

## **COTTAGE HILL-CAPITAL SUBDIVISION**

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

The plat illustrates the proposed 2 lot, 1.0 ± acres subdivision which is located at the Northeast corner of Cottage Hill Road and Capital Drive. The subdivision is served by public water and individual septic systems.

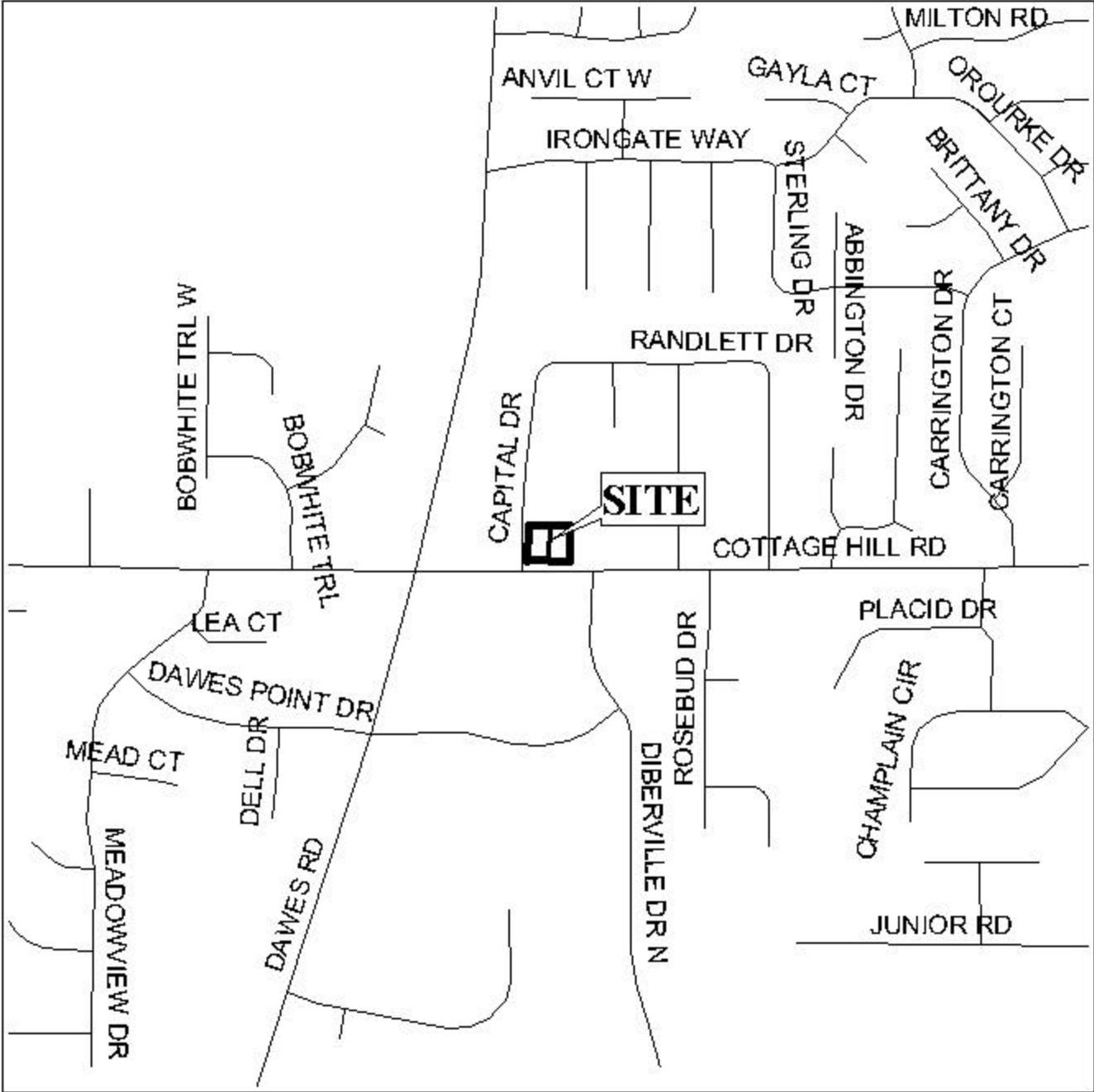
The purpose of this application is to shift an interior lot line.

The site fronts Cottage Hill Road, a planned major street and has an existing right-of-way in compliance with the Major Street Plan and as a means of access management, a note on should be placed on the final plat stating that Lots 1 and 2 are limited to one curb cut each, with the size, location and design to be approved by County Engineering. Additionally, Lot 1 should be denied direct access to Capital Drive and Lot 1 is a corner lot, the dedication of a 25' radius should 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 proposed 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, with the size, location and design to be approved by County Engineering; 2) the placement of a note on the final plat stating that Lot 1 is denied direct access to Capital Drive; 3) the dedication of a 25-foot radius at the corner of Capital Drive and Cottage Hill Road; and 4) 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.

# LOCATOR MAP



APPLICATION NUMBER 18 DATE February 5, 2004  
APPLICANT Cottage Hill-Capital Subdivision  
REQUEST Subdivision



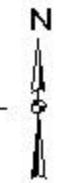
NTS

# COTTAGE HILL-CAPITAL SUBDIVISION



APPLICATION NUMBER 18 DATE February 5, 2004

LEGEND



NTS