

ROLLING BRANCH ESTATES SUBDIVISION

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

The plat illustrates the proposed 4 lot, 2.0 \pm acres subdivision which is located on the West side of Lundy Road, 365' \pm South of Huber Road. The subdivision is served by public water and individual septic systems.

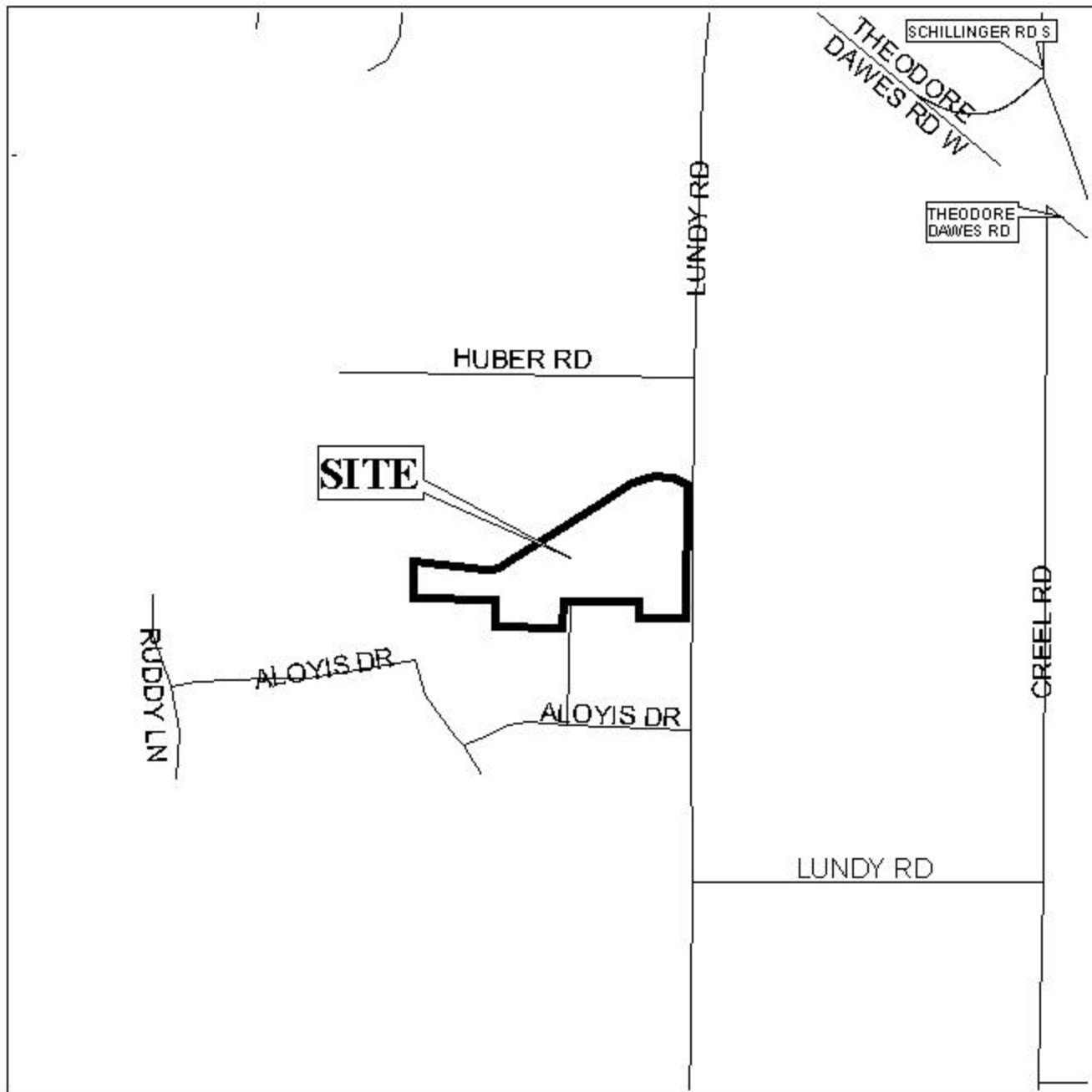
The purpose of this application is to create a four-lot subdivision from a large metes and bounds parcel. It should be noted that the area labeled future development on the plat would require subdivision approval from the Commission for any development.

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 25-foot minimum building setback lines are not shown but would be required on the final plat.

With modifications, the plat meets 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 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 placement of the 25-foot minimum setback lines on the final plat.

LOCATOR MAP



APPLICATION NUMBER 21 DATE December 4, 2003

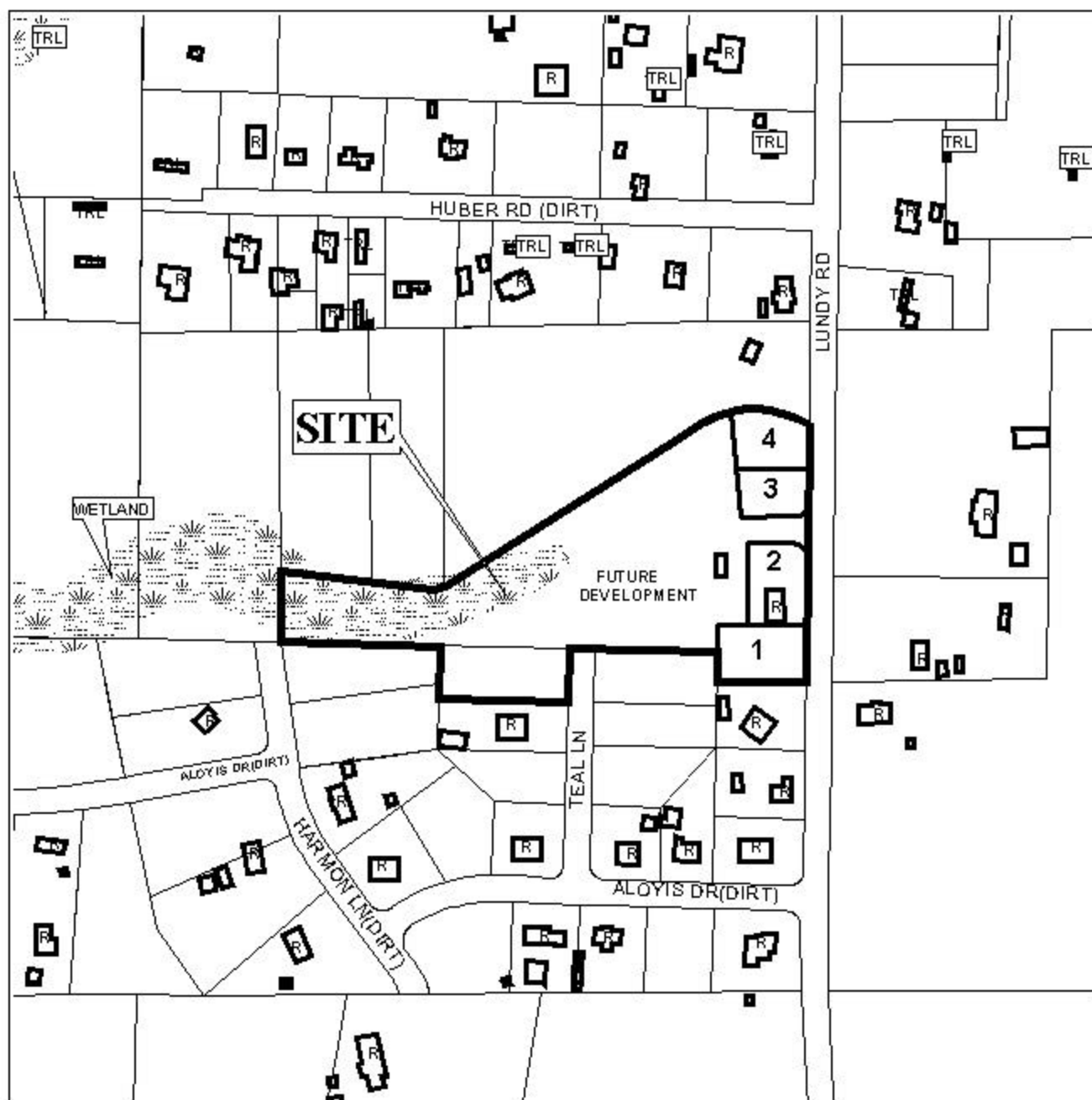
APPLICANT Rolling Branch Estates Subdivision

REQUEST Subdivision



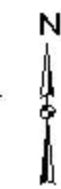
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LEGEND



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