

COTTONWOOD SENIOR APARTMENTS SUBDIVISION

Engineering Comments: Confirm whether or not public water is conveyed through the existing 48" pipe on the south side of the site. If public water is conveyed through pipe, provide drainage easement. Storm drainage must tie subsurface to City of Mobile storm drainage system; to concentrate storm water onto an adjacent property, a hold harmless agreement is required. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

Traffic Engineering Comments: Driveway numbers, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G as adopted by the City Of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C and D of the 2003 International Fire Code as adopted by the City of Mobile on July 6, 2004.

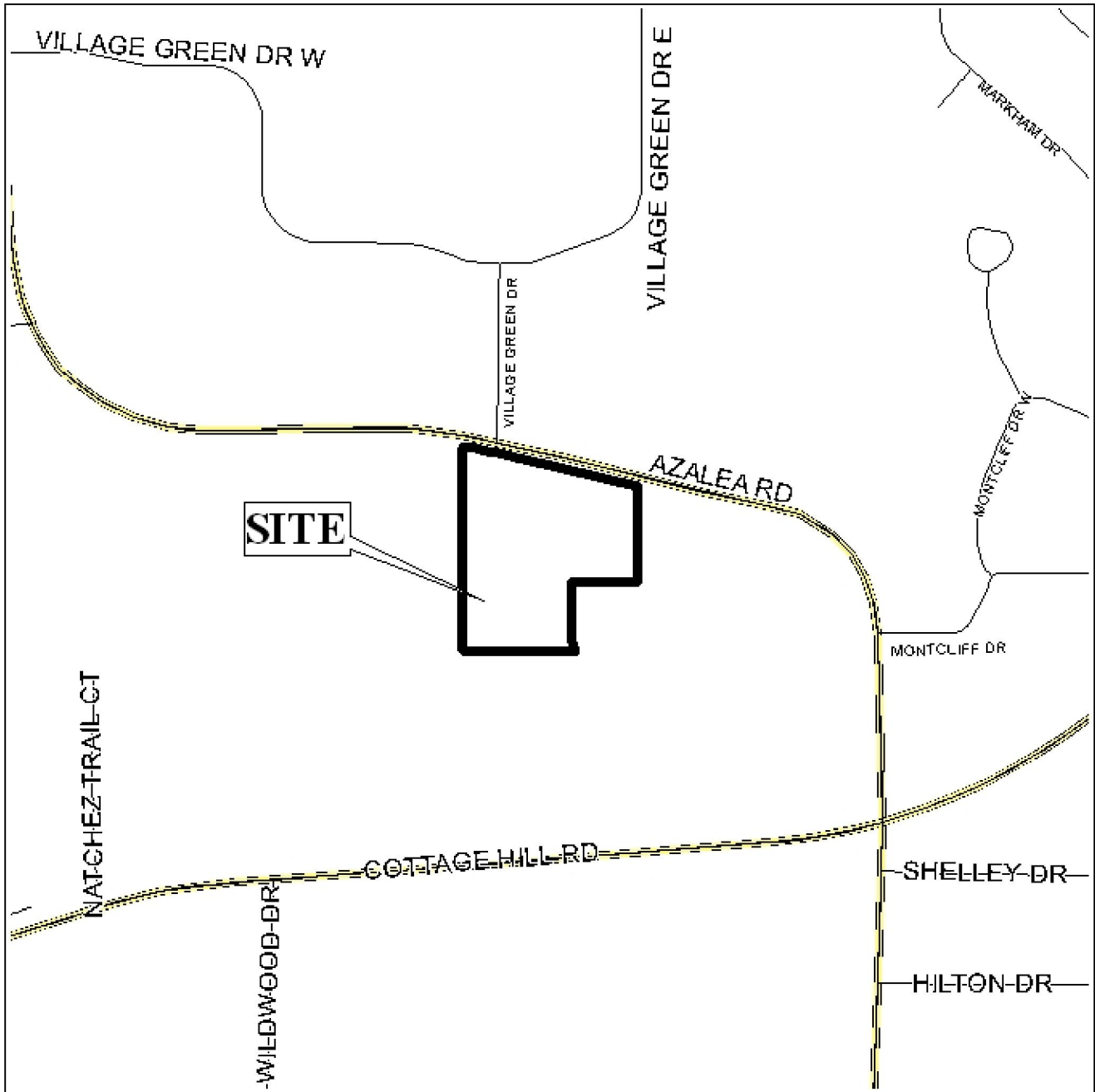
The plat illustrates the proposed 5.9± acre, 1-lot subdivision which is located on the South side of Azalea Road at the South terminus of Village Green Drive. The subdivision is served by public water and sanitary facilities. The site is located in Council District 5.

The purpose of this subdivision is to create a legal lot of record from two metes and bounds parcels.

The site is located on Azalea Road, a proposed major street, as illustrated on the Major Street Plan. The preliminary plat indicates Azalea Road has a variable 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 Azalea Road, should be required. Given the proposed development illustrates approximately 480-feet along Azalea Road, limiting the site to two curb cuts would be appropriate with the size, location and design to be approved by Traffic engineering Department.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) the dedication of right-of-way sufficient to provide 50-feet from the centerline of Azalea Road; and 2) placement of a note on the final plat stating that the development is allowed two curb cuts with the size, location and design to be approved by Traffic Engineering.

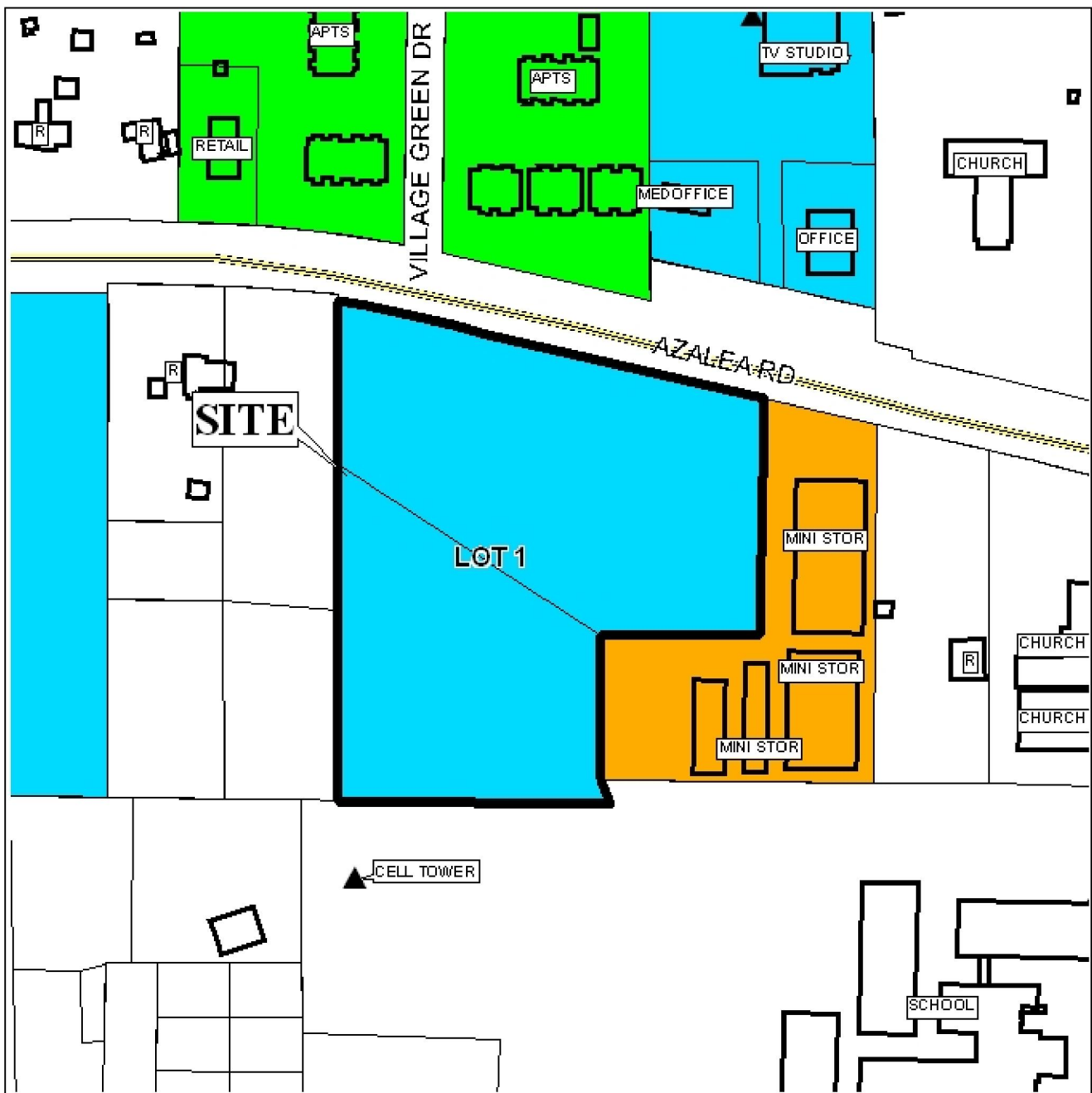
LOCATOR MAP



APPLICATION NUMBER 1 DATE January 4, 2007
APPLICANT Cottonwood Senior Apartments Subdivision
REQUEST Subdivision



COTTONWOOD SENIOR APARTMENTS SUBDIVISION



APPLICATION NUMBER 1 DATE January 4, 2007

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

