

# **COTTAGE HILL ESTATES SUBDIVISION,** **RESUBDIVISION OF AND ADDITION TO LOTS 1, 2** **AND 3**

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

The plat illustrates the proposed 1 lot, 5.5  $\pm$  acres subdivision which is located on the North side of Cottage Hill Road, 320'  $\pm$  East of Maple Drive. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to combine multiple lots and a large metes and bounds parcel into one legal lot of record.

The site fronts Cottage Hill Road, a planned major street and has an existing right-of-way in compliance with the Major Street Plan, as well as additional right-of-way for a parallel service road. The road frontage for Lot 1 will become a street, and as Cottage Hill Road is a Major Street, the site should be limited to one curb cut with the size, location and design to be approved by County Engineering, 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.

As illustrated on the plat, the site contains wetlands. This area could be considered environmentally sensitive; therefore, the approval of all federal, state and local agencies would be required.

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 is limited to one curb cut to Cottage Hill Road with the size, location and design approved by County Engineering; 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 obtaining of any necessary approvals of all federal, state and local agencies.

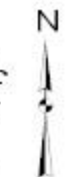
## LOCATOR MAP



APPLICATION NUMBER 9 DATE November 6, 2003

APPLICANT Cottage Hill Estates Subdivision, Resubdivision of  
and Addition to Lots 1, 2 and 3

REQUEST Subdivision



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