

MCCOVERY ESTATE SUBDIVISION

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

The plat illustrates the proposed 1 lot, 2.0 \pm acres subdivision which is located on the North side of Crossley Hill Drive, 1,110' \pm West of McCovery Road Extension. The subdivision is served by individual septic system with well.

The purpose of this application is to create a one-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.

The site appears to lie within the general path of March Road and March Road Extension, both planned major streets; however, the depiction on the Major Street Plan Map is for a general corridor. Therefore, the exact location of these proposed major streets are largely unknown. Additionally, neither March Road nor March Road Extension are shown on the Mobile Area Transportation Study 2030 plan.

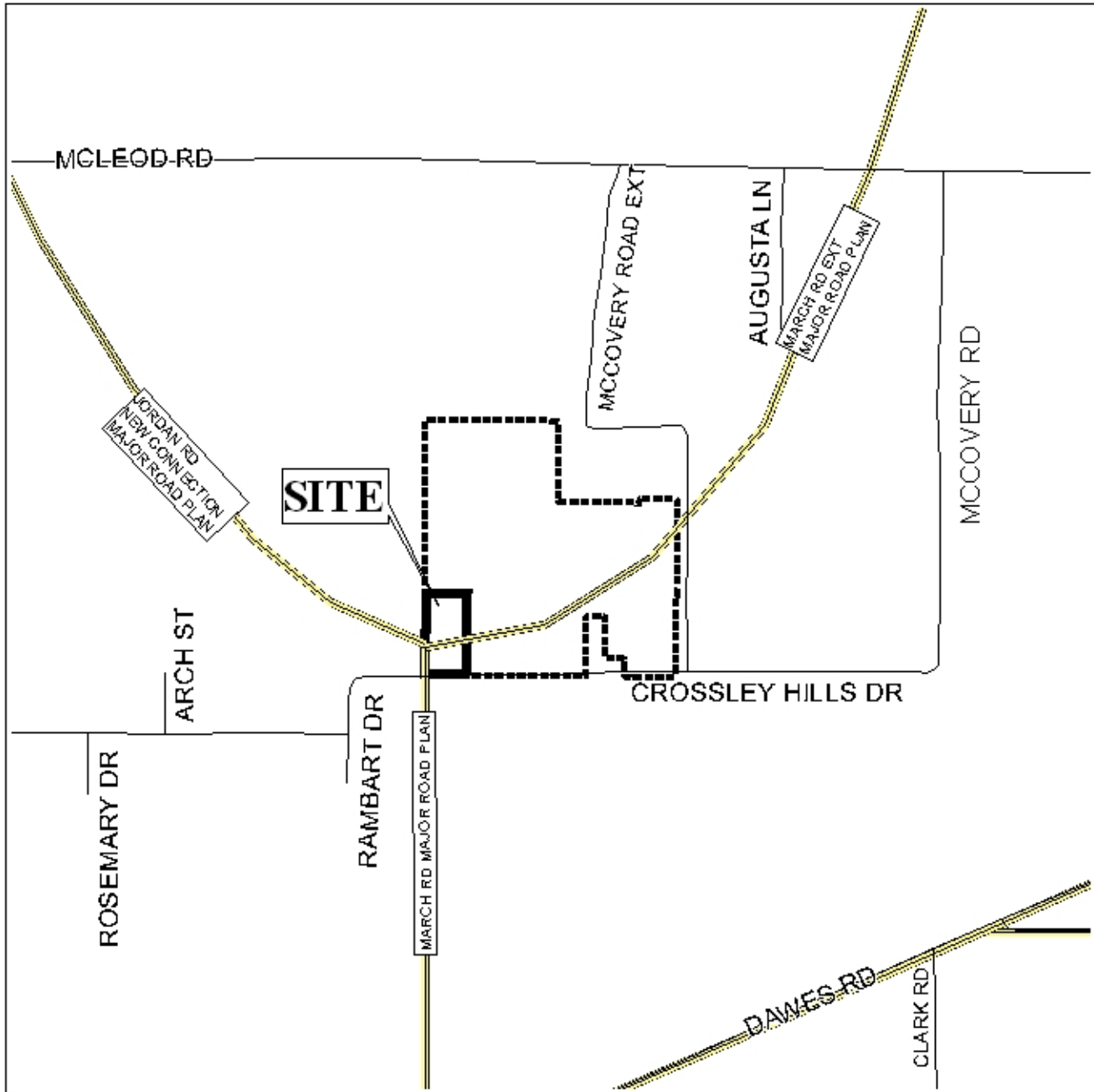
Because the exact location of the major streets is an unknown, dedication or setback would not be possible or practical. Therefore, a note should be placed on the final plat stating that the site appears to be in the path of the proposed major street(s), and thus may be impacted by the major street in the future.

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.

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 the site appears to be in the path of the proposed March Road and March Road Extension major street(s), and thus may be impacted by the major street(s) in the future; 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; and 3) the placement of the 25-foot minimum building setback line on the final plat.

LOCATOR MAP



APPLICATION NUMBER 11 DATE November 3, 2005

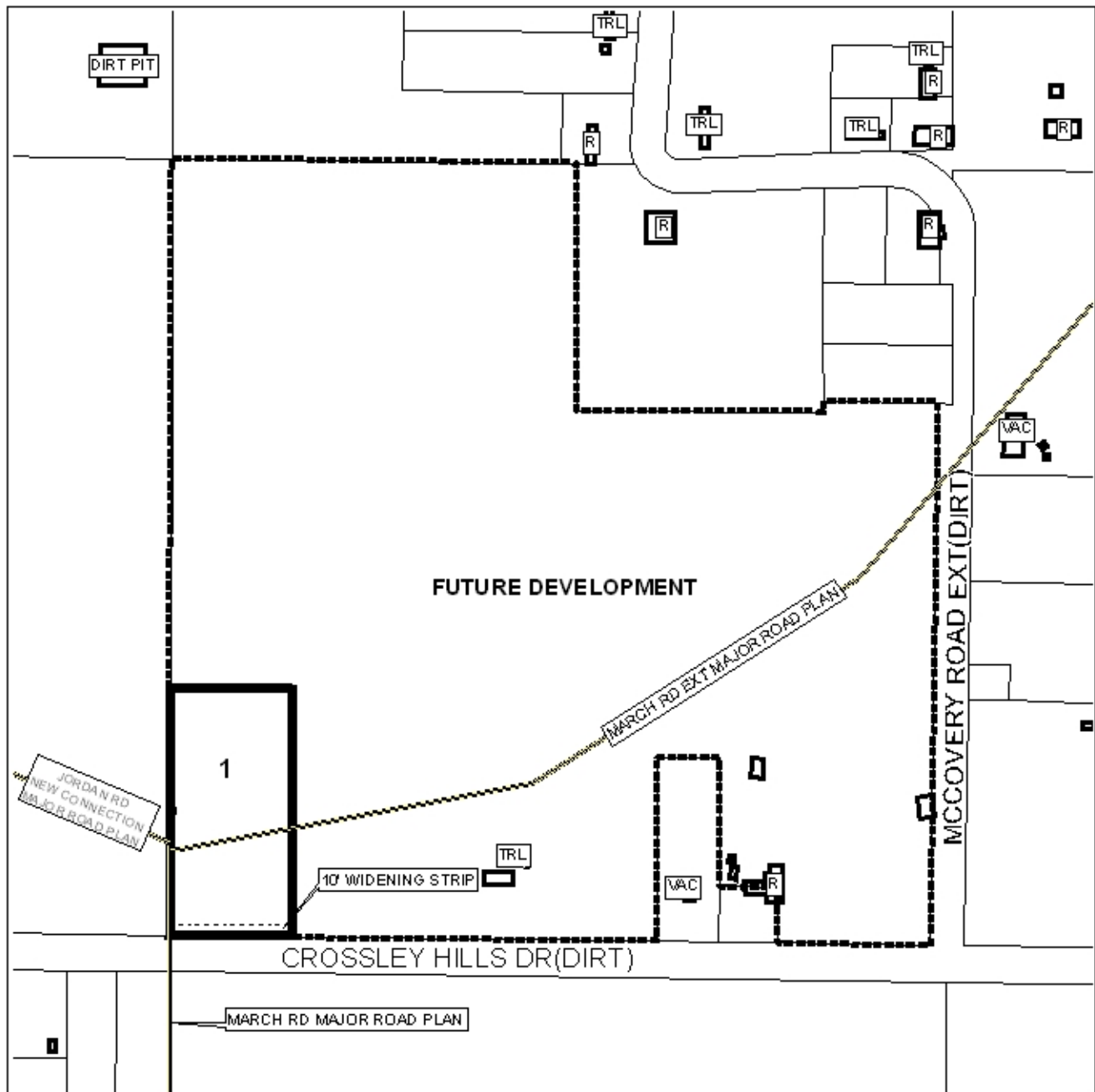
APPLICANT McCovery Estate Subdivision

REQUEST Subdivision



NTS

MCCOVERY ESTATE SUBDIVISION



APPLICATION NUMBER 11 DATE November 3, 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



NTS