

ASHCRAFT FARMS SUBDIVISION

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

The plat illustrates the proposed 13.6± acre, 2-lot subdivision which is located on the North side of Cottage Hill Road, 590'± West of Leroy Stevens Road. The site is served by public water and sanitary sewer.

The purpose of the application is to create two lots of record from a metes and bounds parcel.

The site fronts Cottage Hill Road, which has an 80-foot right-of-way, but which, as illustrated on the Major Street Plan, requires 100 feet; as such, setbacks sufficient to provide 75 feet from the centerline of Cottage Hill Road should be required. The site excludes a portion of the parent parcel, and its owner does not wish to participate in the Subdivision; that piece of land is not required to be included, because it was parceled off prior to the July 1984 agreement to enforce the Subdivision Regulations in the Planning Jurisdiction.

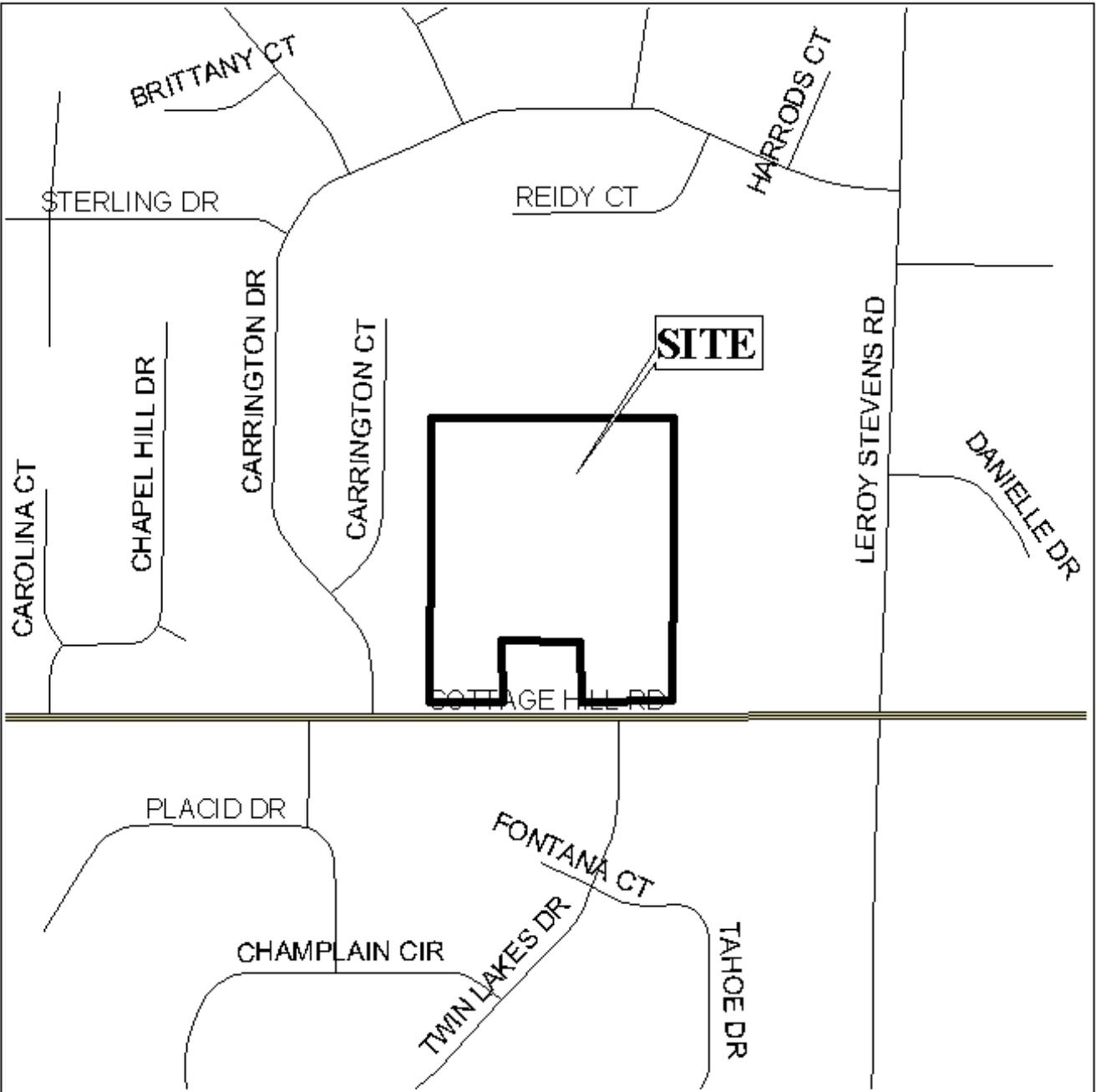
It should be noted that the site adjoins a landlocked parcel to the North; however, that parcel is under the same ownership of an adjacent parcel with frontage on Leroy Stevens Road, whose responsibility it will be to ensure maintenance of access to a public street. As no streets are proposed for the subdivision, no stub would be required from the subject property.

The site is located in the County; thus any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

As a means of access management, each lot should be limited to a single curb cut to Cottage Hill Road, with size, location, and design subject to County Engineering approval.

The site meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) the depiction of the building setback line to provide 75 feet from the centerline of Cottage Hill Road; 2) the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations; and 3) the placement of a note on the final plat stating that each lot is limited to a single curb cut, with size, location, and design subject to County Engineering approval.

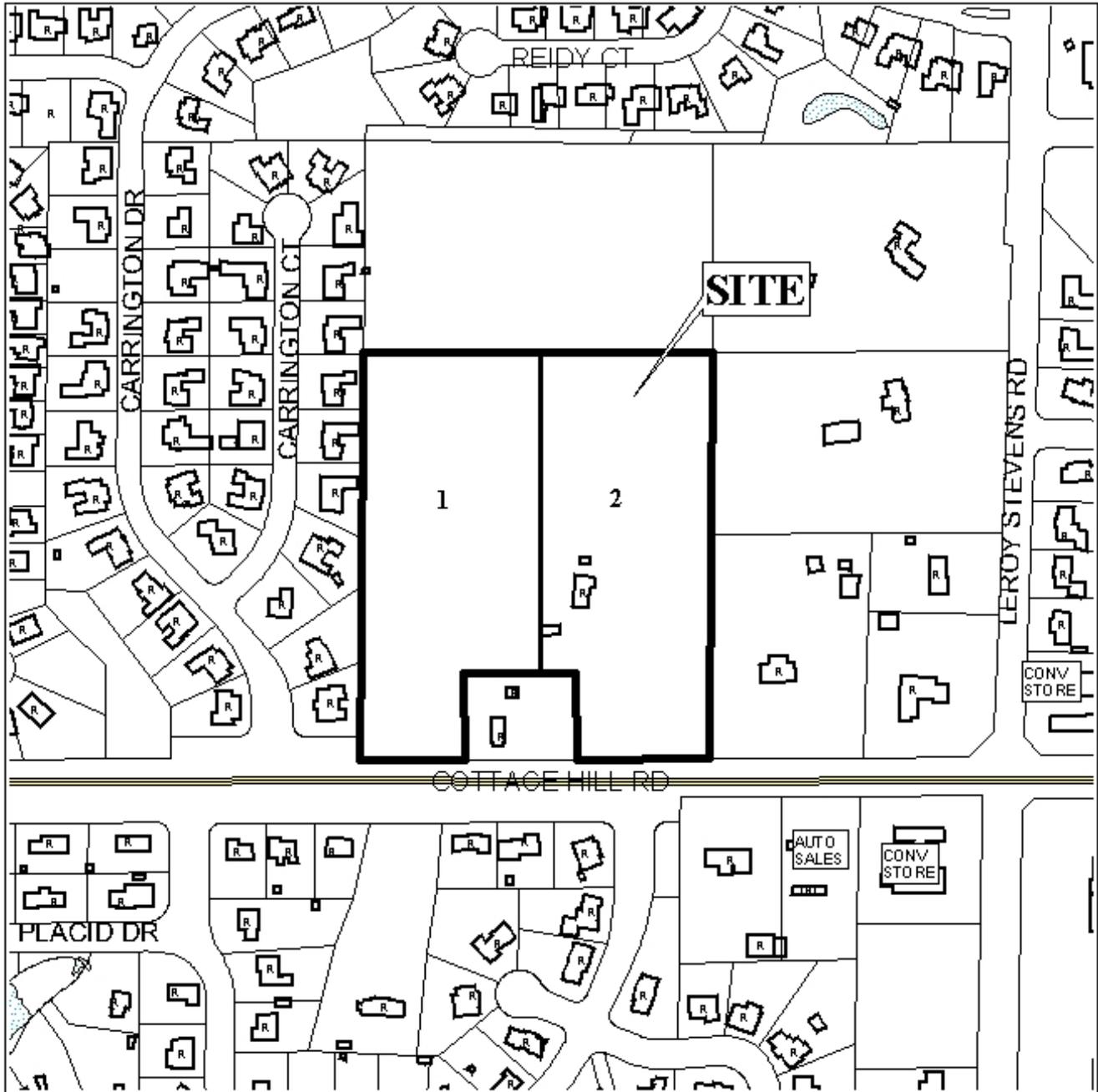
LOCATOR MAP



APPLICATION NUMBER 6 DATE December 15, 2005
APPLICANT Ashcraft Farms Subdivision
REQUEST Subdivision



ASHCRAFT FARMS SUBDIVISION



APPLICATION NUMBER 6 DATE December 15, 2005

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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