

RAINE ESTATES SUBDIVISION

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

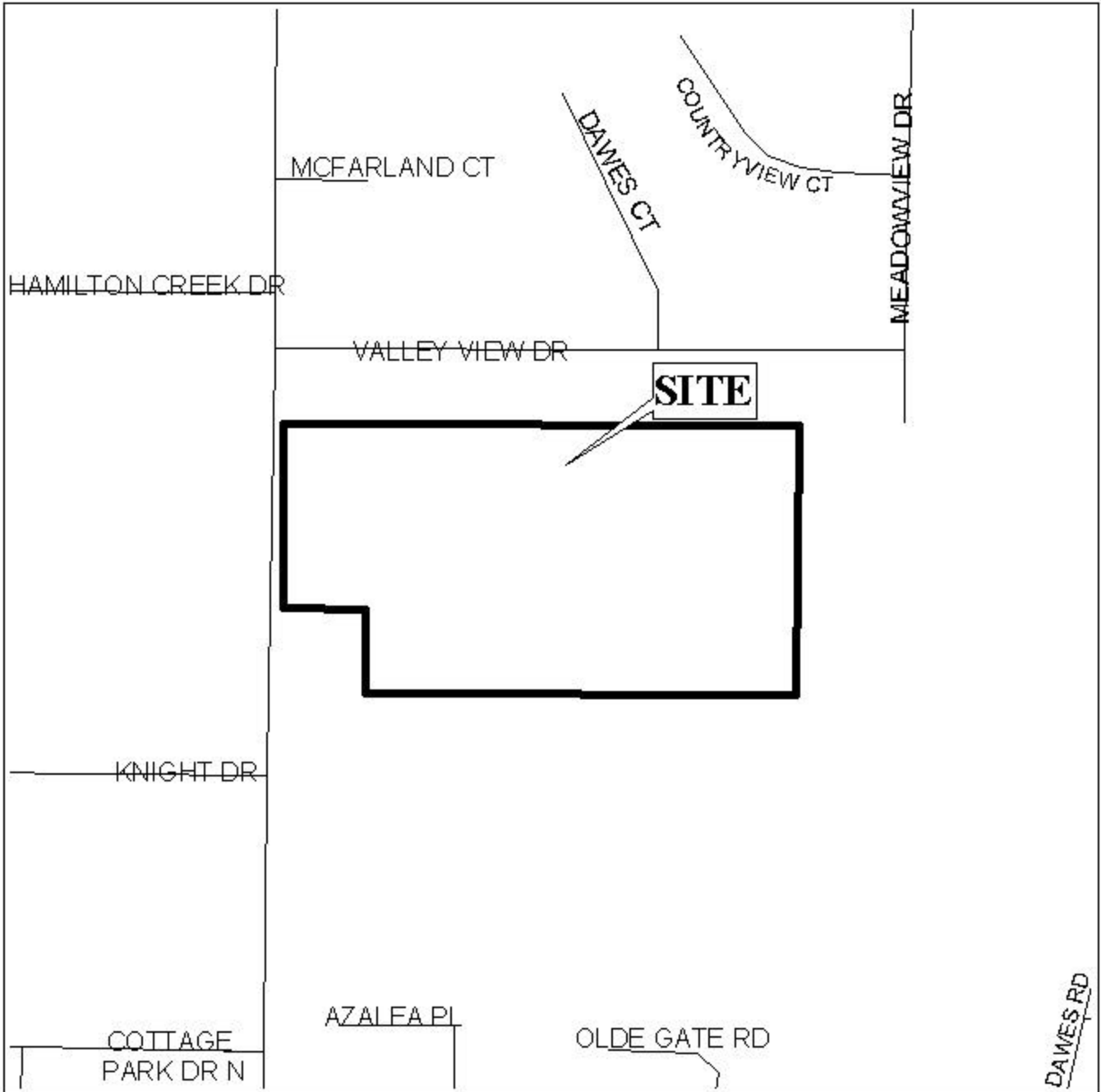
The plat illustrates the proposed 1 lot, 0.5 \pm acre subdivision which is located on the East side of McFarland Road, 515' \pm South of Valley View Drive. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create a legal lot of record, with a large (19acres) parcel. It should be noted that the future development parcel will require subdivision approval from the commission for any development.

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) placement of a note on the final plat stating 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 2) the conditions stated on the final plat as recorded March 19, 1999.

LOCATOR MAP



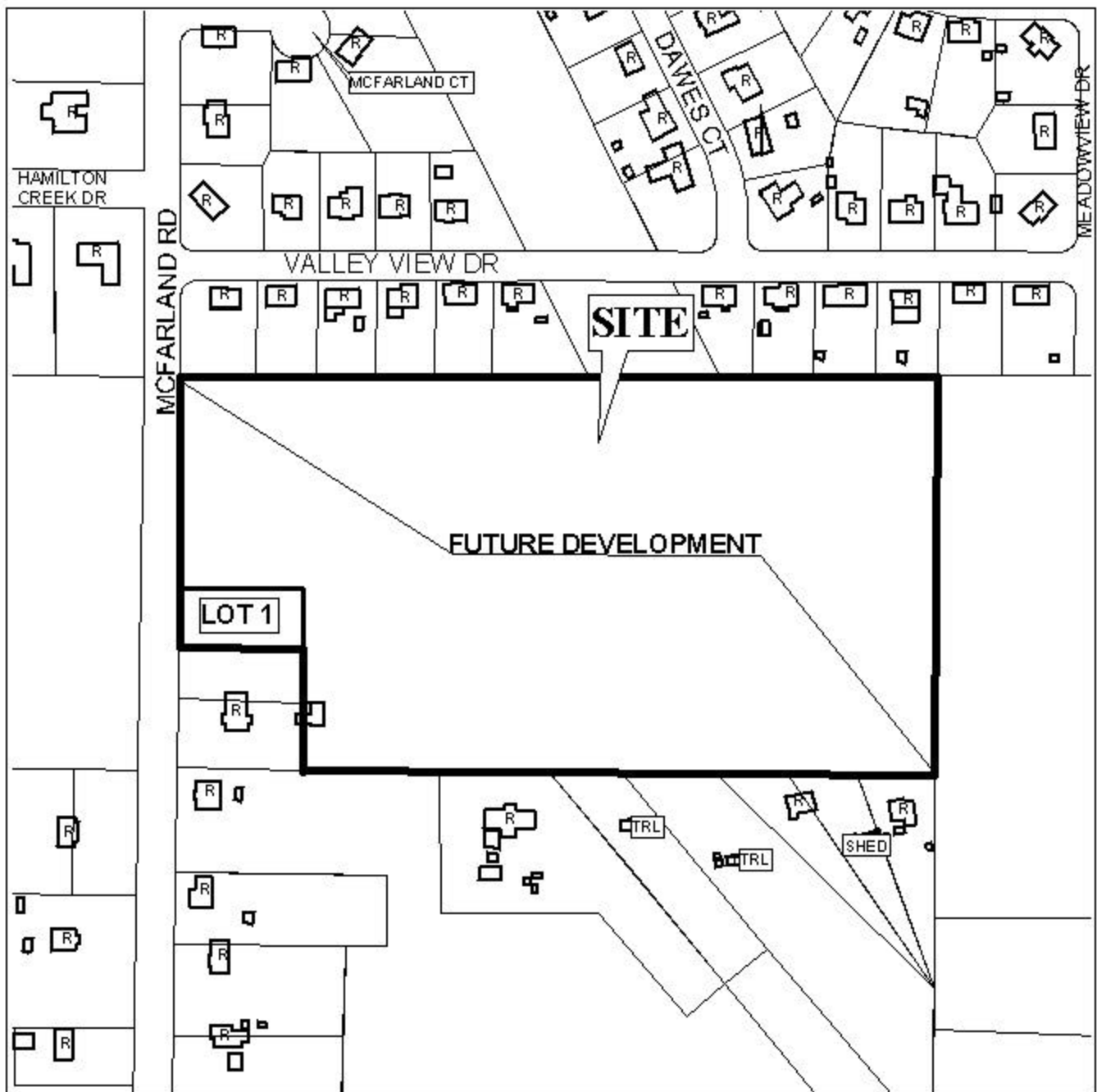
APPLICATION NUMBER 17 DATE May 1, 2003

APPLICANT Raine Estates Subdivision

REQUEST Subdivision



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LEGEND

