

## **SPRINGHILL MEMORIAL GARDENS SUBDIVISION,** **RESUBDIVISION OF LOTS 1 & 2**

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.

Fire-Rescue Department Comments: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile. Commercial buildings and sites within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

The plat illustrates the proposed one-lot, 40.0± acre subdivision which is located on the East side of Pierce Road, 4/10± mile North of Airport Boulevard – within the planning jurisdiction. The applicant stated that the site is served by public water and individual septic systems.

The purpose of this application is to create one legal lot from two legal lots of record. This application is a resubmittal from an approved case in 2007 providing for two legal lots of record. The existing Lot 1 consists of the cemetery and existing Lot 2 is the remainder of the property to the North and East sides of the cemetery.

The subdivision has approximately 1,328' of frontage along Pierce Road. The cemetery currently has one curb cut to Pierce Road. As a means of access management, a note should be placed on the final plat stating that the subdivision is limited to two curb cuts to Pierce Road, with the size, location, and design to be approved by County Engineering and in conformance with AASHTO standards.

The 25-foot minimum building setback line is depicted on the preliminary plat and should be retained on the final plat, if approved.

The plat does not include a note stating lot size. The final plat should indicate lot size in square feet and acres, if approved.

The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species.

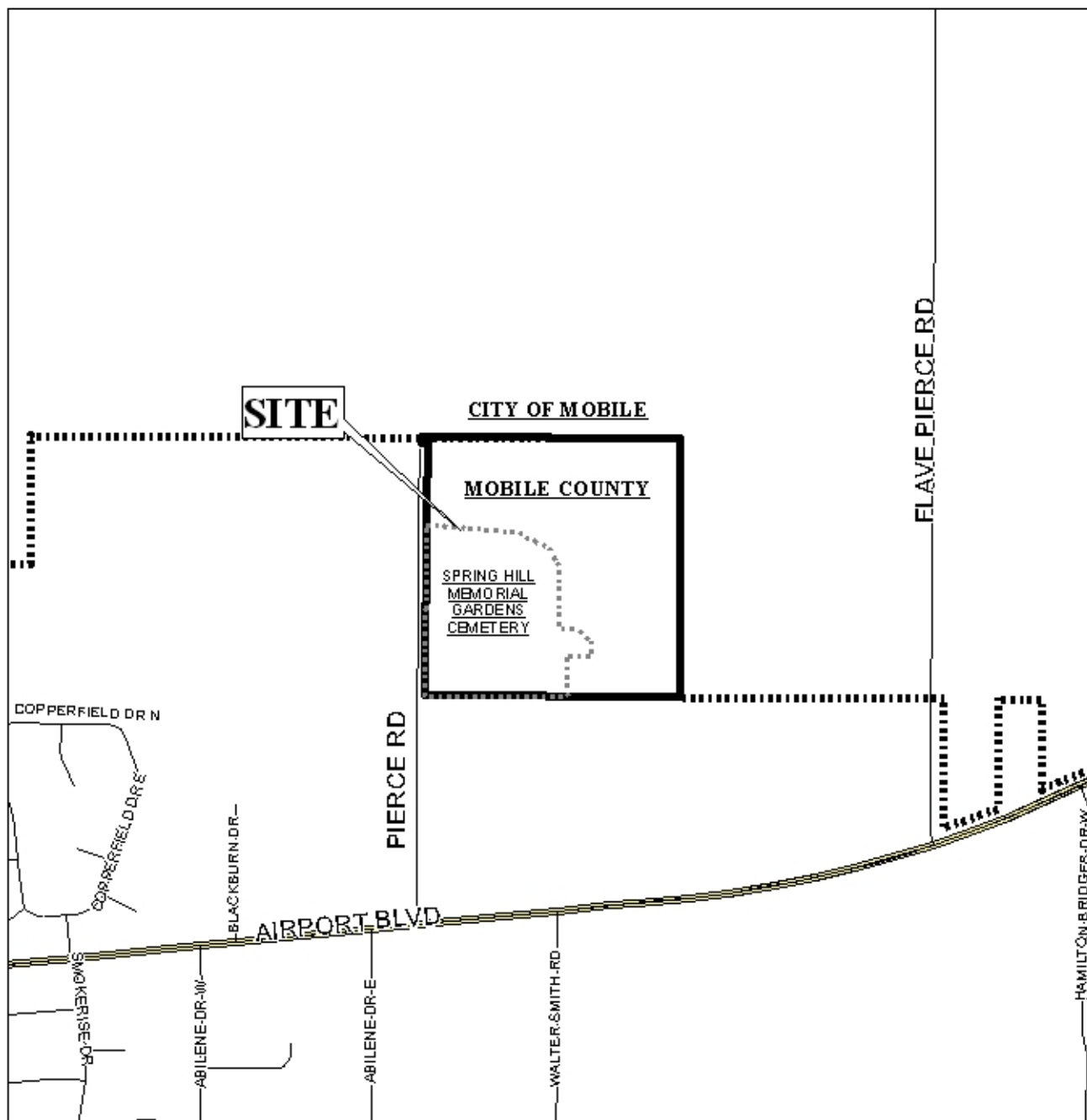
The site is located in the county. Therefore, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8 of the Subdivision Regulations.

While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

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

- 1) Placement of a note on the final plat stating that the lot is limited to two curb cuts with the size, location and design of all curb cuts to be approved by the Mobile County Engineering Department;
- 2) Retention of the 25' minimum building setback line along Pierce Road;
- 3) Placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 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.8. of the Subdivision Regulations;
- 5) Placement of a note on the final plat stating that development will be designed to comply with the storm water detention and drainage facilities 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 facilities of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification to be submitted to the Planning Section of Urban Development and County Engineering; and
- 6) Revision of the plat to label the lot with its size in square feet and acres.

# LOCATOR MAP



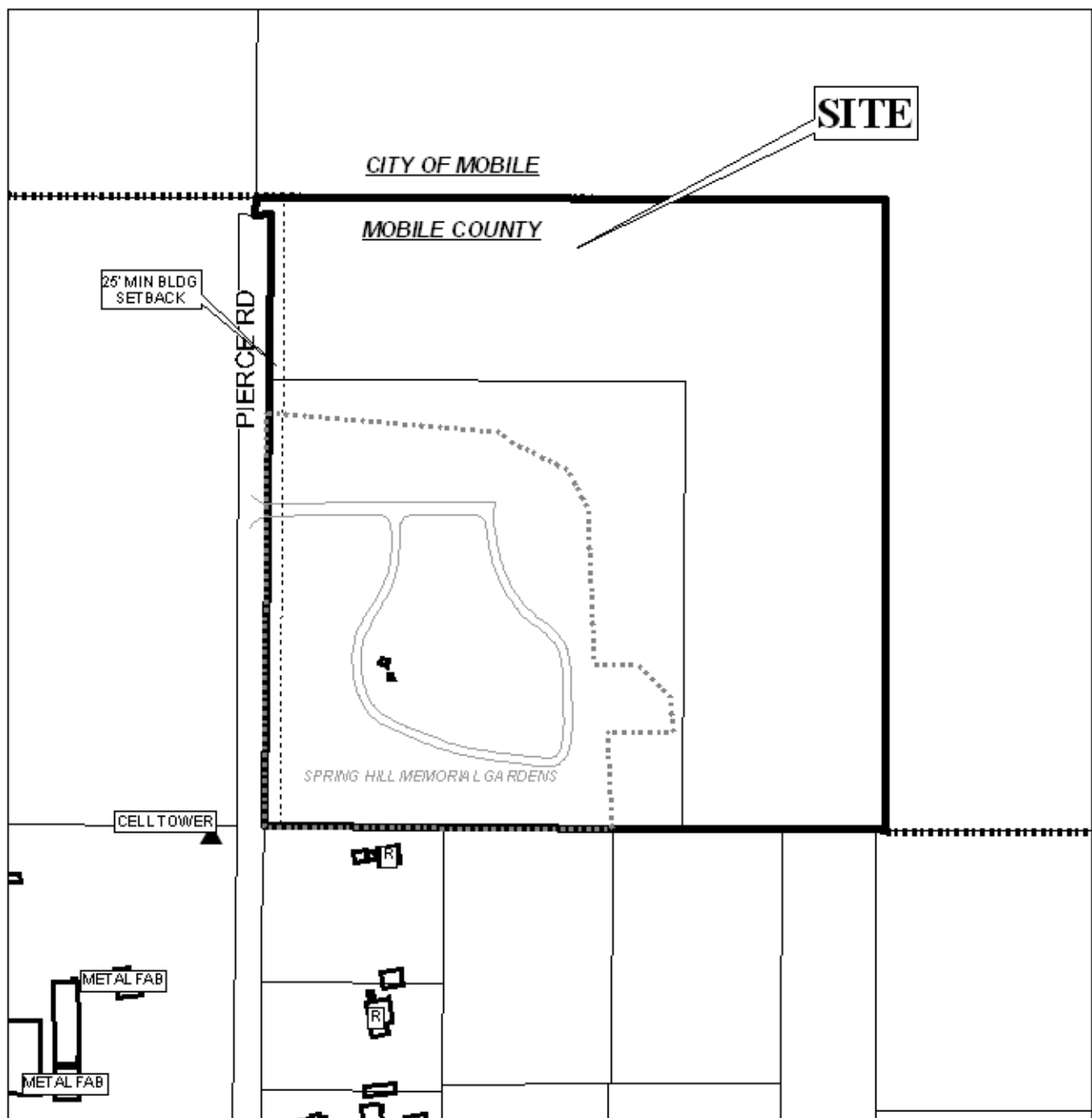
APPLICATION NUMBER 4 DATE November 5, 2009

APPLICANT Springhill Memorial Gardens Subdivision, Resubdivision of Lots 1 & 2

REQUEST Subdivision



# SPRINGHILL MEMORIAL GARDENS SUBDIVISION RESUBDIVISION OF LOTS 1 & 2



APPLICATION NUMBER 4 DATE November 5, 2009

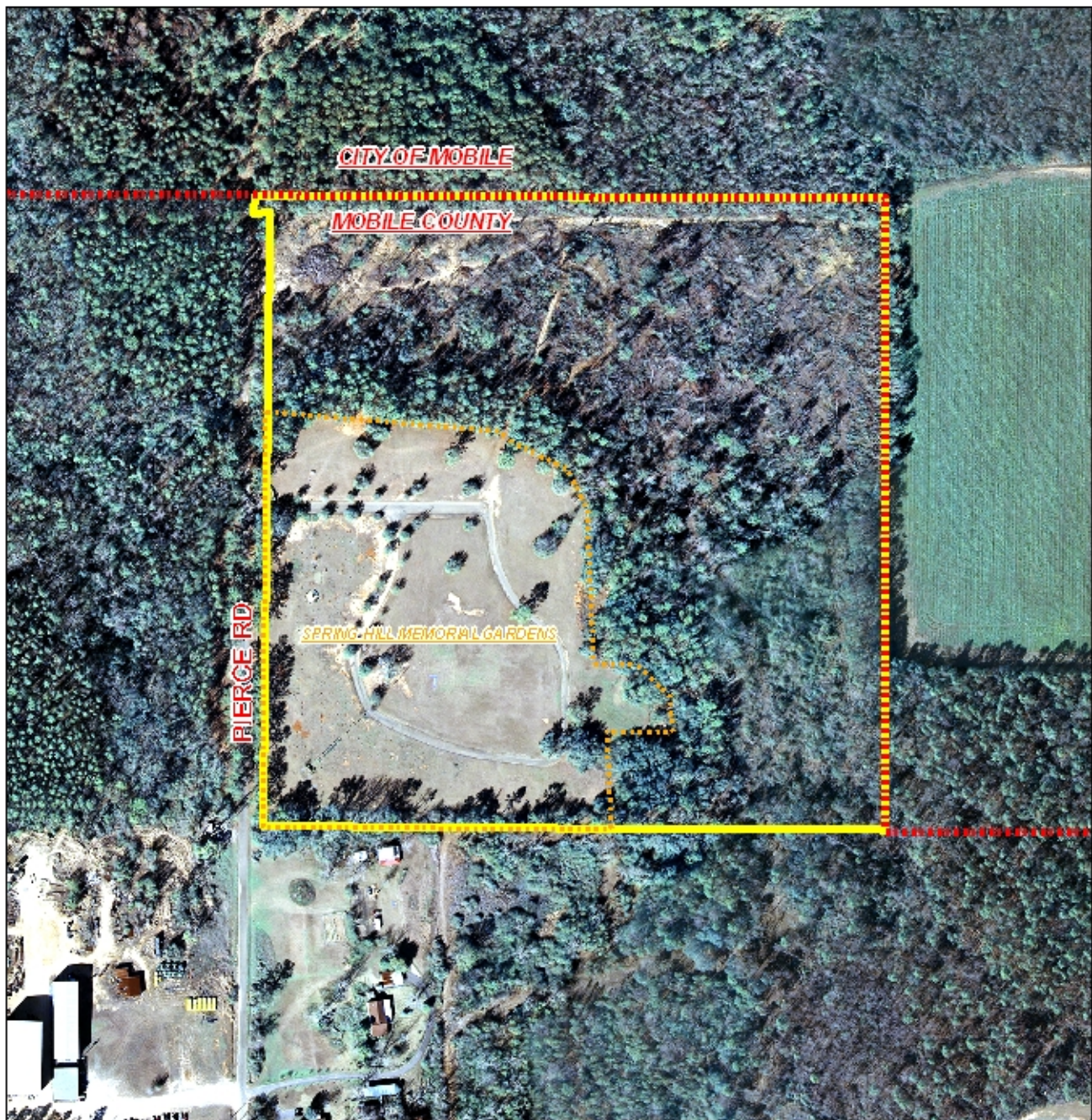
LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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