

## **COTTAGE OAKS SUBDIVISION**

Engineering Comments: Show Minimum FFE on plans and plat for all lots located within the X-Shaded and AE Flood Zones. Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code, as appropriate.

Mobile Area Water & Sewer System Comments: No Comments

The plat illustrates the proposed 1± acre, 2 lot subdivision, which is located on the West side of Tufts Road; 250'± North of Rutgers Road, in City Council District 4. The applicant states that the site is served by city water and sanitary facilities.

The purpose of this application is to subdivide a legal lot of record into two lots.

The site fronts Tufts Road, a minor street with 60' right-of-way, compliant with Section V.B.14. of the Subdivision Regulations. Therefore, no dedication is required.

The proposed name of the subdivision already exists. It is recommended that the applicant rename the subdivision prior to signing the final plat.

As proposed, Lots 1 and 2 have approximately 60' of frontage each along Tufts Road. As a means of access management, a note should be placed on the final plat stating that each lot is limited to one curb cut to Tufts Road, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

As proposed, Lot 1 exceeds the maximum width to depth ratio allowed by the Subdivision Regulations. However, there is a legal lot adjacent to the rear of the proposed subdivision that exceeds the maximum width to depth ratio. Therefore, the commission may find justification in waiving Section V.D.3. of the Subdivision Regulations.

The proposed lots meet the minimum size requirement for developments with access to public water and sewer. However, it is requested that the applicant revise the preliminary plat to label the lot with its size in square feet, or provide a table on the plat with the same information.

There is an existing single-family structure on the site, but it is not illustrated on the plat. If it is to remain, it should be illustrated on the final plat in order to verify its compliance with the setback requirements of Section 64-3.C.1. of the Zoning Ordinance.

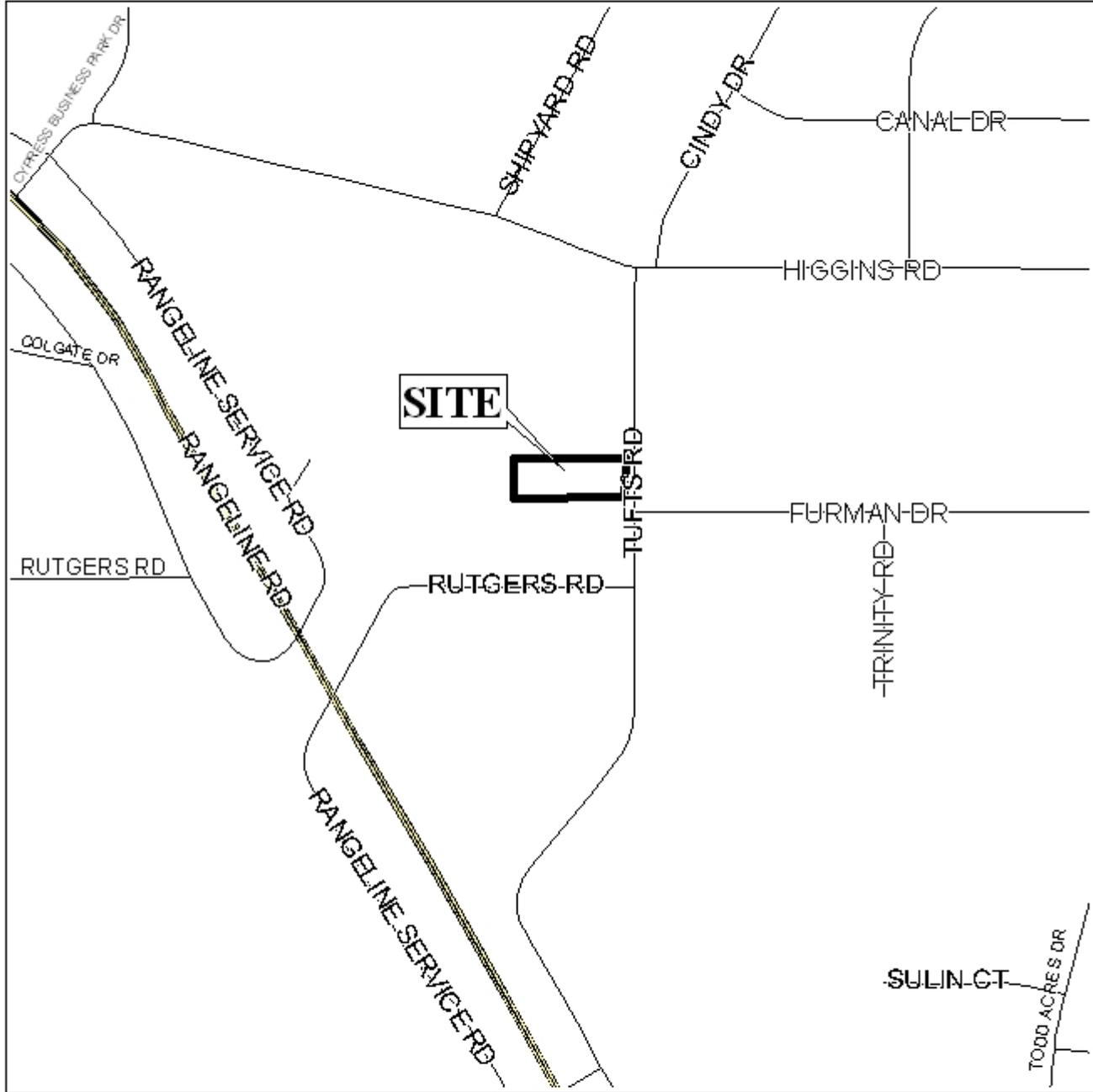
The site is in the Dog River Watershed, and wetlands and floodplains associated with the waterway may occur on a portion of the site. The presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

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.

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

- 1) renaming of the subdivision prior to signing the final plat;
- 2) placement of a note on the final plat stating that each lot is limited to one curb cut to Tufts Road, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) labeling of each lot with its size in square feet, or the provision of a table on the final plat with the same information;
- 4) depiction of the existing structure on the final plat, in order to verify its compliance with the setback requirements of Section 64-3.C.1. of the Zoning Ordinance, or its removal prior to signing the final plat;
- 5) the applicant receive the approval of all applicable federal, state and local environmental agencies prior to the issuance of any permits or land disturbance activities;
- 6) placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 7) subject to City Engineering comments: *(Show Minimum FFE on plans and plat for all lots located within the X-Shaded and AE Flood Zones. Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit).*

# LOCATOR MAP



APPLICATION NUMBER 9 DATE May 15, 2008

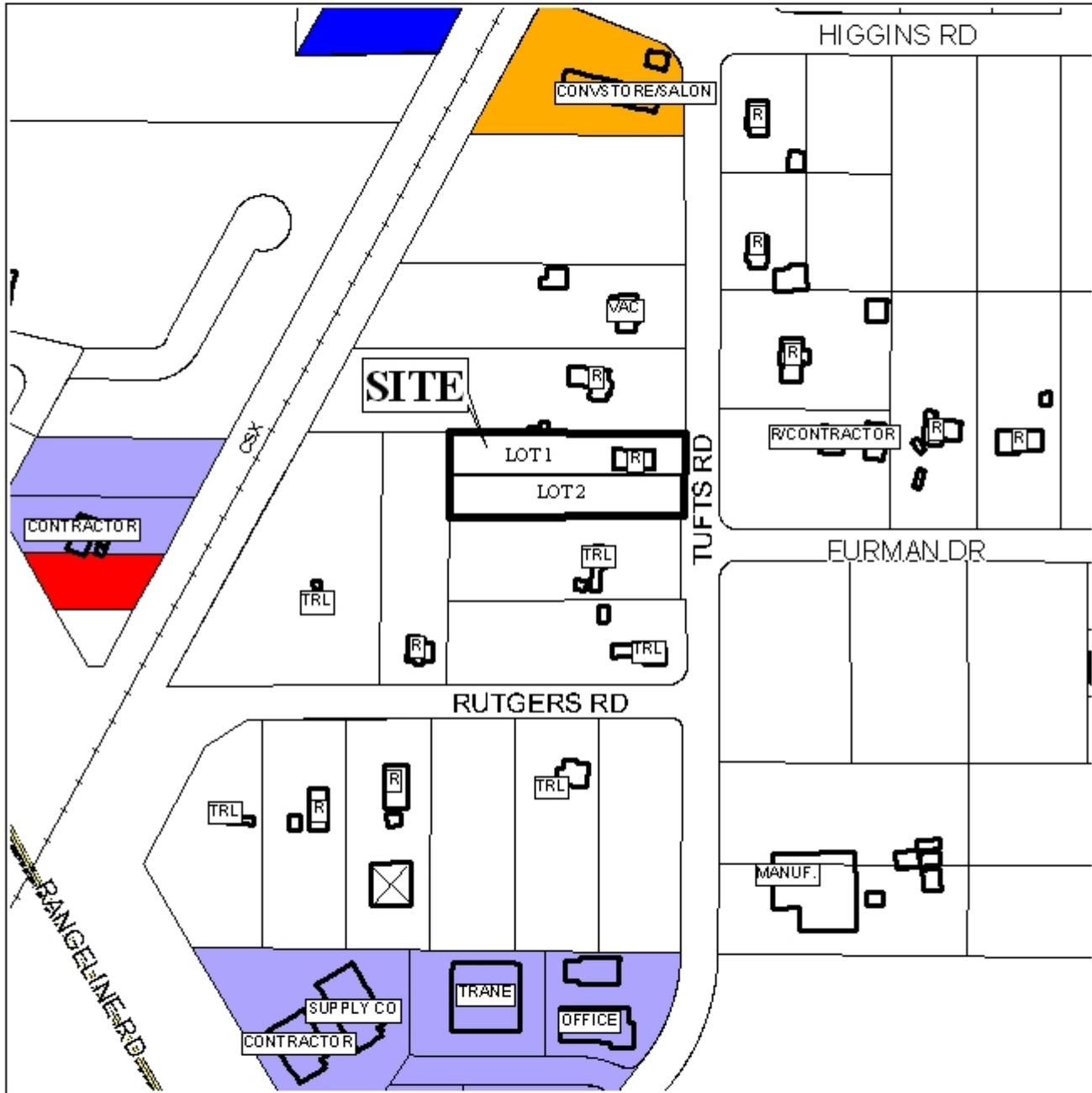
APPLICANT Cottage Oaks Subdivision

REQUEST Subdivision



NTS

# COTTAGE OAKS SUBDIVISION



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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

