

COTTAGE HILL PLACE 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: 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 3-lot, 47.6± acre subdivision located on the North side of Cottage Hill Road, 390'± East of Cumberland Drive, within the Planning Jurisdiction. The applicant states that the subdivision is served by public water and sanitary sewer services.

The purpose of this application is to create three legal lots of record from two existing metes-and-bounds parcels. The site was previously approved by the Commission in 2002 as Commercial Ridge Subdivision with 15 lots, but that approval expired.

The site has frontage along Cottage Hill Road which is a component of the Major Street Plan with a planned 100' right-of-way. As the plat indicates a variable right-of-way width ranging from 50' to 55' from the centerline, no dedication would be required. As on the preliminary plat, the 25' minimum building setback line should be retained along Cottage Hill Road for Lots 1 and 3 on the Final Plat. As proposed Lot 3 has frontage on the street stub of Aspen Drive on its Western boundary and Sequoia Drive North at its Northwest corner, a 25' minimum building setback line should be blocked-out at the terminus of the Aspen Drive street stub and at the corner abutting Sequoia Drive North. A 25' minimum building setback line should be illustrated on Lot 2 as measured from its South line at the access easement.

As proposed Lot 1 would have slightly over 1,000 linear feet of street frontage along Cottage Hill Road, a note should be placed on the Final Plat stating that Lot 1 is limited to two curb cuts to Cottage Hill Road, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards. A note should also be required limiting Lot 3 to one curb cut to Cottage Hill Road. If Lot 3 is developed commercially, a note should be required on the Final Plat denying access to Aspen Drive unless access is required for International Fire Code compliance. Access to Lot 2 is proposed via a 55' easement across Lot 1 from Cottage Hill Road.

The proposed lots meet the minimum size requirements of the Subdivision Regulations. As on the preliminary plat, the lot sizes in both square feet and acres should be retained on the Final Plat, or a table should be furnished on the Final Plat providing the same information.

As proposed, all lots are of irregular shape. However, Section V.D.1. of the Subdivision Regulations allows for such under certain unusual circumstances, including natural barriers which may cause an undue hardship on the land owner. The site contains approximately 19.5 acres of meandering wetlands (approximately 41%) and Lots 1 and 2 are arranged so as to maximize the upland acreage. Lot 3 is configured to contain all of the wetlands and associated flood zones. Therefore, a waiver of Section V.D.1. would seem in order. Lot 3 would also require a waiver of Section V.D.3. for its width-to-depth ratio and this would also seem in order. As Lot 2 would not have direct public street frontage, a waiver of Section V.D.4. would be required. However, it appears that lot lines could be reconfigured to provide Lot 2 with real frontage onto Cottage Hill Road. Doing so may require creating two lots from proposed Lot 1.

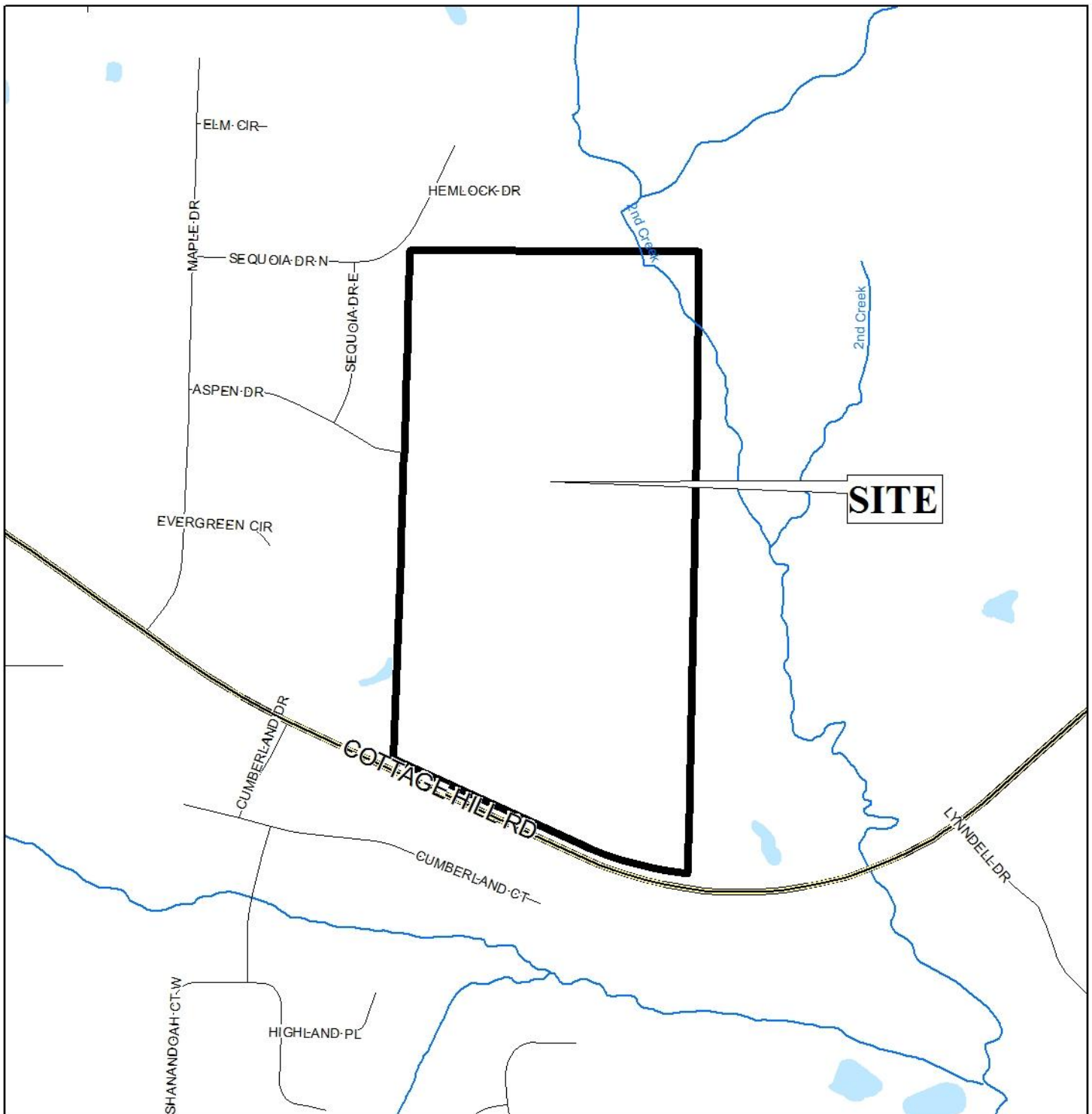
The plat indicates a 100' Alabama Power Company easement running across the site; the 55' access and utility easement from Cottage Hill Road to Lot 2; and a 15' sanitary sewer easement in the Northeast portion of the site. Therefore, a note should be required on the Final Plat stating that no structures may be placed or constructed within any easement.

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 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 Section of Urban Development and County Engineering.

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.

Due to the fact that Lot 2 would be land-locked and there appears to be sufficient area to provide Lot 2 with real frontage onto Cottage Hill Road, it is recommended that this application be heldover to the November 3rd meeting to allow the applicant to revise the plat to provide real frontage onto Cottage Hill Road for Lot 2. Revisions should be submitted to Planning no later than October 17th.

LOCATOR MAP



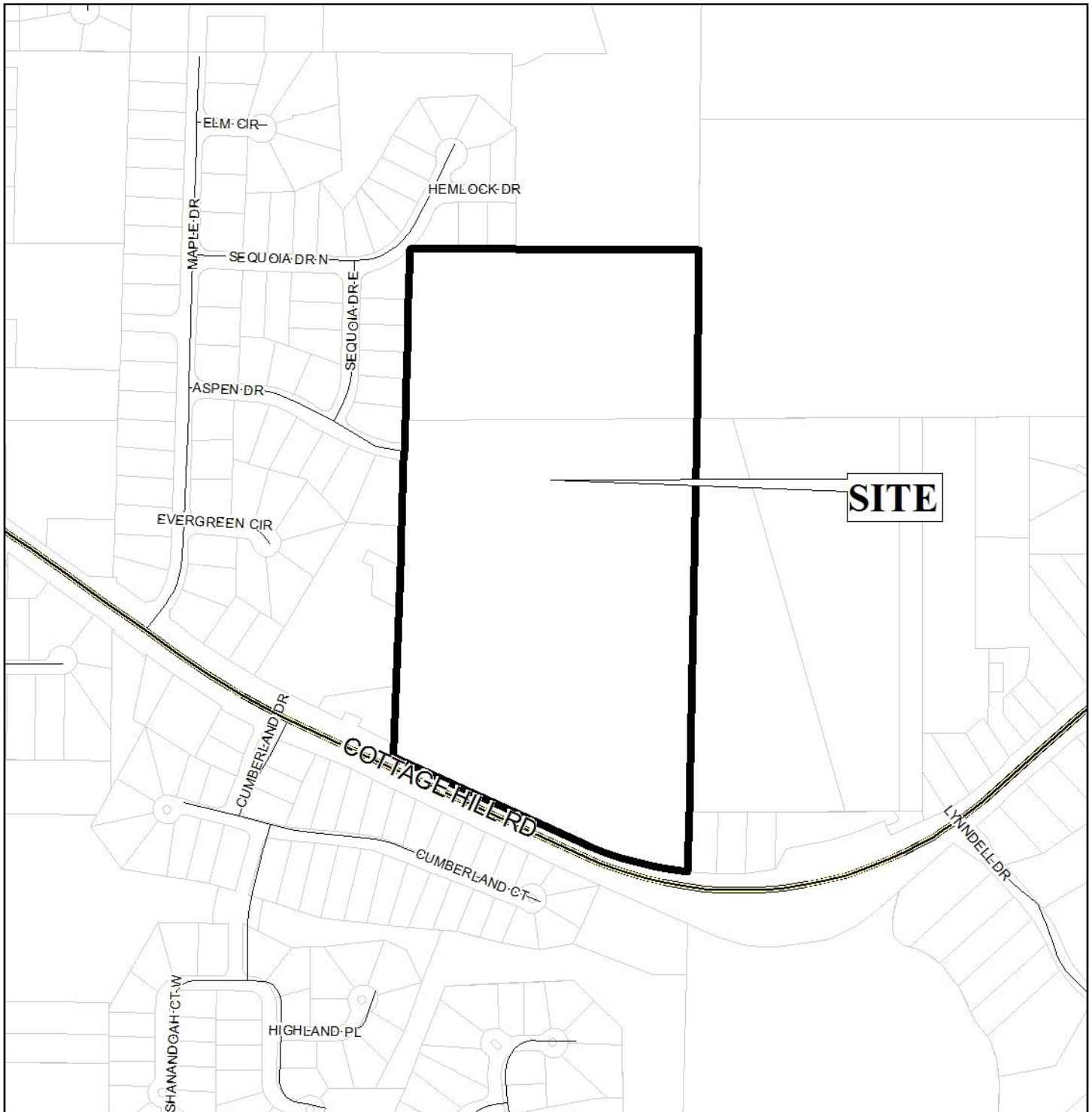
APPLICATION NUMBER 7 DATE October 6, 2016

APPLICANT Cottage Hill Place Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



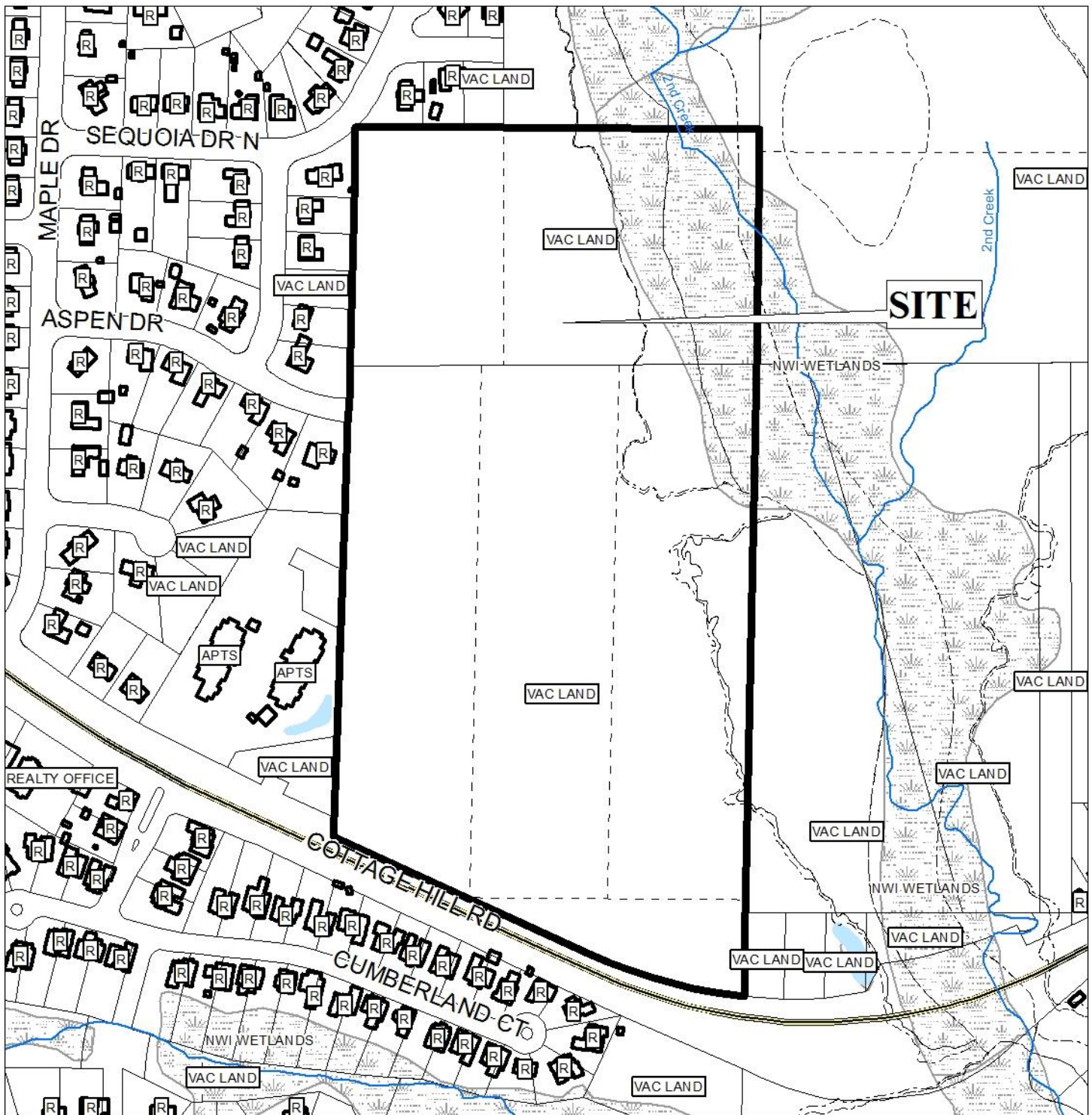
APPLICATION NUMBER 7 DATE October 6, 2016

APPLICANT Cottage Hill Place Subdivision

REQUEST Subdivision



COTTAGE HILL PLACE SUBDIVISION



APPLICATION NUMBER 7 DATE October 6, 2016

| | | | | | | | |
|-----|-----|------|-----|-----|------|-------|------|
| 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 |



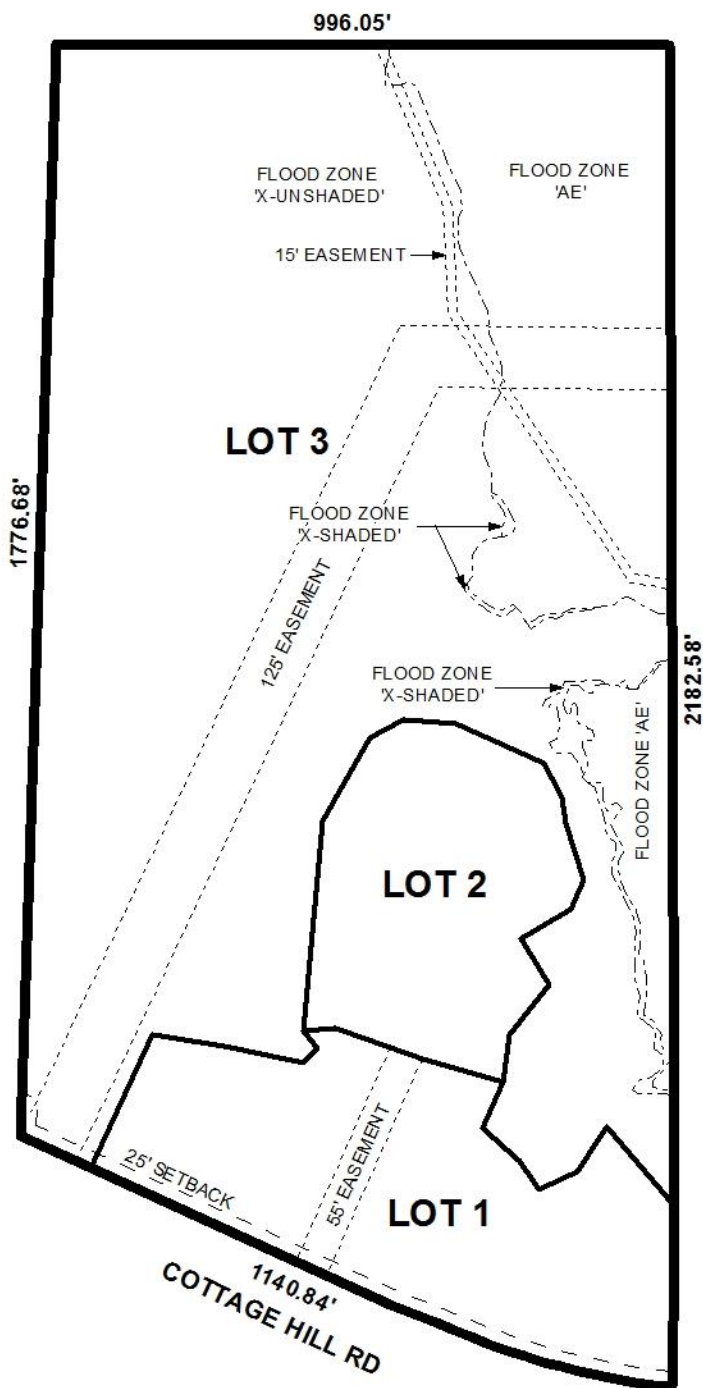
COTTAGE HILL PLACE SUBDIVISION



APPLICATION NUMBER 7 DATE October 6, 2016



DETAIL SITE PLAN



APPLICATION NUMBER 7 DATE October 6, 2016

APPLICANT Cottage Hill Place Subdivision

REQUEST Subdivision



