

TIMBERLANE WOODS SUBDIVISION

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

The plat illustrates the proposed 15.67 acre \pm , 33 lot subdivision which is located at the North terminus of Cross Creek Drive, extending to the West terminus of Larchmont Drive and Timberline Ridge. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to subdivide land that was the remainder from Timberlane Woods, Unit Four and Cross Creek, Unit One. The proposed subdivision is in essence "in-fill", connecting to existing street stubs and terminating in cul de sacs. As the adjacent lands are subdivided, additional street stubs are not needed.

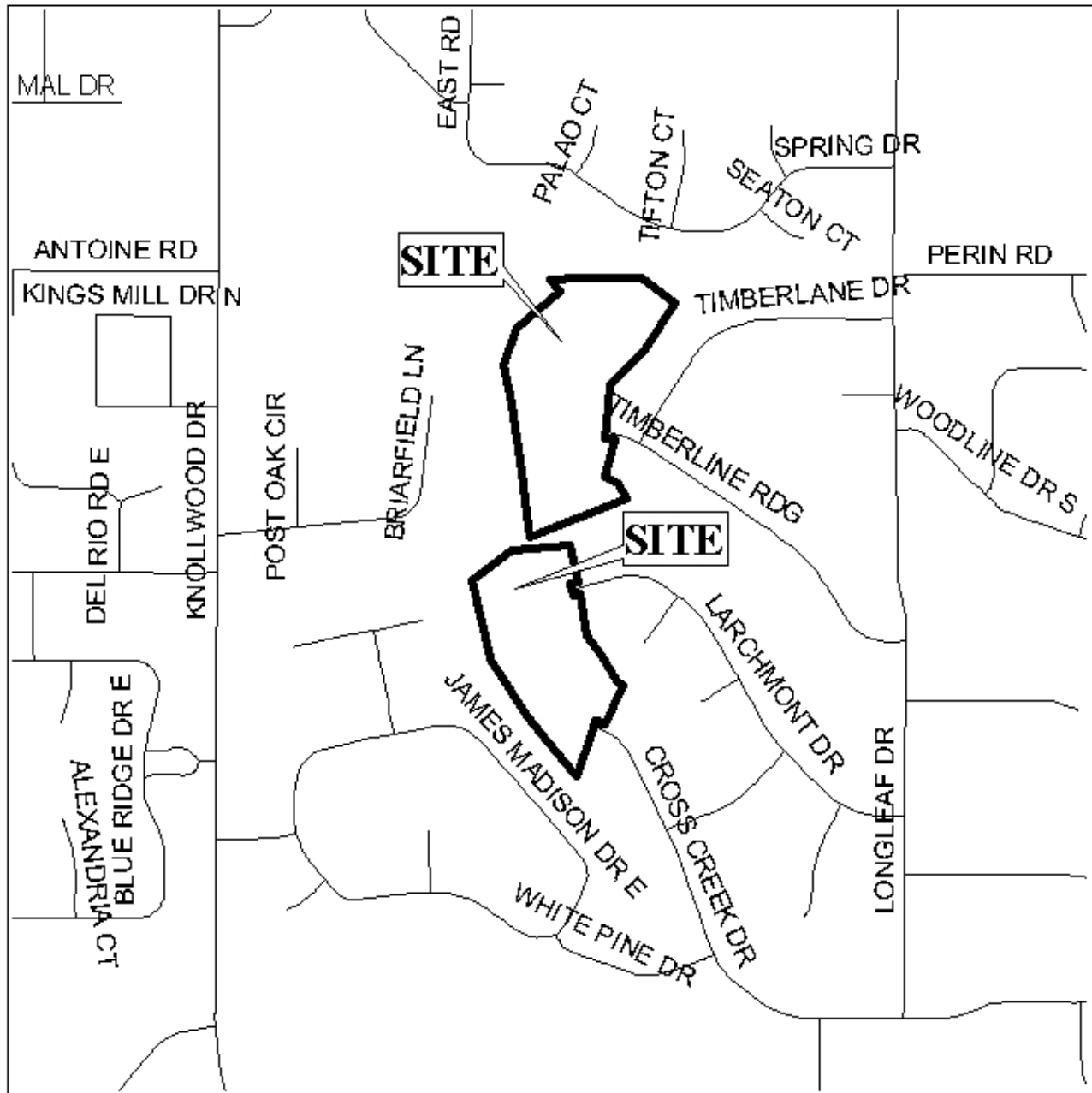
The subdivision includes an area that is located within the floodway, and thus, would be considered environmentally sensitive; therefore, approvals from federal, state and local agencies will be required prior to the issuance of any permits.

All areas not designated as lots should be identified as common areas, with a note on the final plat stating that maintenance of all common areas shall be the responsibility of the property owners association.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) developer to obtain all necessary federal, state and local approvals prior to the issuance of any permits; 2) all areas not designated as lots be identified as common areas; and 3) the placement of a note on the final plat stating that maintenance of all common areas shall be the responsibility of the property owners association.

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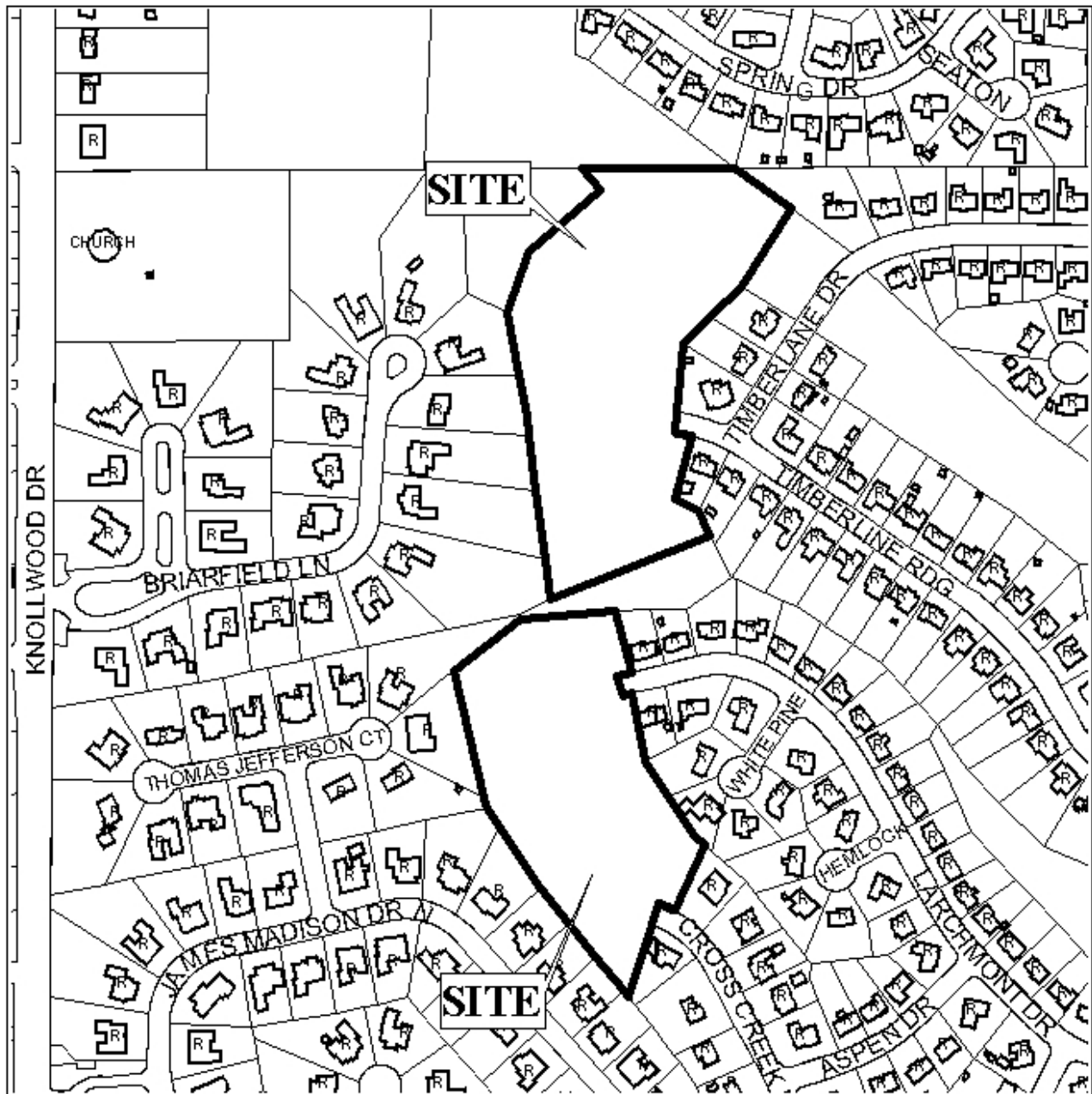
LOCATOR MAP



APPLICATION NUMBER 23 DATE January 6, 2005
APPLICANT Timberlane Woods Subdivision
REQUEST Subdivision



TIMBERLANE WOODS SUBDIVISION



APPLICATION NUMBER 23 DATE January 6, 2005

LEGEND



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The map displays two primary lots, each subdivided into multiple parcels. The upper lot, designated as 'ZONE X (UNSHADED)', features a central 'DETENTION POND' and is bordered by 'FLOOD WAY' and 'PARK SITE'. The lower lot, designated as 'ZONE X (SHADED)', is situated near 'LARCHMONT DRIVE' and 'CROSS CREEK DR'. A network of roads connects these areas, including 'TIMBERLANE DRIVE', 'TIMBERLINE RIDGE', and 'CROSS CREEK DR'. Numerous numerical values along the boundary lines indicate specific dimensions or measurements for the lots and their constituent parcels.

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