

AZALEA HILLS CHRISTIAN CHURCH SUBDIVISION

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

The plat illustrates the proposed 1-lot, 6.1± acre subdivision which is located on the Southeast corner of Cottage Hill Road and McFarland Road. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to create a one-lot subdivision from two metes and bounds parcels.

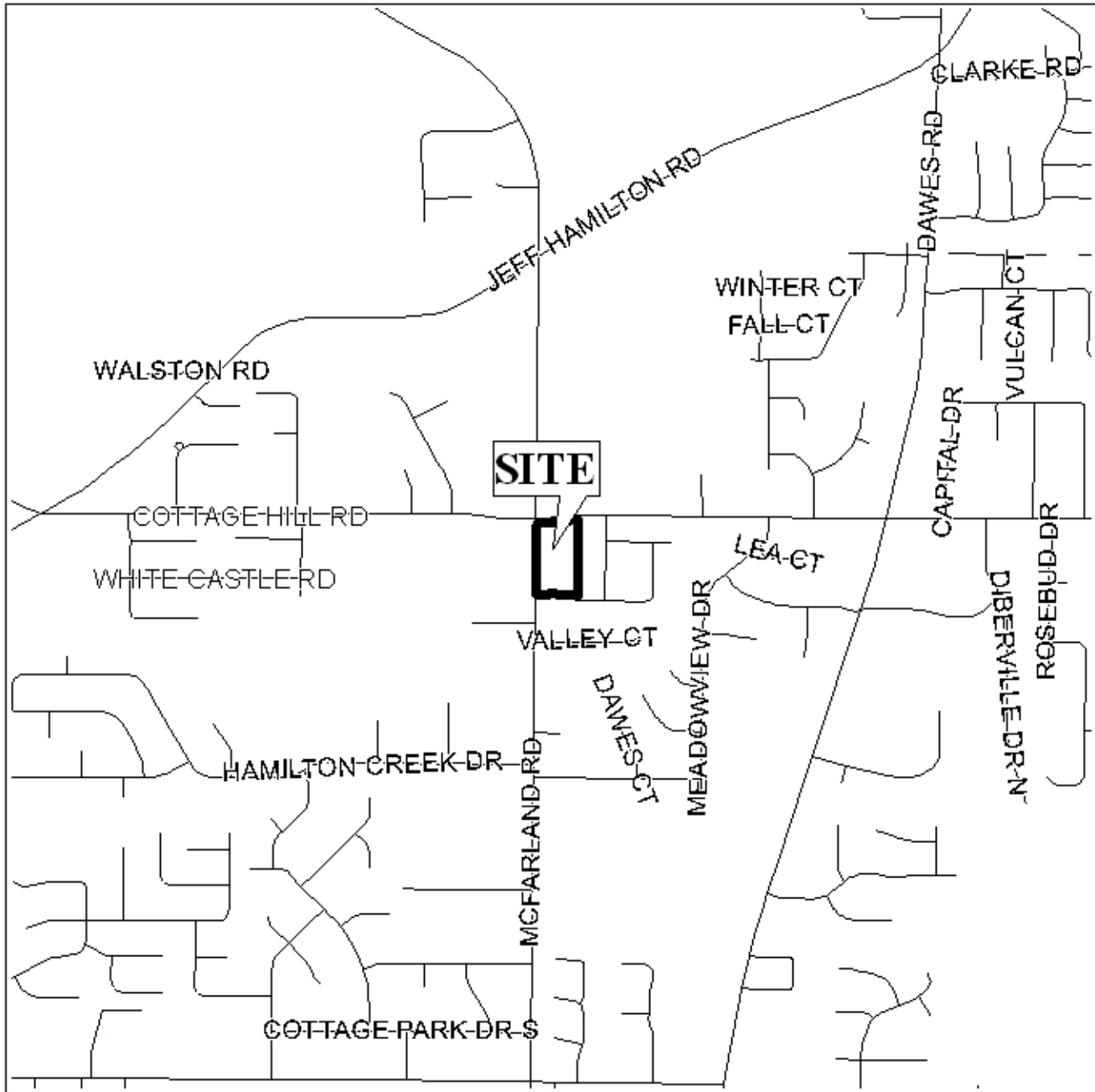
Cottage Hill Road is a proposed major street, as illustrated on the Major Street Plan. The preliminary plat indicates that Cottage Hill Road have 80-foot existing right-of-way, however, the Major Street Plan requires that the right-of-way be 100 feet. Therefore, the dedication of right-of-way sufficient to provide 50-feet as measured from the centerline of Cottage Hill Road, should be required, as well as an appropriate radius at the intersection of Cottage Hill Road and McFarland Road.

Because Cottage Hill Road is a proposed major street, access management is a concern. The development, with frontage on Cottage Hill Road, and McFarland Road, should be limited to one curb-cut onto Cottage Hill Road, two curb cuts onto McFarland Road with the size, design and location of all curb-cuts must be approved by the Mobile County Engineering Department.

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 Tentative Approval, subject to the following conditions: 1) the dedication of sufficient right-of-way to provide 50-feet as measured from the centerline of Cottage Hill Road; 2) placement of a note on the Final Plat stating that the development is limited to one curb-cut onto Cottage Hill Road, and two curb cuts onto McFarland Road, with the size, design and location of all curb-cuts to be approved by the Mobile County Engineering Department; 3) dedication of an appropriate radius at the intersection of Cottage Hill Road and McFarland Road, to be coordinated with the Mobile County Engineering Department; and 4) 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 1 DATE August 17, 2006

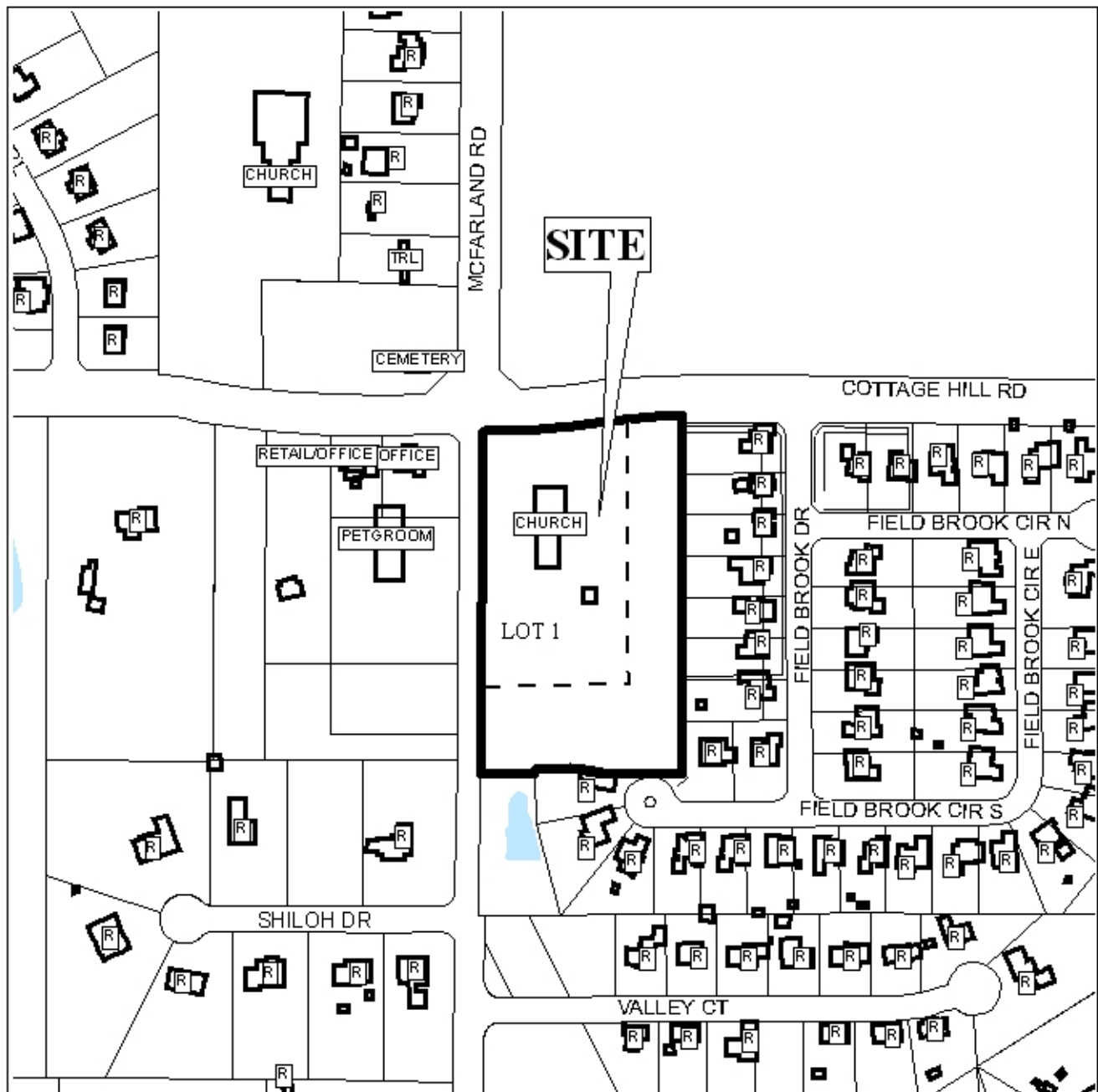
APPLICANT Azalea Hills Christian Church Subdivision

REQUEST Subdivision



NTS

AZALEA HILLS CHRISTIAN CHURCH SUBDIVISION



APPLICATION NUMBER 1 DATE August 17, 2006

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
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