

MOBILE CHRISTIAN SUBDIVISION

Engineering Comments: All increase in impervious area since the implementation of the COM Stormwater Ordinance must be accounted for and be brought into detention compliance. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.

Traffic Engineering Comments: Driveway number, 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). Trees on city right of way require a permit from the Mobile Tree Commission prior to removal.

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. 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. Additional fire hydrants may be required.

The plat illustrates the proposed 1-lot, 15.6± acre subdivision which is located on the North side of Cottage Hill Road, 230' ± West of Fremont Drive West and is located in City Council District 6. The site is served by city water and sanitary facilities.

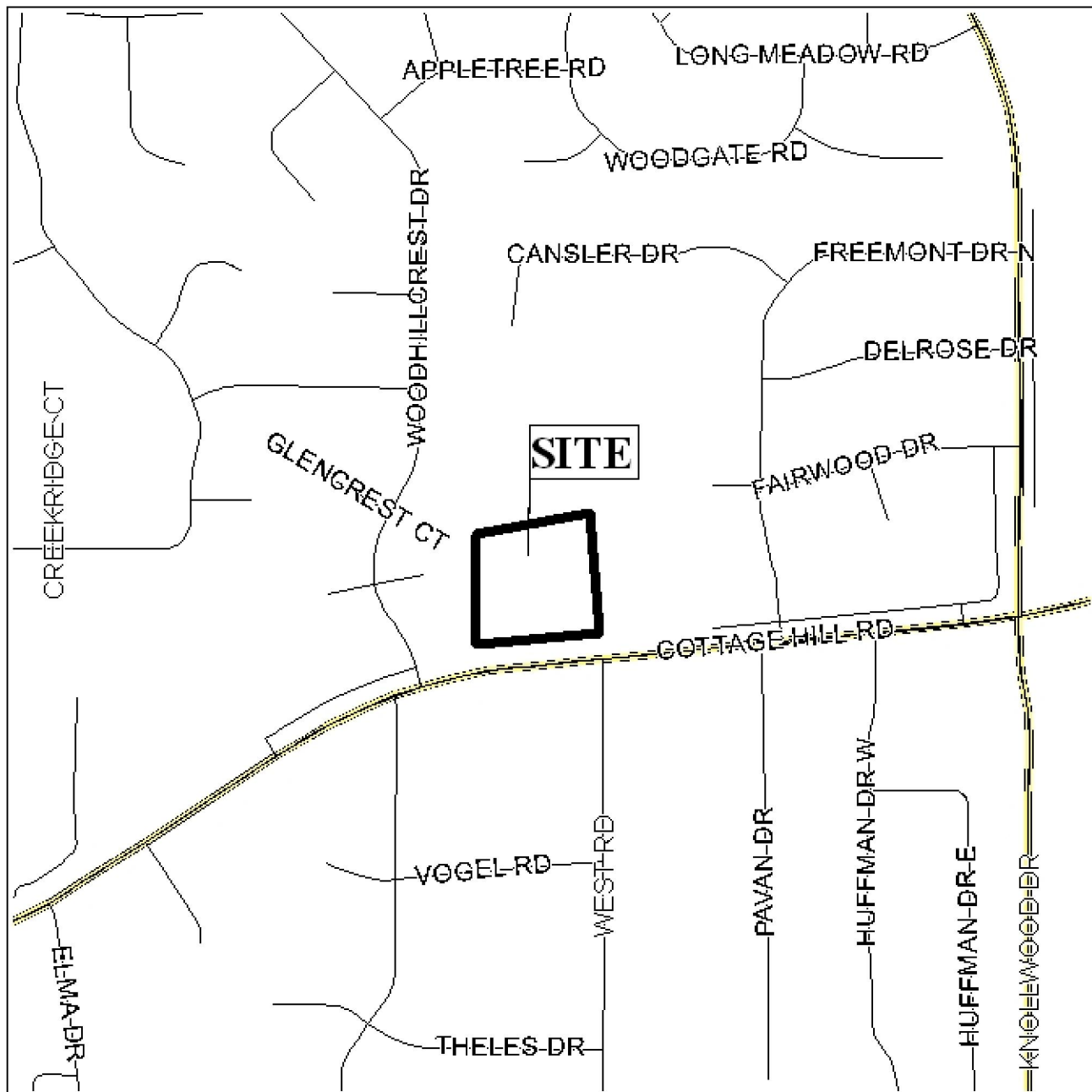
The purpose of this application is to create one legal lot of record from one legal lot of record and a metes and bounds parcel. The requirement to submit a one-lot subdivision was a condition of the Planning Approval and PUD approval by the Commission at the July 6th meeting.

The site is located on Cottage Hill Road, a planned major street and has an existing right-of-way in compliance with the Major Street Plan. Since the site has approximately 840' frontage on Cottage Hill Road, access is a concern; therefore, the site should be limited the existing three curb-cuts onto Cottage Hill Road.

To preserve the natural quality of the site, and the views of the surrounding houses, a 10-foot vegetative buffer, and a 6-foot privacy fence, is recommended for the perimeter of the site; and, to the extent possible, preservation of existing older vegetation to be intertwined with new plantings.

The plat is recommended for Tentative Approval subject to the following conditions: 1) placement of a note on the Final Plat stating that the site is limited to the existing (three) curb cuts along Cottage Hill Road; 2) the provision of a 10-foot vegetative buffer along the East property line (near the project area of the football stadium expansion) to be included with the minimum buffer requirements of the Zoning Ordinance; and 3) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 3 DATE August 3, 2006

APPLICANT Mobile Christian Subdivision

REQUEST Subdivision



NTS

MOBILE CHRISTIAN SUBDIVISION



APPLICATION NUMBER 3 DATE August 3, 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



NTS