

COTTAGE HILL NURSERY 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.

Fire-Rescue Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

MAWWS Comments: MAWSS has no water or sewer services available.

The preliminary plat illustrates the proposed 2-lot, 63.7 ± acre subdivision which is located on the East side of Magnolia Road, 455' ± South of Half Mile Road. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by public water and private septic systems.

The intent of this application is to create two legal lots of record from two meets-and-bounds parcels and one existing legal lot which was approved by the Planning Commission in 2010 as Lot 2 of Evonne & Leon Grimes Estates Subdivision. The applicant proposes to divide the existing lot to create the proposed Lot 2 and combine the remaining portion with an adjacent meets and bounds parcel to create the proposed Lot 1.

It should be noted that according to the Letter of Decision from the 2010 application, Section V.D.3. of the Subdivision Regulations was waived for the existing Lot 2 due to its depth-to-width ratio and as a condition, the letter states:

- 1) *placement of a note on the final plat stating that no future subdivision of Lot 2 will be allowed until additional frontage on a paved public street is provided.*

It appears that no additional frontage has been provided along a paved street; however, since the lot is being reduced in size, with the remainder going to a larger lot, the previous condition is no longer relevant.

In accordance with the Subdivision Regulations, both proposed lots of the current application are compliant with the minimum size requirements; however, the proposed Lot 2 would require a waiver of Section V.D.3. for approval due to its depth-to-width ratio. The 25-foot minimum building setback line and the lot sizes in square feet are illustrated on the preliminary plat and should be retained on the Final Plat if approved.

The proposed subdivision has frontage along two streets, Magnolia Road and One Mile Road. Both are minor streets with a compliant 60' right-of-way and as a result no dedication will be required. A provision to require dedication of a corner radius at the intersection of Magnolia

Road and One Mile Road to comply with AASHTO standards and be approved by Mobile County Engineering.

The proposed Lot 1 has 5 existing curb-cuts along Magnolia Road and 2 existing curb-cuts along One Mile Road. The proposed Lot 2 has one existing curb-cut along Magnolia Road. As a means of access management, a note should be placed on the Final Plat limiting both lots to the existing curb-cuts, and one additional curb-cut allowed for Lot 1 along One Mile Road. The size, design and location of the additional curb-cut along with any changes to the existing curb-cuts are to be approved by Mobile County Engineering and conform to AASHTO standards.

This site is located in the County, and therefore 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. It appears that a portion of the proposed Lot 1 is already commercially developed and as a result, a buffer should be provided where the proposed lot abuts residentially developed property. Notes regarding these requirements should appear on the Final Plat if approved.

GIS data indicates the presence of a stream which runs through both proposed lots as well as the existence of wetlands on a portion of the proposed Lot 1. The presence of a stream and wetlands would indicate that the area may be environmentally sensitive; therefore, if approved, the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities. A note should appear on the Final Plat 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. If approved, a note should appear on the Final Plat to reflect this requirement.

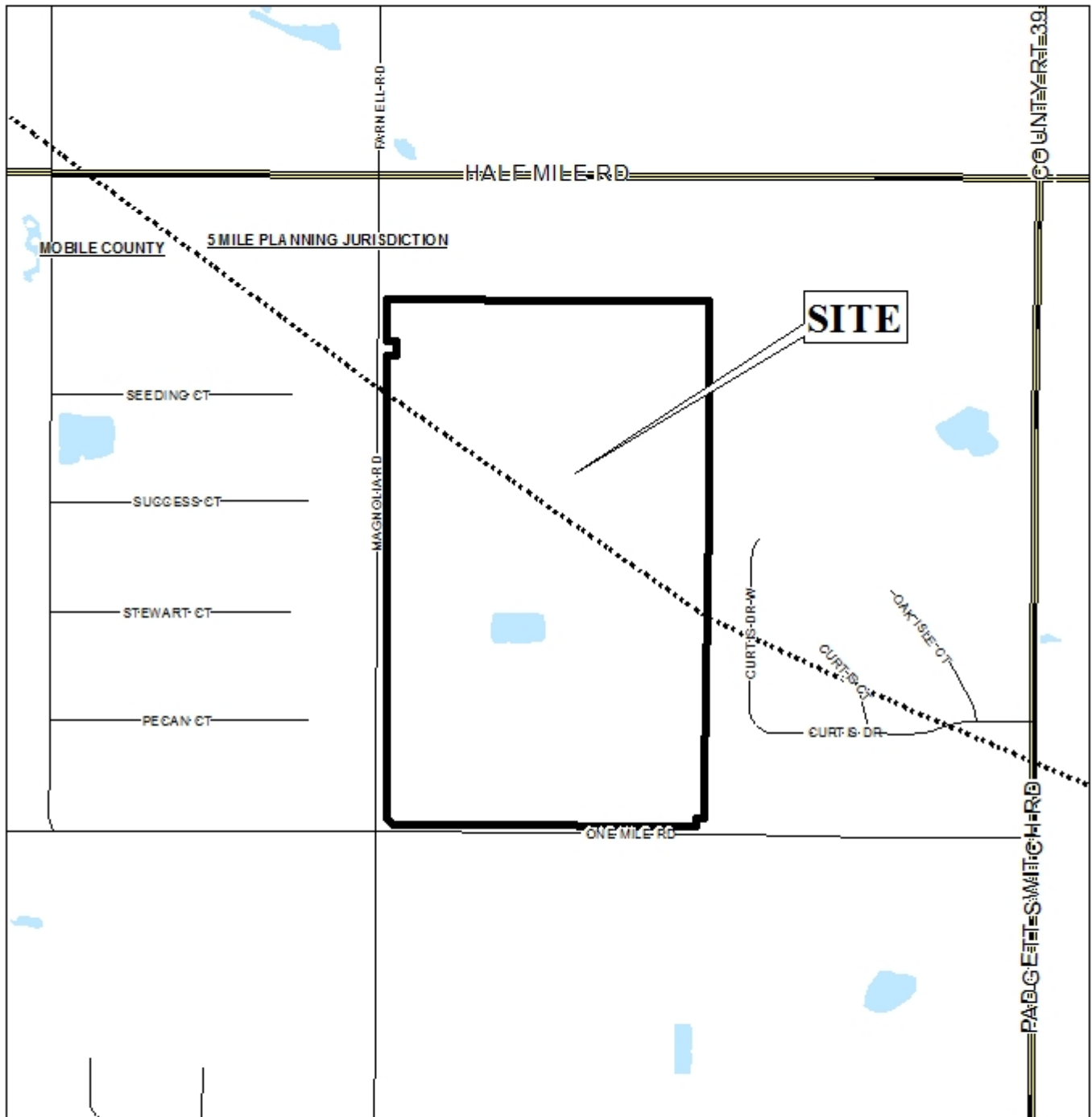
With a waiver of Section V.D.3 of the Subdivision Regulations, the application is recommended for tentative approval, subject to the following conditions:

- 1) Retention of the lot size information and the 25-foot minimum building setback line on the Final Plat;
- 2) Dedication of a corner radius at the intersection of Magnolia Road and One Mile Road to comply with AASHTO standards and be approved by Mobile County Engineering;
- 3) Placement of a note on the Final Plat limiting both lots to the existing curb-cuts, with one additional curb-cut for Lot 1 along One Mile Road. The additional curb-cut and any changes to the existing curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 4) Depiction of a buffer of Lot 1 where it abuts residentially developed property;
- 5) Compliance with Engineering Comments and placement of a note on the Final Plat stating: *(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.);

- 6) Compliance with Fire Comments and placement of a note on the Final Plat stating: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);*
- 7) Placement of a note on the Final Plat stating: *(This site is located in the County, and therefore 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.);*
- 8) Placement of a note on the Final Plat stating: *(Any development of the site must comply with local, state and federal regulations regarding streams and wetlands.);* and
- 9) Placement of a note on the Final Plat stating: *(Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.)*

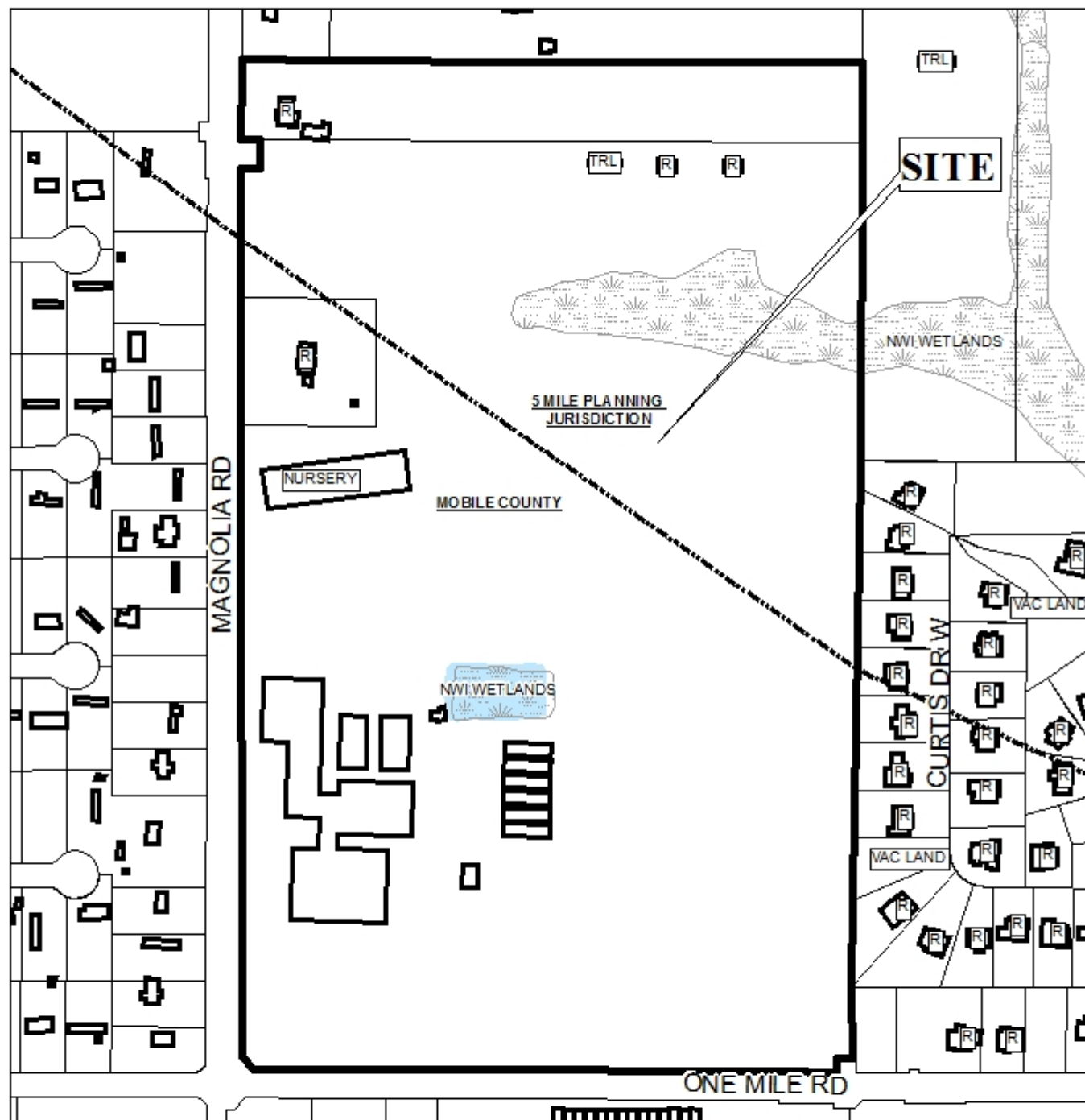
LOCATOR MAP



APPLICATION NUMBER 8 DATE September 5, 2013
APPLICANT Cottage Hill Nursery Subdivision
REQUEST Subdivision



COTTAGE HILL NURSERY SUBDIVISION

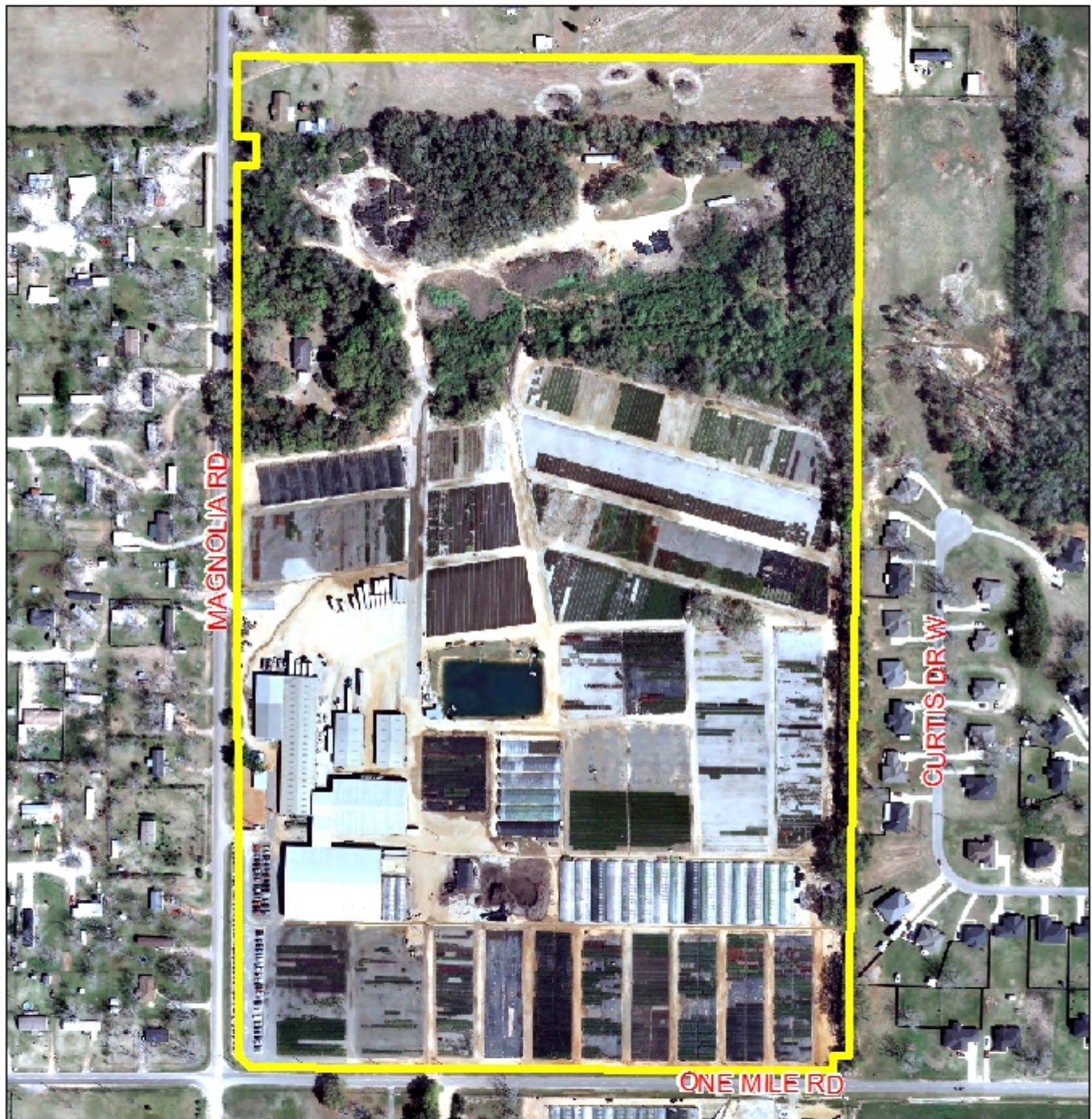


APPLICATION NUMBER 8 DATE September 5, 2013

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	NTS
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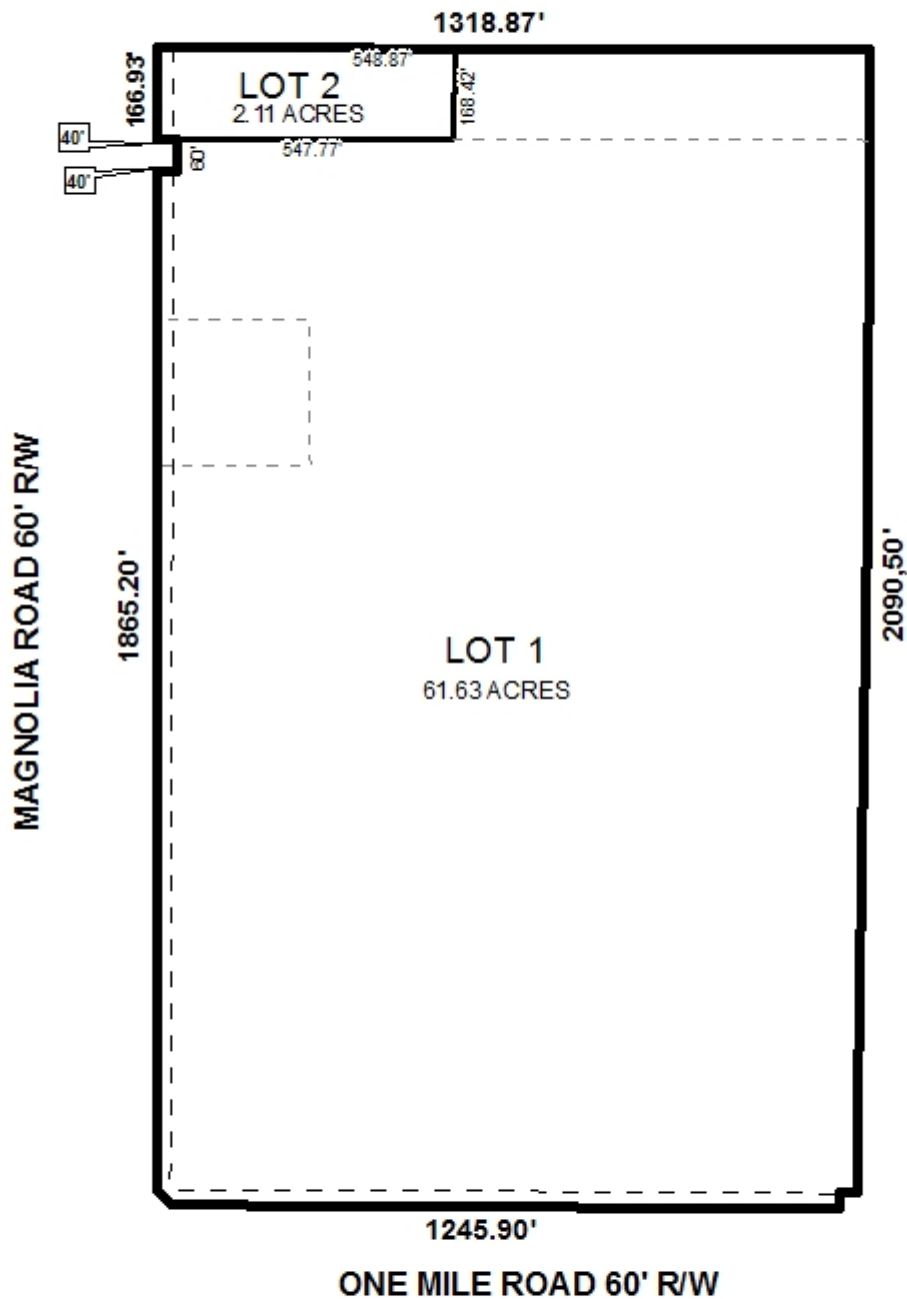
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DETAIL SITE PLAN

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