

FRESOLONE ESTATES SUBDIVISION

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

The plat illustrates the proposed 3 lot, 1.5 \pm acres subdivision which is located at the Northeast corner of Howells Ferry Road and Harvey Hill Road [private road]. The subdivision is served by public water and individual septic systems.

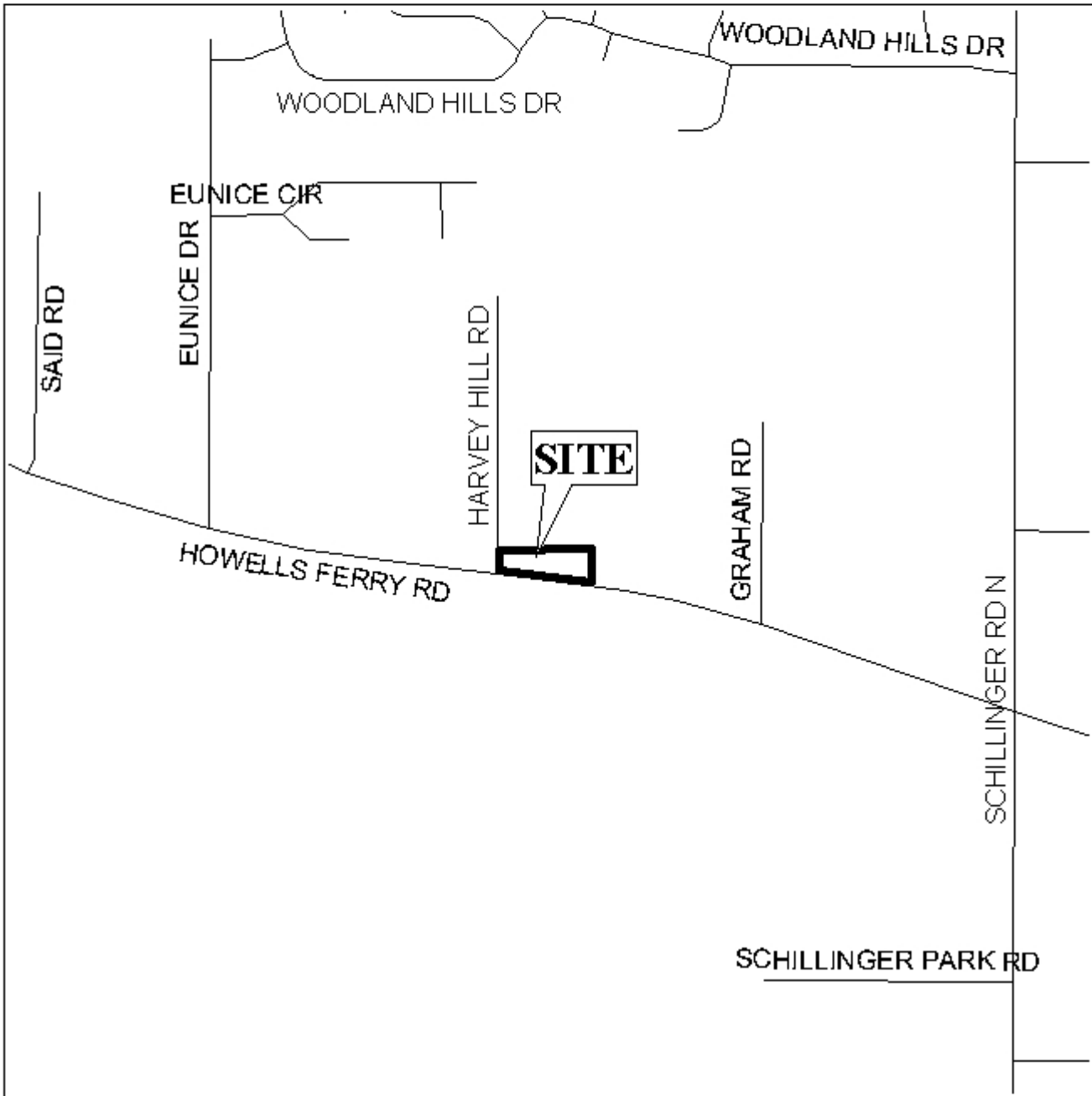
The purpose of this application is to create a three-lot subdivision from a metes and bounds parcel.

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 does not illustrate the balance of the parcel to the West from which these three lots are being subdivided. The balance of the parcel should be included in the subdivision or the submission of documentation to establish the parcel as a legal lot of record prior to 1984 should be required.

Based upon the preceding, this application is recommended for holdover to allow the applicant to include the balance of the property to the West in the subdivision, with additional notification information; or the submission of documentation to establish the balance of the property as a legal lot of record prior to 1984. This information should be submitted by September 20th to be considered at the Commission's October 7th meeting.

LOCATOR MAP



APPLICATION NUMBER 19 DATE September 16, 2004

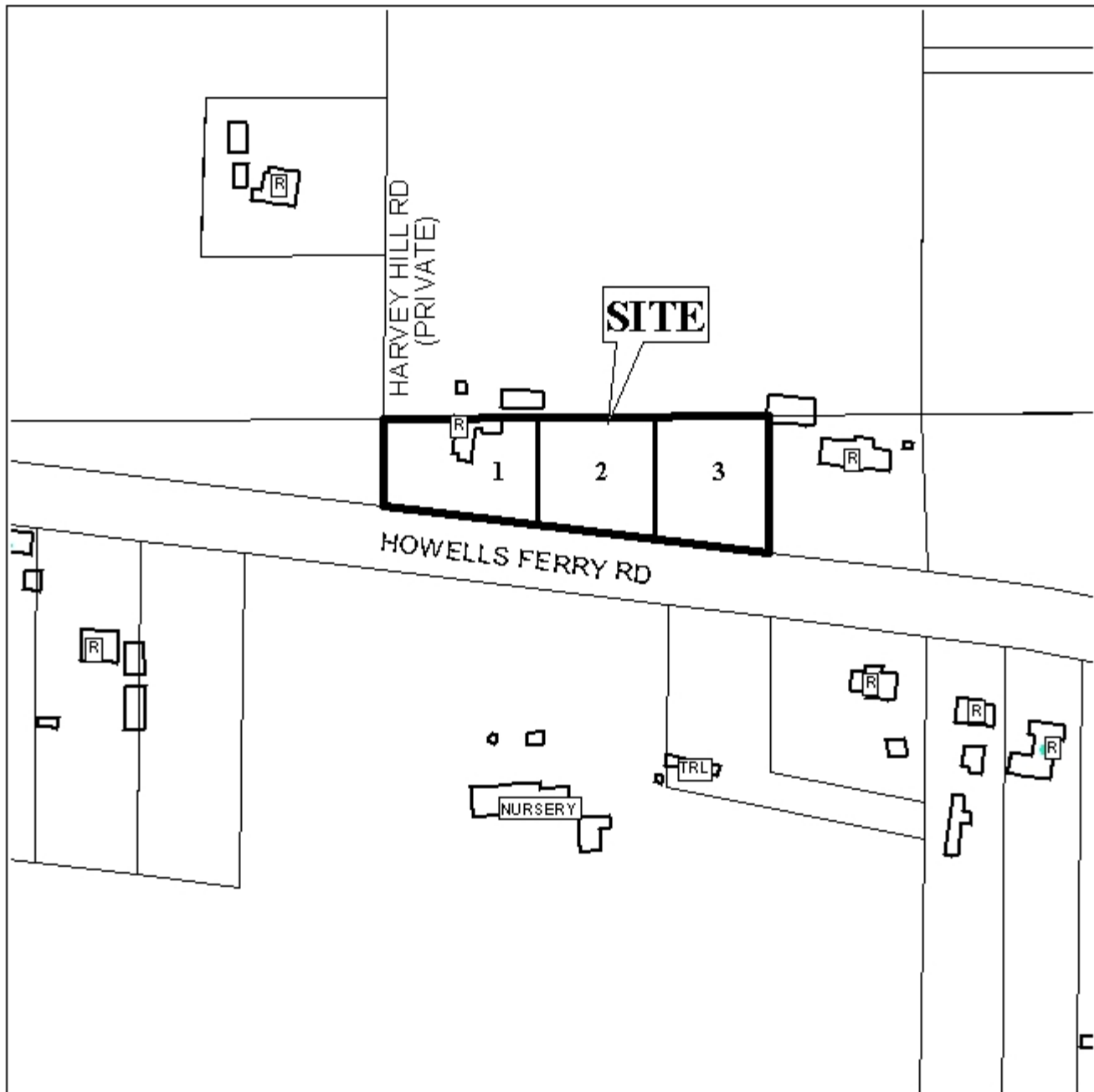
APPLICANT Fresolone Estates Subdivision

REQUEST Subdivision



NTS

FRESOLONE ESTATES SUBDIVISION



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LEGEND

