

HARRY COTTRELL SUBDIVISION

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

The plat illustrates the proposed 1 lot, 1.0 ± acre subdivision which is located on the west side of Roswell Road South, 225 feet + south of South Gate Drive South. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create a legal lot of record from one existing metes and bounds parcel.

The parcel appears to have been recorded in 1994, but there are no records indicating that 1994 parcel went through the City's subdivision process. Therefore, this application should include all of Lot 8 of the Little Farms Subdivision.

Roswell Road South is a minor street with an existing right-of-way width of 50 feet. According to Section V.B.14. of the Subdivision Regulations, minor streets lacking curb and gutter, such as Roswell Road South, should have a minimum right-of-way width of 60 feet. Therefore a setback of an additional five feet should be required, resulting in the minimum building setback line being located at 30 feet from the existing right-of-way for Roswell Road South.

This site is located in Mobile 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 is recommended for Holdover for the following reasons: 1) the application does not appear to include all of Lot 8.

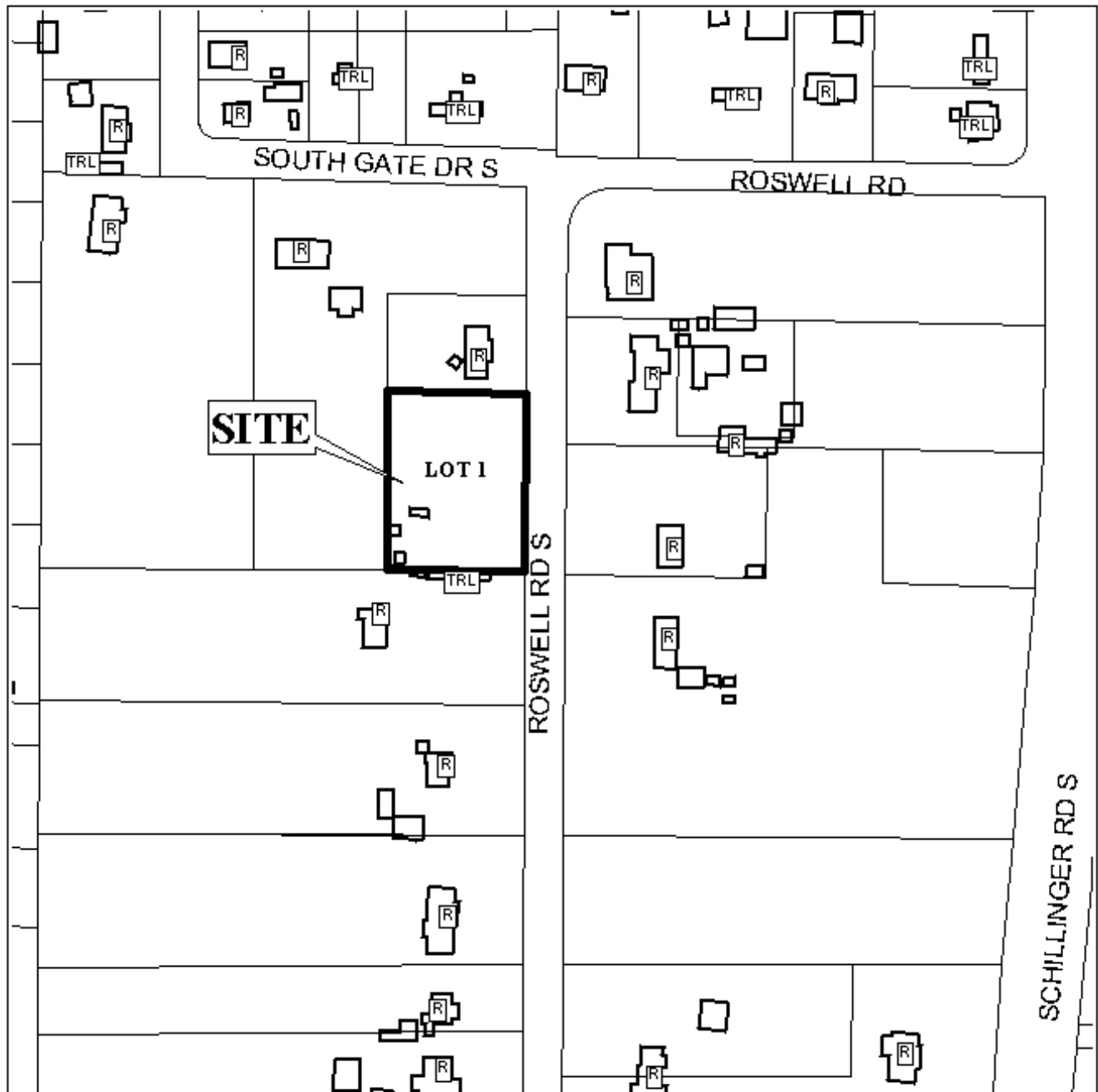
LOCATOR MAP



APPLICATION NUMBER 4 DATE June 2, 2005
APPLICANT Harry Cottrell Subdivision
REQUEST Subdivision



HARRY COTTRELL SUBDIVISION



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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

