

OLEANDER PARK SUBDIVISION

Engineering Comments: Development of property must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 2- lot, 4.4± acre subdivision which is located on the North side of Cottage Hill Road, 370'± East of Maple Drive. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to create a 2-lot subdivision from a metes and bounds parcel.

The site fronts Cottage Hill Road, which is a major street on the Major Street Plan with an existing 140' right-of-way, and is in compliance with the Major Street Plan.

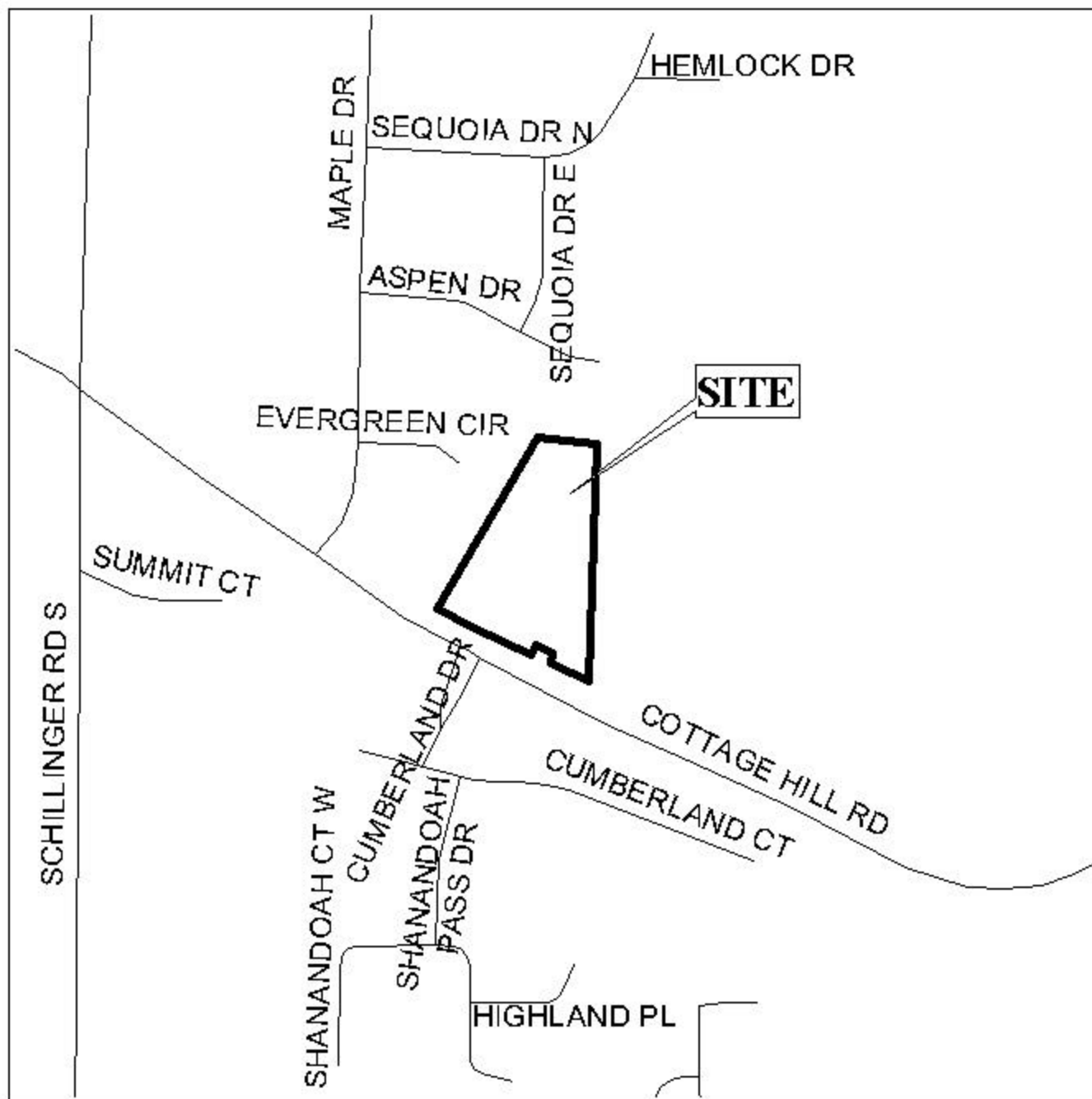
With Lots 1 & 2 having a large amount of frontage on a major street, access management is a concern; therefore, Lots 1 and 2 should be limited to one curb cut each to Cottage Hill Road, with size, location, and design to be approved by County Engineering.

As indicated on the Detail Map, wetlands are located on this site and as such the area may be considered environmentally sensitive; therefore, the approval of any necessary federal, state and local agencies would 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) the placement of a note on the final plat stating that Lots 1 and 2 are limited to one curb cut each to Cottage Hill Road, with the size, location, and design to be approved by County Engineering Department; 2) the developer to obtain the necessary approvals from federal, state and local agencies prior to the issuance of any permits; and 3) the placement of a note on the final plat stating that if any property is developed commercially and adjoins residential property will provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations.

LOCATOR MAP



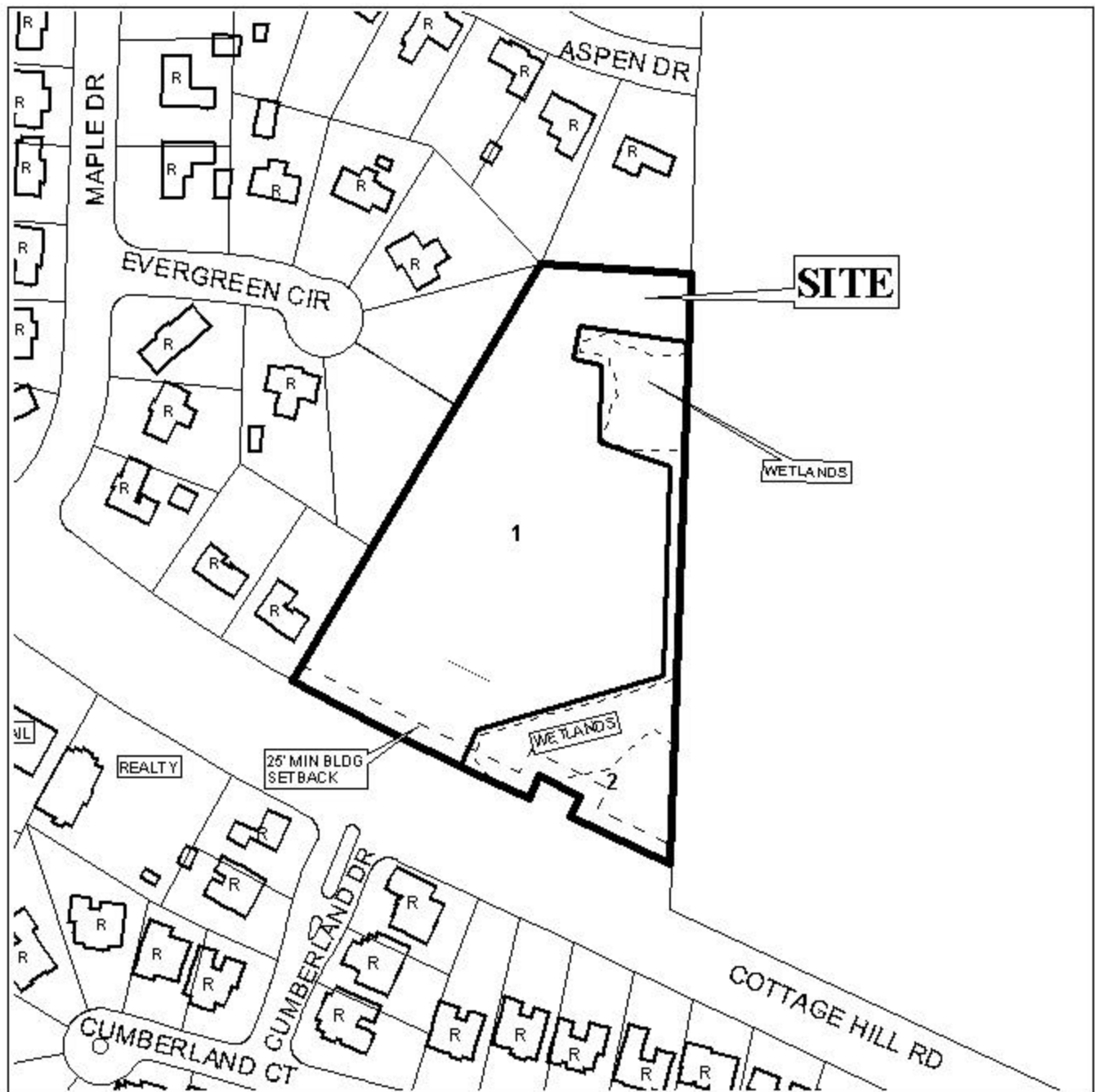
APPLICATION NUMBER 31 DATE January 8, 2004

APPLICANT Oleander Park Subdivision

REQUEST Subdivision



OLEANDER PARK SUBDIVISION



APPLICATION NUMBER 31 DATE January 8, 2003

LEGEND



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