

BALL SUBDIVISION

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

Fire Department Comments: All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

MAWSS Comments: No comments.

The plat illustrates the proposed 1-lot, 29.5± acre subdivision located on the South side of Cottage Hill Road, 355'± East of Jeff Hamilton Road, extending to the North terminus of Scenic Park Drive North, within the Planning Jurisdiction. The applicant states that the subdivision is served by public water and sanitary sewer services.

This site most recently appeared before the Planning Commission at its September 15, 2016 meeting for a 1- lot subdivision. The subdivision received preliminary approval, however the Final Plat was never recorded; thus the preliminary approval expired.

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

The Subdivision has frontage on Cottage Hill Road and the proposed Laurendine Road-Half Mile Road-New Connection-March Road Extension, which are both components of the Major Road Plan with planned 100' rights-of-way. The site also has frontage along Scenic Park Drive North (currently a street stub). Dedication is depicted for the proposed Major Street, but the plat does not provide sufficient right-of-way information to determine if dedication will be required for Cottage Hill Road. The preliminary plat does not depict the right-of-way width for Cottage Hill Road, or Scenic Park Drive North, but it does depict a 25' minimum building setback line. The plat should be revised to depict the minimum right-of-way widths of Cottage Hill Road, Jeff Hamilton Road, and Scenic Park Drive North.

The 25' minimum building setback lines are depicted along all street frontages. The plat should be revised to add the label of "25'" to the minimum building setback label along Laurendine Road-Half Mile Road-New Connection-March Road Extension.

As a means of access management, a note should be placed on the Final Plat limiting the site to one curb-cut to Cottage Hill Road and two curb-cuts to the proposed major street, when it has been built to Mobile County Engineering standards, with the size, location, and design of all curb

cuts to be approved by County Engineering and conform to AASHTO standards. Access to Scenic Park Drive North should be denied.

The proposed lot meets the minimum size requirements of the Subdivision Regulations. If approved, the lot size in square feet and acres should be retained on the Final Plat, or a table should be furnished providing the same information.

A note should be placed on the Final Plat stating that if the site is developed commercially and adjoins residentially developed property, a buffer must be provided in compliance with Section V.A.8. of the Subdivision Regulations.

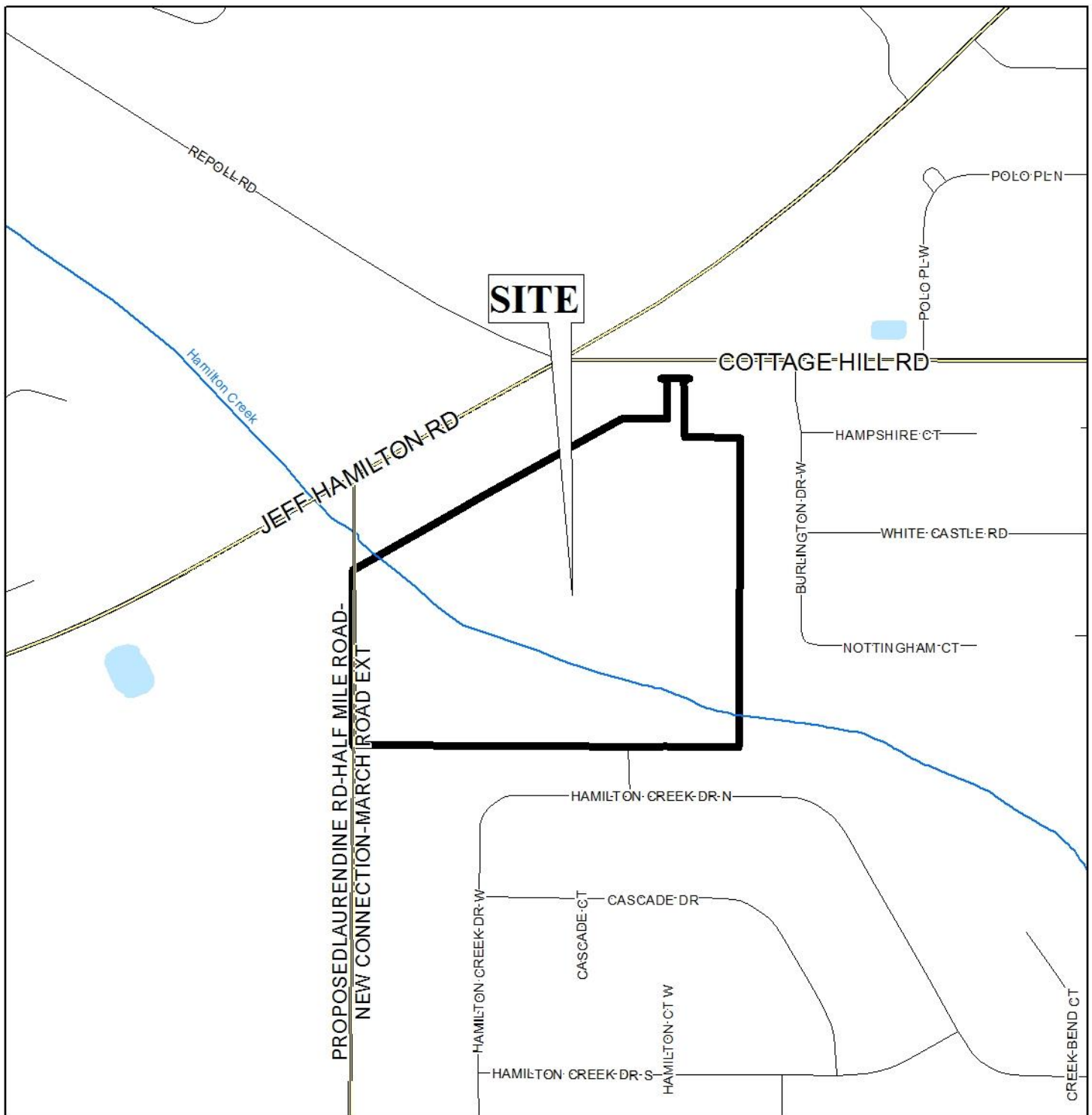
While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the Final Plat, if approved, stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning and Zoning Department and County Engineering.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval, subject to the following conditions:

- 1) revision of the plat to depict the minimum right-of-way widths along Cottage Hill Road and Scenic Park Drive North;
- 2) dedication of right-of-way along Cottage Hill Road if necessary to provide 50' from centerline;
- 3) dedication of right-of-way, as depicted for the proposed major street;
- 4) revision of the plat to label the 25' minimum building setback line along Laurendine Road-Half Mile Road-New Connection-March Road Extension ;
- 5) retention of the 25' minimum building setback line along all street frontages;
- 6) placement of a note on the Final Plat stating that the lot is limited to one curb-cut to Cottage Hill Road, and two curb-cuts Laurendine Road-Half Mile Road-New Connection-March Road Extension, with the size location and design to be approved by Mobile County Engineering and conform to AASHTO standards;
- 7) placement of a note on the Final Plat stating access to Scenic Park Drive North is denied;
- 8) retention of the labeling of the lot in size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 9) placement of a note on the Final Plat stating that the site must comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 10) placement of a note on the Final Plat stating that if the site is developed commercially and adjoins residentially developed property, a buffer must be provided, in compliance with Section V.A.8. of the Subdivision Regulations; and

- 11) compliance with the Fire Department comments: *“Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).”*.

LOCATOR MAP



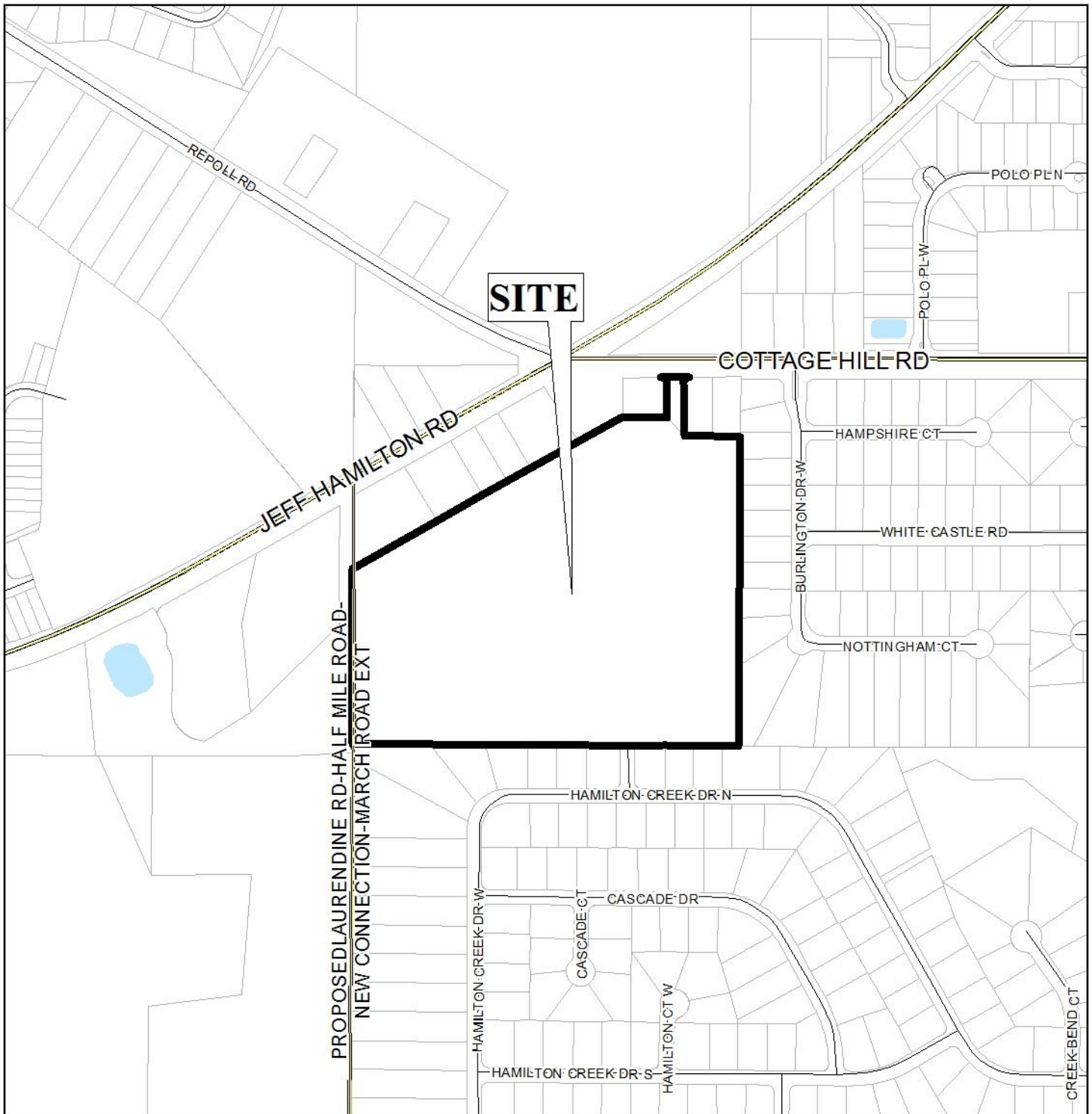
APPLICATION NUMBER 4 DATE March 1, 2018

APPLICANT Ball Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



APPLICATION NUMBER 4 DATE March 1, 2018

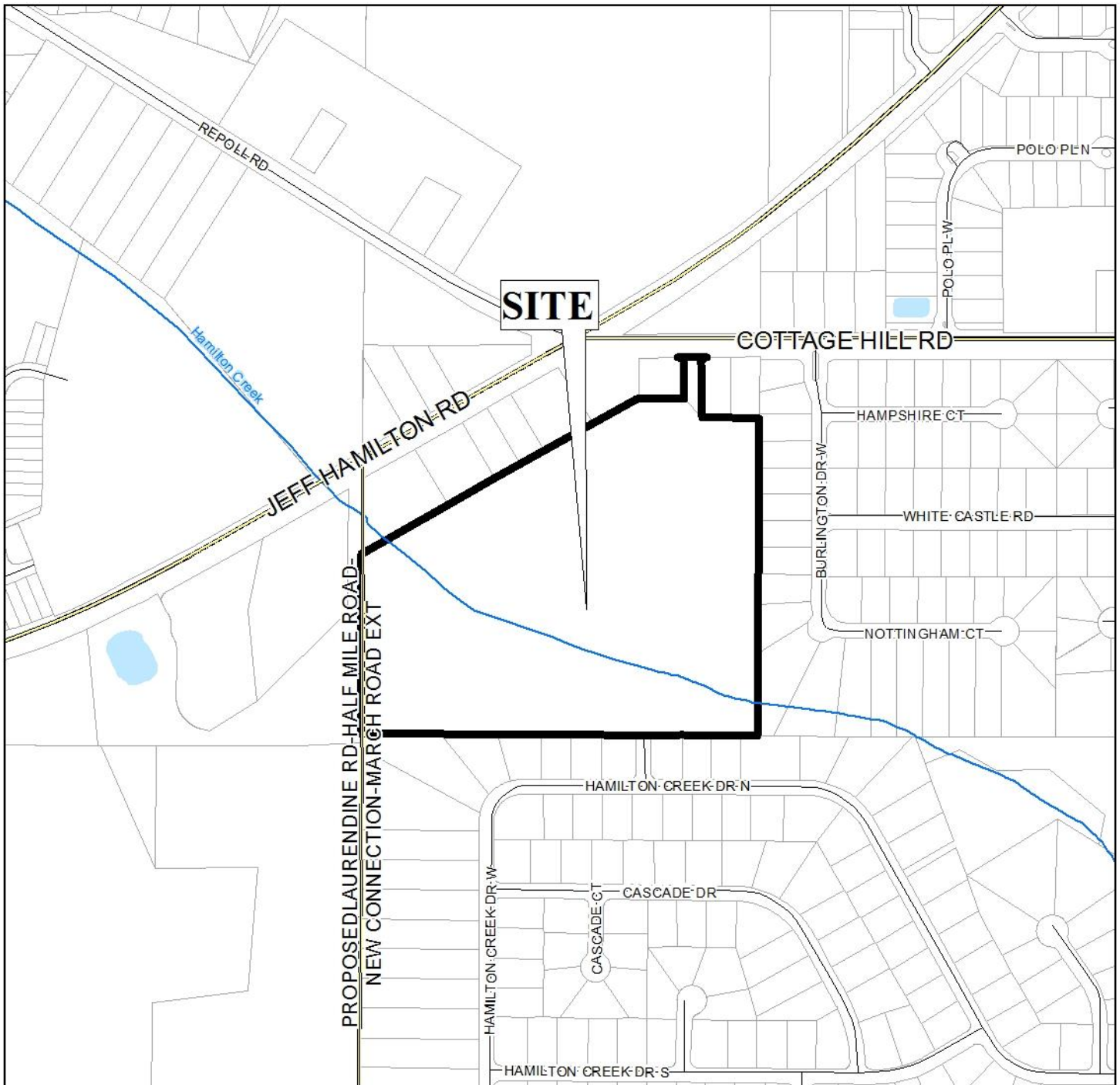
APPLICANT Ball Subdivision

REQUEST Subdivision



NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE March 1, 2018

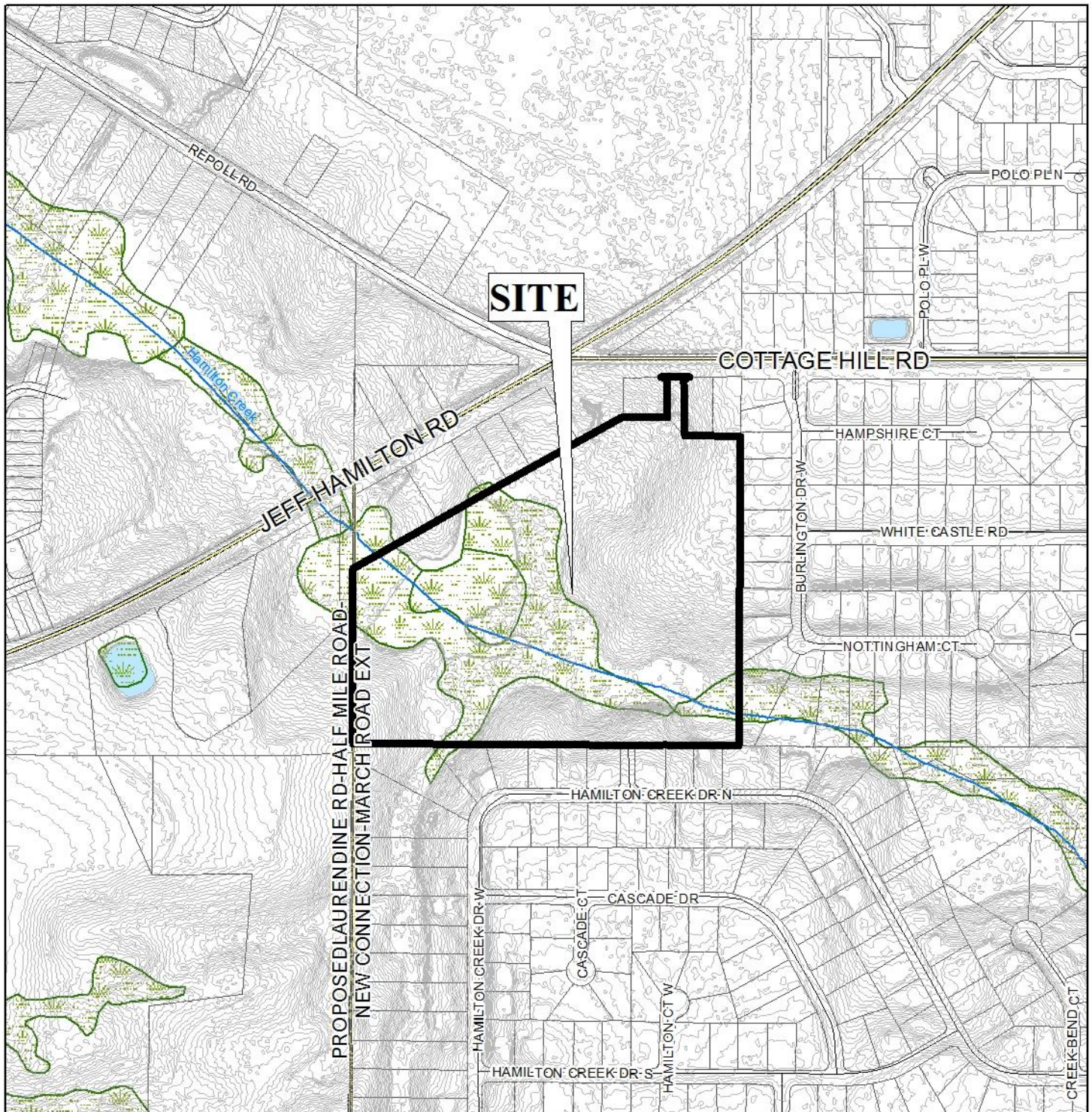
APPLICANT Ball Subdivision

REQUEST Subdivision

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



ENVIRONMENTAL LOCATOR MAP



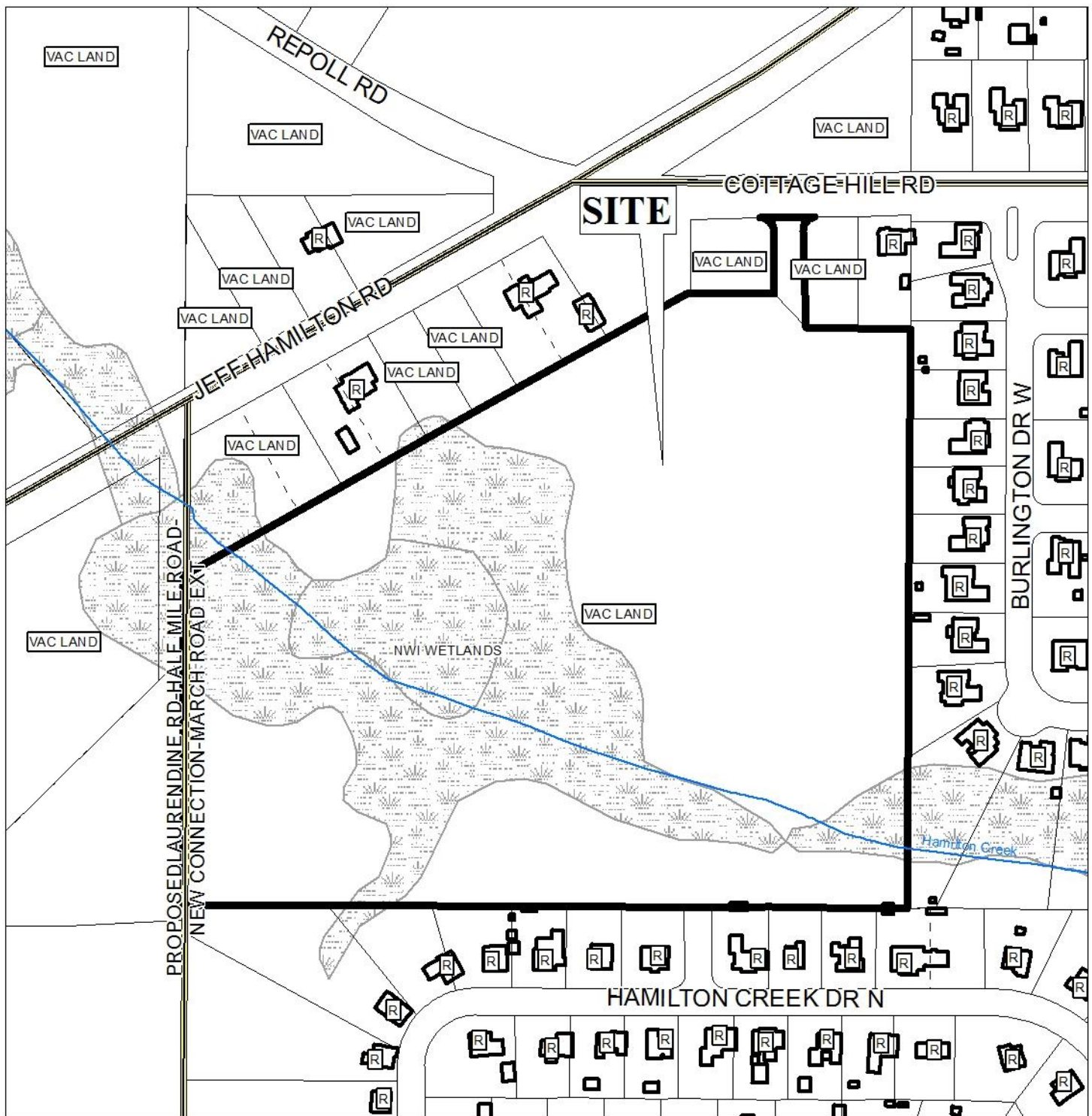
APPLICATION NUMBER 4 DATE March 1, 2018

APPLICANT Ball Subdivision

REQUEST Subdivision



BALL SUBDIVISION



APPLICATION NUMBER 4 DATE March 1, 2018

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



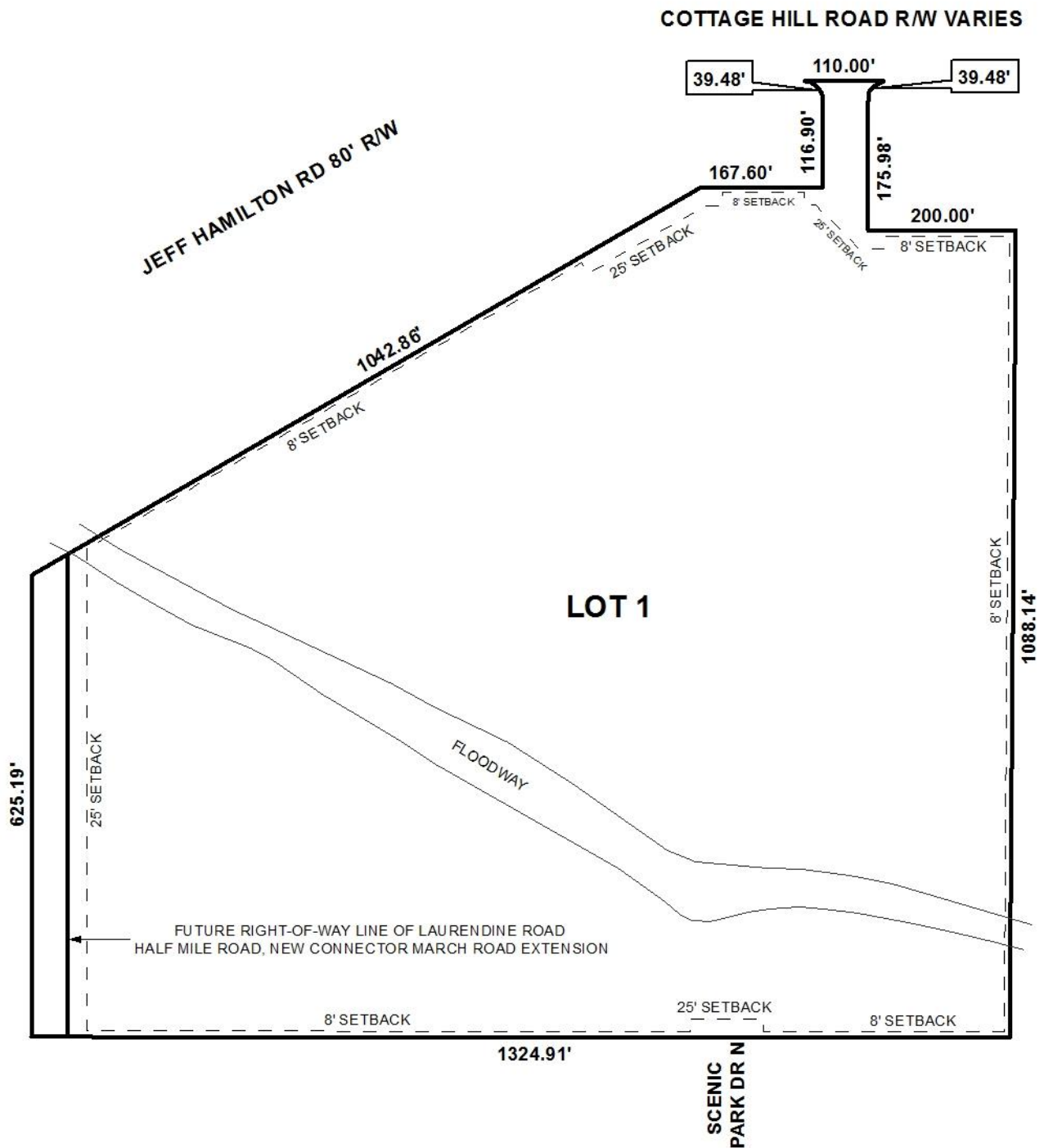
BALL SUBDIVISION



APPLICATION NUMBER 4 DATE March 1, 2018



DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE March 1, 2018
 APPLICANT Ball Subdivision
 REQUEST Subdivision

