CEM 2 LLC DBA SPRINGHILL MEMORIAL GARDENS 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: 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: MAWSS has No water or sewer services available.

The plat illustrates the proposed 2-lot, 39.4± acres subdivision which is located at the East side of Pierce Road, 2/10± mile North of Airport Boulevard, within the Planning Jurisdiction. The applicant does not state if the proposed subdivision is served by public water and sewer.

The purpose of this application is to create two legal lots of record from one legal lot of record. The subject parcel was initially approved to be subdivided into two legal lots of record from one metes and bounds parcel in 2007, but was allowed to expire. A second, one-lot re-subdivision was subsequently approved and recorded in 2009.

The proposed lot sizes are provided in square feet and acres, and each proposed lot exceeds the minimum required lot size in Section V.D.2. of the Subdivision Regulations. This information should be retained on the Final Plat, if approved.

The subdivision has frontage on Pierce Road, a minor road with no curbs or gutters thus requiring a 60’ right-of-way. The existing right-of-way depicted for the proposed subdivision is 60’; therefore no dedication should be required. Additionally, in maintaining the precedence established by the former subdivision and re-subdivision of the parcel, and as a means of access management, a note should be placed on the final plat stating that Lot 1 should be limited to two curb cuts to Pierce Road, and that Lot 2 is limited to one curb cut, with the size, location, and design to be approved by County Engineering and in conformance with AASHTO standards. It should be noted that the proposed Lot 1 contains a cemetery which currently has one curb cut to Pierce Road.

The 25-foot minimum building setback is illustrated on the preliminary plat. If approved, this information should be retained on the Final Plat.

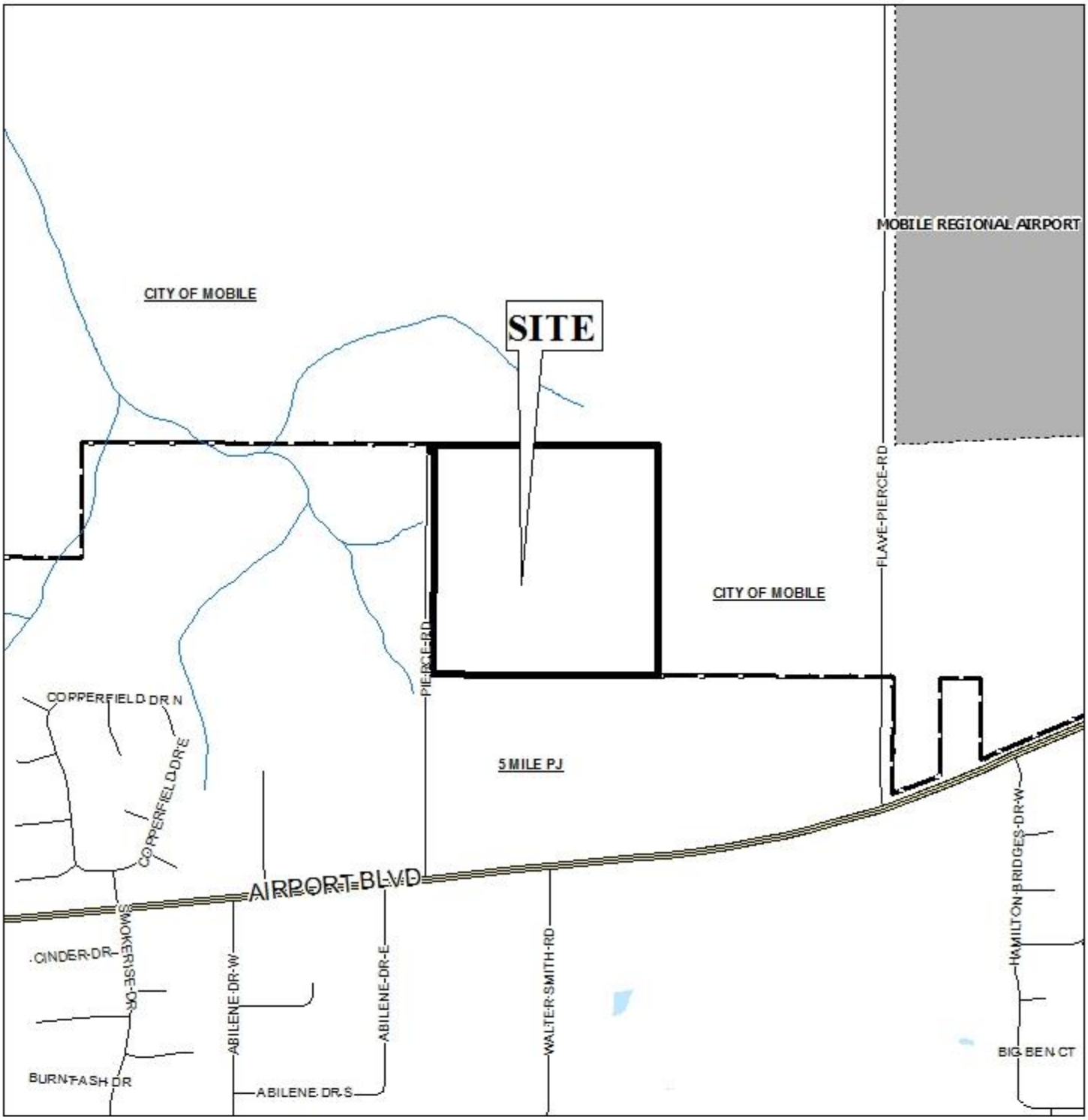
This site is located in the County, thus any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations. A note regarding this requirement should appear on the Final Plat, if approved.

The site will have to comply with the City of Mobile storm water and flood control ordinances. A note 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."* is located on the preliminary plat and should be retained on the Final Plat.

The proposed 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 stating the lot sizes in square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
2) placement of a note on the Final Plat stating that Lot 1 is limited to two curb cuts to Pierce Road, and that Lot 2 is limited to one curb cut, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards;
3) illustration and labeling of the 25' minimum building setback line along Pierce Road;
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 to comply with the Mobile County storm water and flood control ordinances: *"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.";* and
6) compliance with Fire comments and placement of a note stating: *"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 9 DATE July 9, 2015

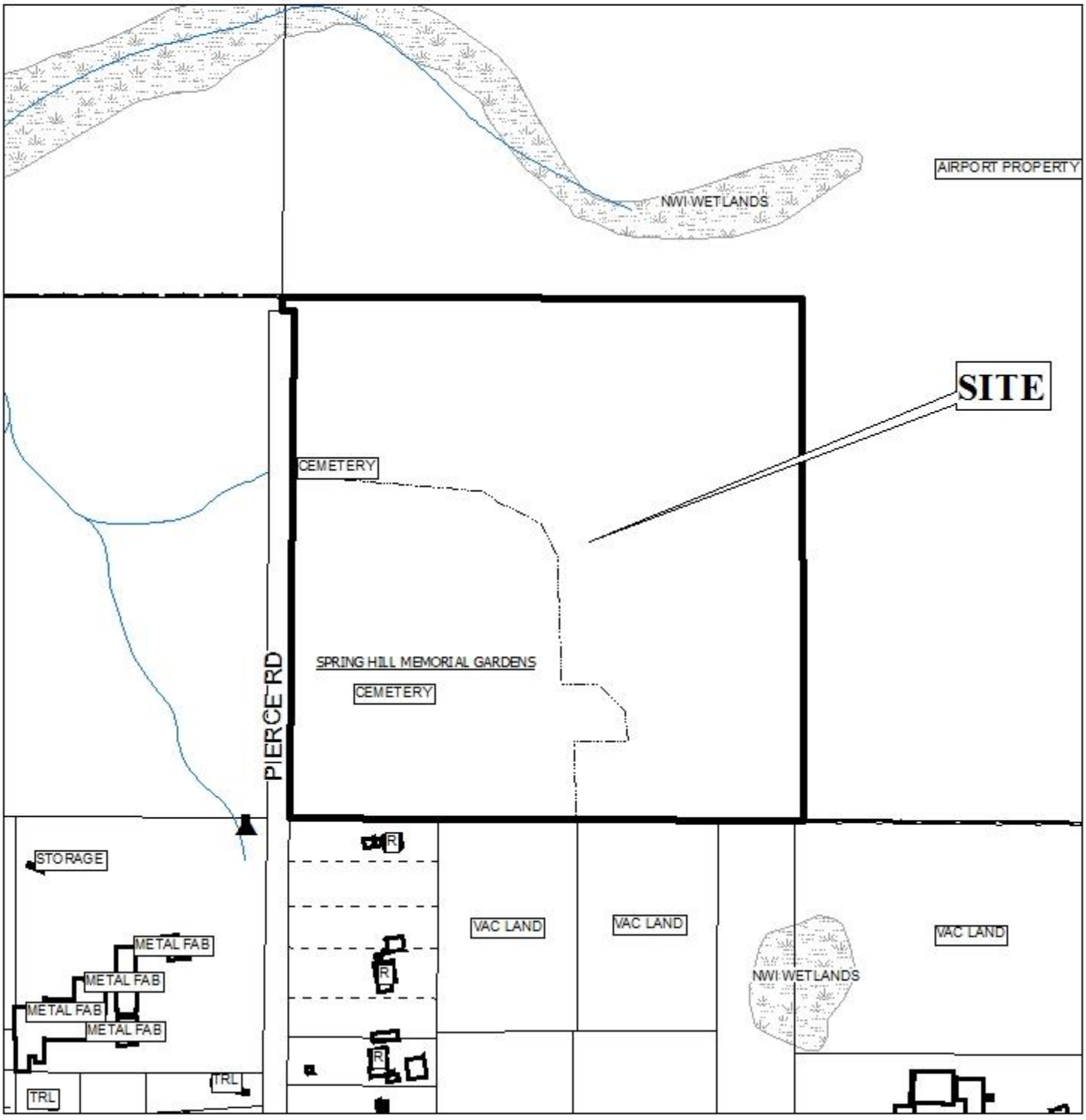
APPLICANT CEM 2 LLC DBA Springhill Memorial Gardens Subdivision

REQUEST Subdivision

N

NTS

CEM 2 LLC DBA SPRINGHILL MEMORIAL GARDENS SUBDIVISION



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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

N

NTS

CEM 2 LLC DBA SPRINGHILL MEMORIAL GARDENS SUBDIVISION

APPLICATION NUMBER 9 DATE July 9, 2015

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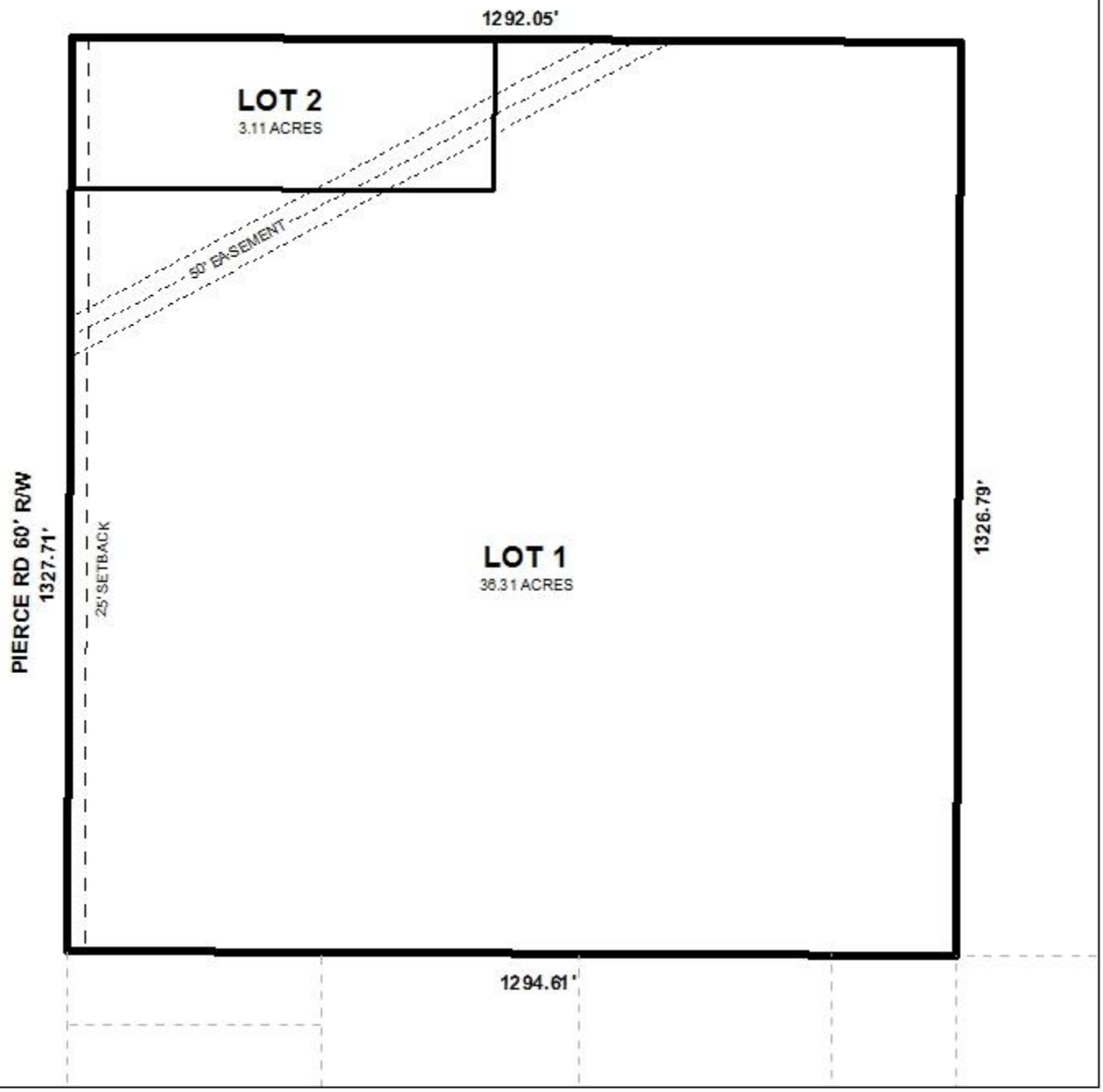
DETAIL SITE PLAN



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N

NTS