

ROLLING MEADOWS ESTATES SUBDIVISION

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

The plat illustrates the proposed 8.4 \pm acres, 3 lot subdivision which is located on the South side of Howells Ferry Road, 515' \pm East of the South terminus of Eunice Drive. The subdivision is served by public water and individual septic systems.

The purpose of this application is to subdivide a metes and bounds parcel into three lots.

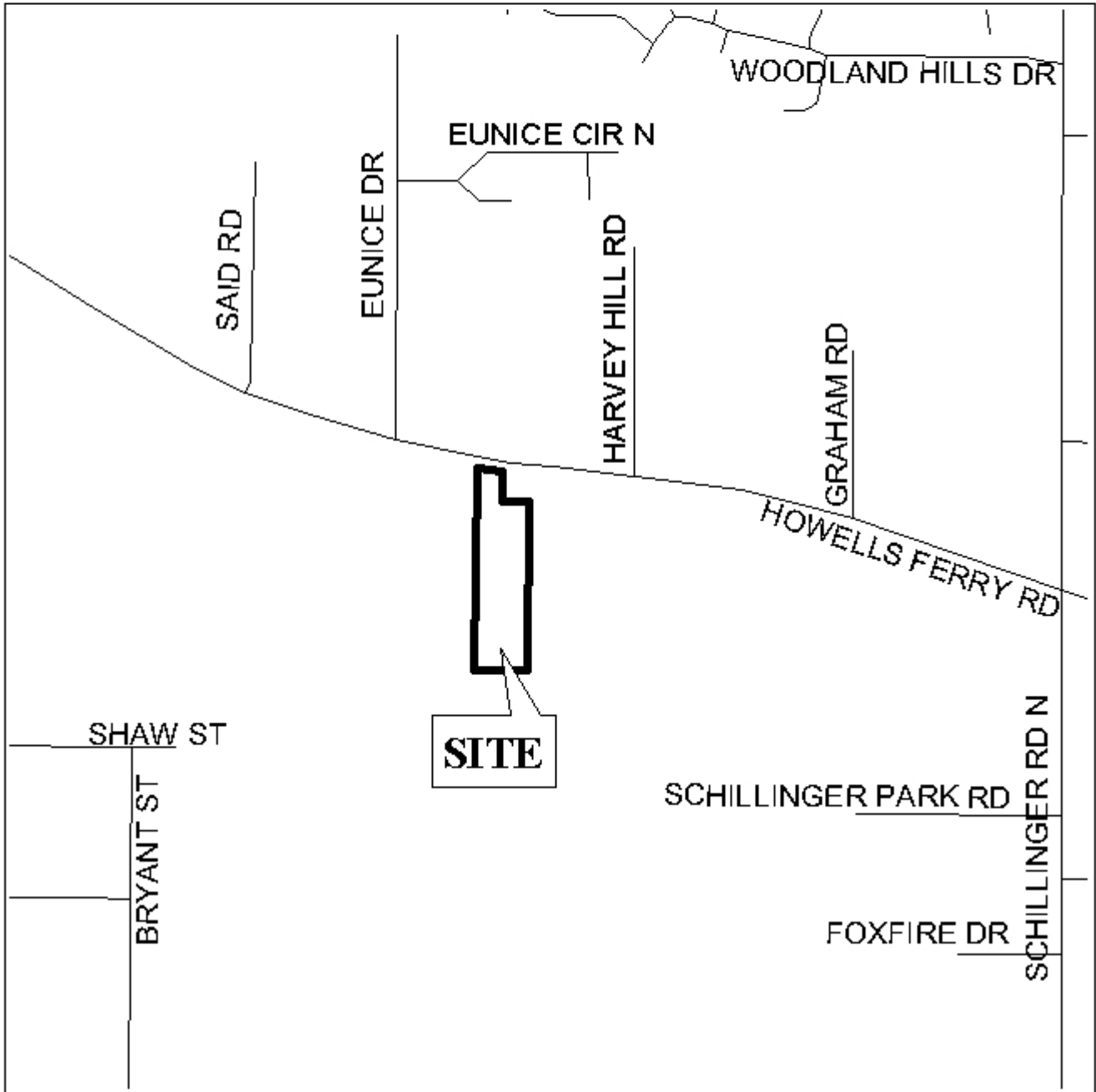
As proposed, Lots 2 and 3 would exceed the maximum width to depth ratio; therefore a waiver of Section V.D.3 would be required. Additionally as a means of access management, Lots 2 and 3 should share a curb cut, with the size, location and design to be approved by County Engineering.

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.

With a waiver of Section V.D.3, 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 Lots 2 and 3 shall share a curb cut with the size, location and design to be approved by County Engineering; 2) the placement of a note on the final plat stating that if the property is developed commercially and adjoins residential property, a buffer, in compliance with Section V.A.7. of the Subdivision Regulations will be provided; and 3) the placement of the 25-foot minimum building setback line on the final plat.

LOCATOR MAP



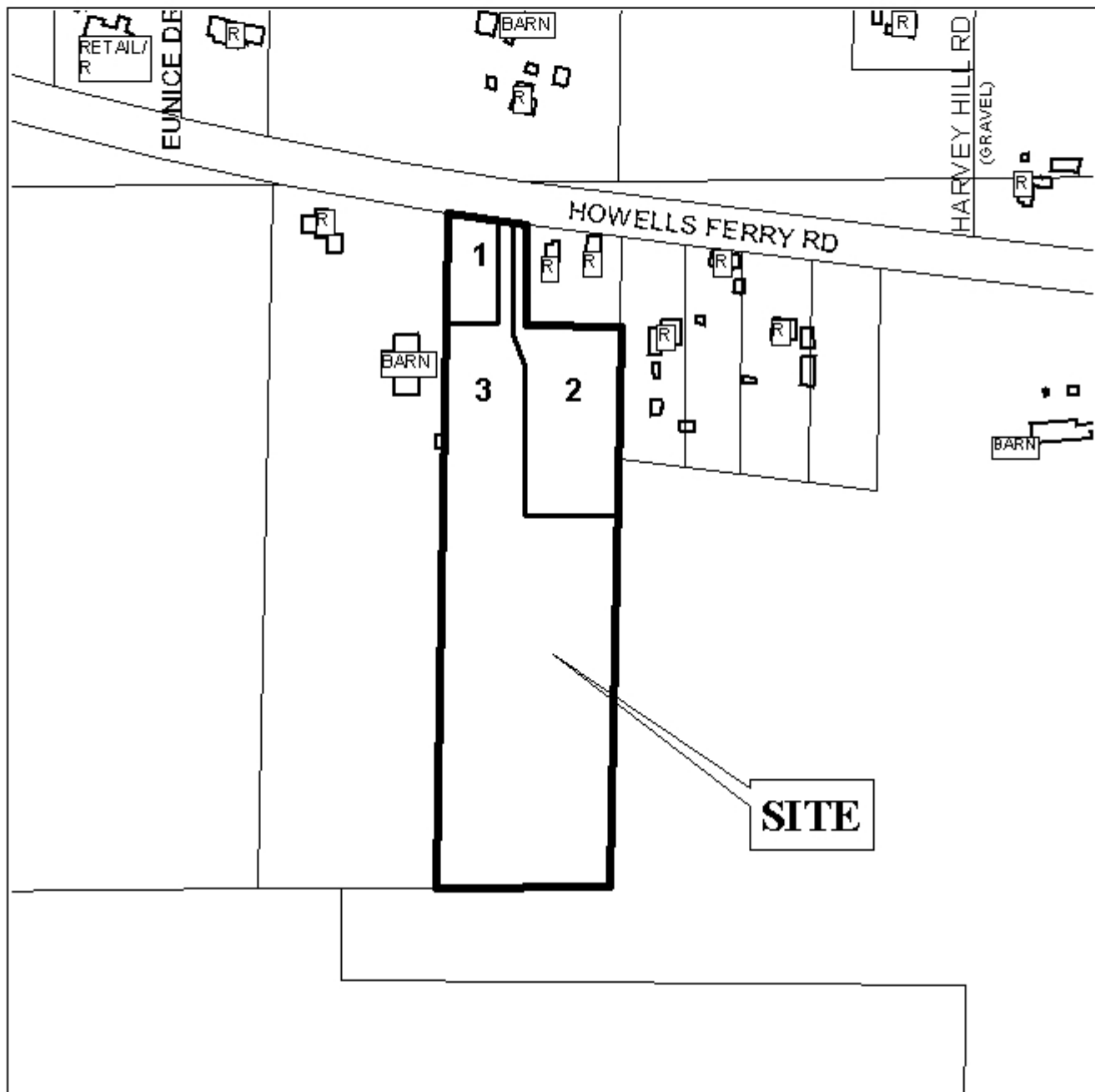
APPLICATION NUMBER 28 DATE May 6, 2004

APPLICANT Rolling Meadows Estates Subdivision

REQUEST 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	



NTS

