KING'S BRANCH SUBDIVISION, UNIT 4

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

The plat illustrates the proposed 19 lot, 9.8 ± acres subdivision which is located on the North terminus of Meadow Lane, extending to the South terminus of Jester Drive East. The subdivision is served by public water and individual septic systems.

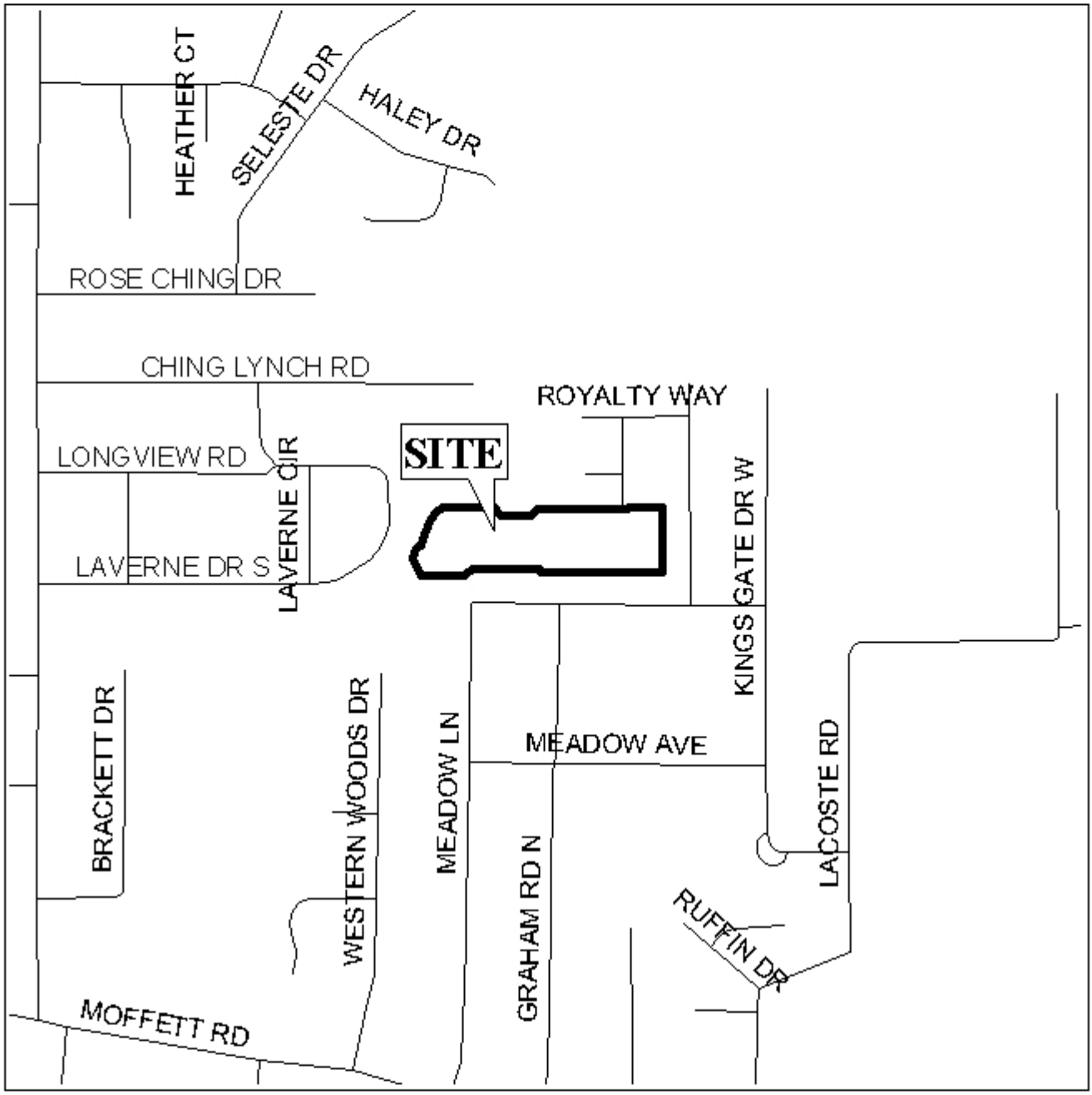
The purpose of this application is to subdivide a large metes and bounds parcel into 19 lots with a future development area. It should be noted that the area labeled future development would require subdivision approval from the Commission prior to any development.

Common areas are shown on the plat, thus the placement of a note on the final plat stating that maintenance of the common areas shall be the responsibility of the property owners, 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 plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) all common areas be indicated on the final plat with a note stating that the maintenance thereof is the responsibility of the property owners association; and 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.

LOCATOR MAP



APPLICATION NUMBER 9 DATE December 16, 2004

APPLICANT King's Branch Subdivision, Unit 4

REQUEST Subdivision

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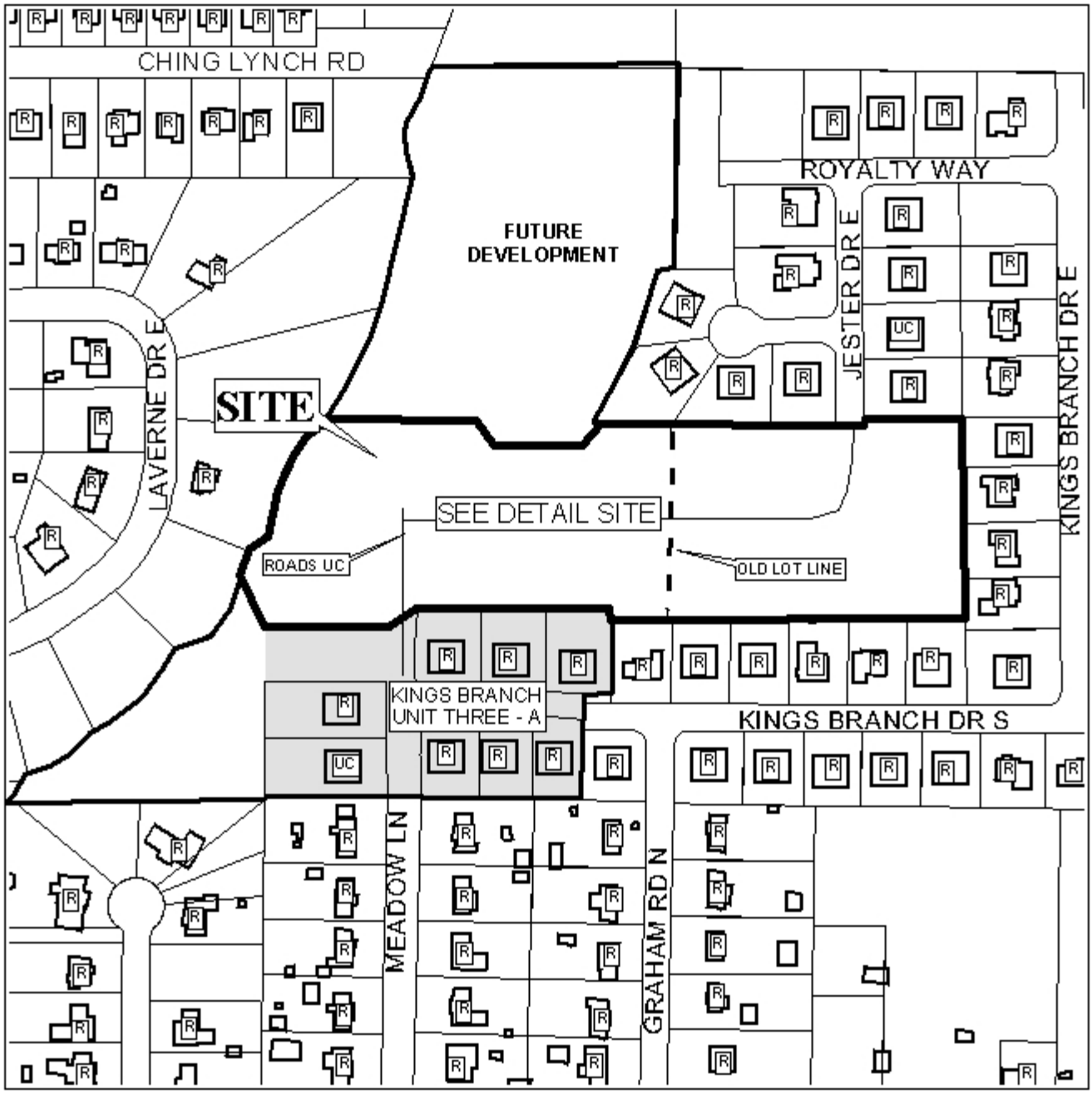
NTS

KING'S BRANCH SUBDIVISION, UNIT 4



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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

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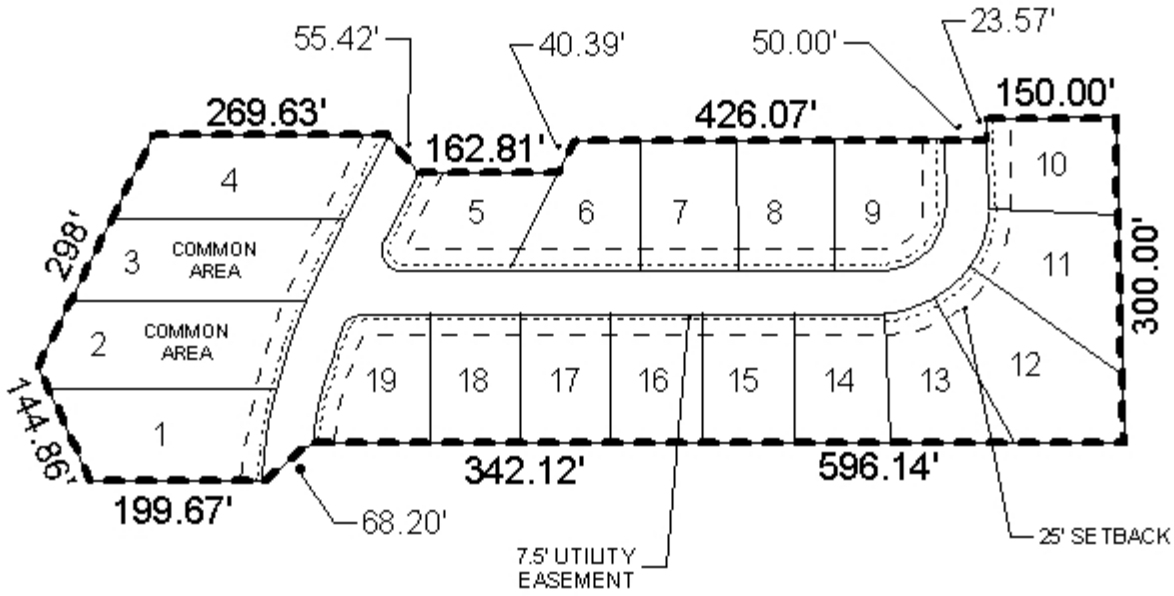
DETAIL SITE PLAN



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