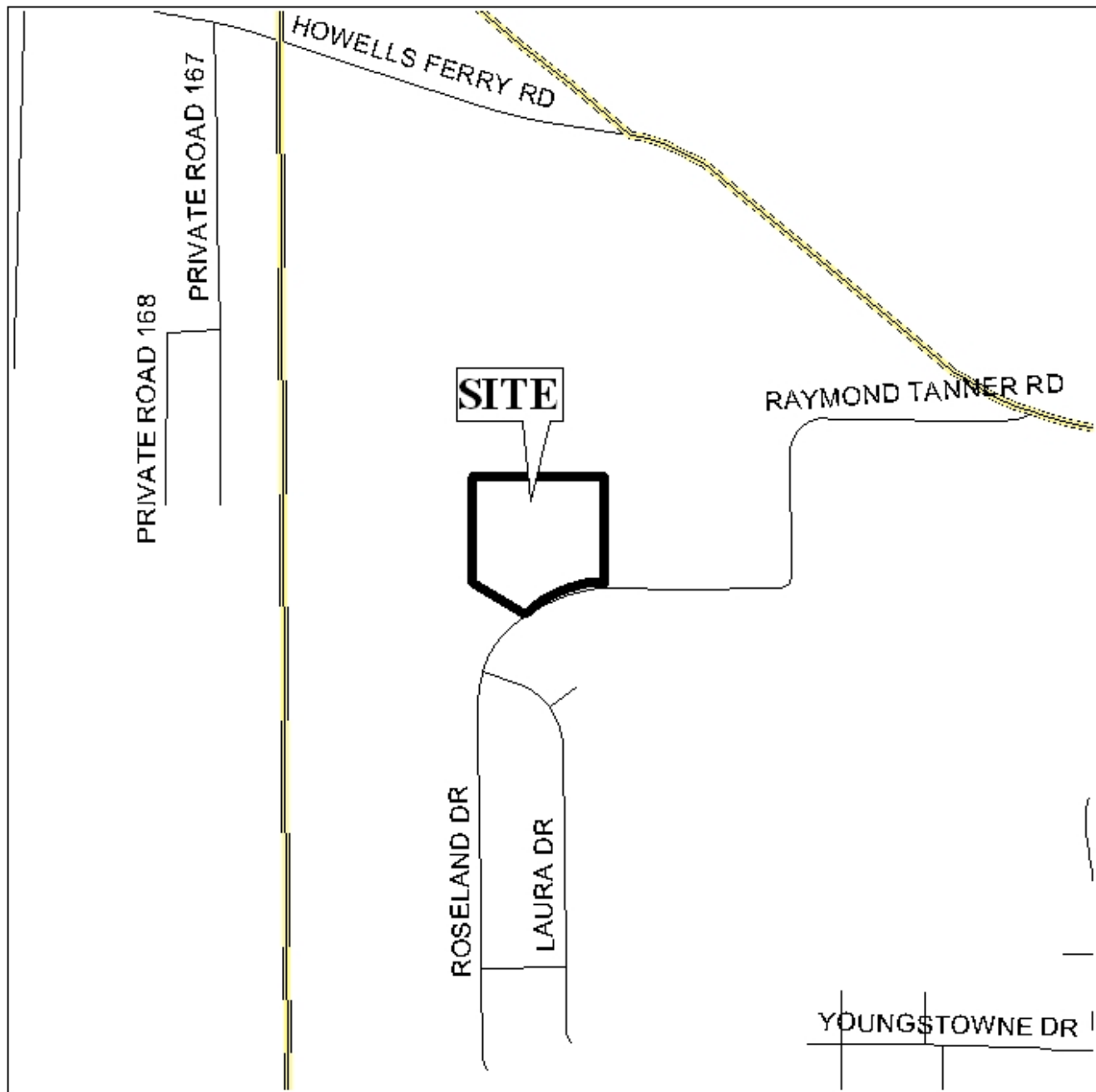
The purpose of the application is to create a two-lot subdivision from a metes and bounds parcel.

The site fronts Roseland Drive, which has a 60-foot right-of-way. The 25-foot building setback lines will be required on the final plat.

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 meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) the depiction of the 25-foot setback lines on the final plat; and 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.

LOCATOR MAP



APPLICATION NUMBER 16 DATE March 2, 2006

APPLICANT Wilson's Branch Subdivision

REQUEST Subdivision



WILSON'S BRANCH SUBDIVISION



APPLICATION NUMBER 16 DATE March 2, 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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