

## **COTTAGE HILL PLACE ESTATES 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 Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). 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 **only** water services available. Sewer could be made available by extending the main approximately 500 feet. A Capacity application would have to be certified by Volkert Engineering Inc.

The preliminary plat illustrates the proposed 2-lot, 3.0± acre subdivision which is located on the North side of Cottage Hill, 260'± West of Leroy Stevens Road. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by public water and private sewer systems.

The purpose of this application is to create 2 legal lots of record from one metes-and-bounds parcel.

The proposed lots front Cottage Hill Road, a planned major street as shown on the Major Street Plan Component of the Comprehensive Plan. This street requires a 100' right-of-way width; however, the existing right-of-way width is depicted as 140', with the property line shown as 70' from the centerline, as such, no dedication should be required.

The 25' minimum building setback line is depicted on the preliminary plat and should be retained on the Final Plat, if approved.

In accordance with the Subdivision Regulations, both proposed lots appear to exceed the minimum lot size requirements; however, the lot sizes are only given in acres. If approved, the Final Plat should be revised to reflect the lot size in both square feet and in acres.

It should be noted that the proposed Lot 2 does not meet the standards for width-to-depth ratio. Section V.D.3. of the Subdivision Regulations states that the lot depth should not exceed 3.5 times the width of the lot at the building setback. As proposed, Lot 2 will be 109.9'± wide at the setback line and 448.5'± deep, resulting in a lot that is approximately 63.8'± deeper than would normally be allowed. The proposed interior lot line could be relocated to comply with the requirements of Section V.D.3. of the Subdivision Regulations, but the lot line would bisect an existing dwelling on the proposed Lot 1. Furthermore, while there are no legal lots of record in the area that exceed the standards for width-to-depth in the area, there are several metes-and

bounds parcels that do, making a waiver of Section V.D.3. of the Subdivision Regulations appropriate.

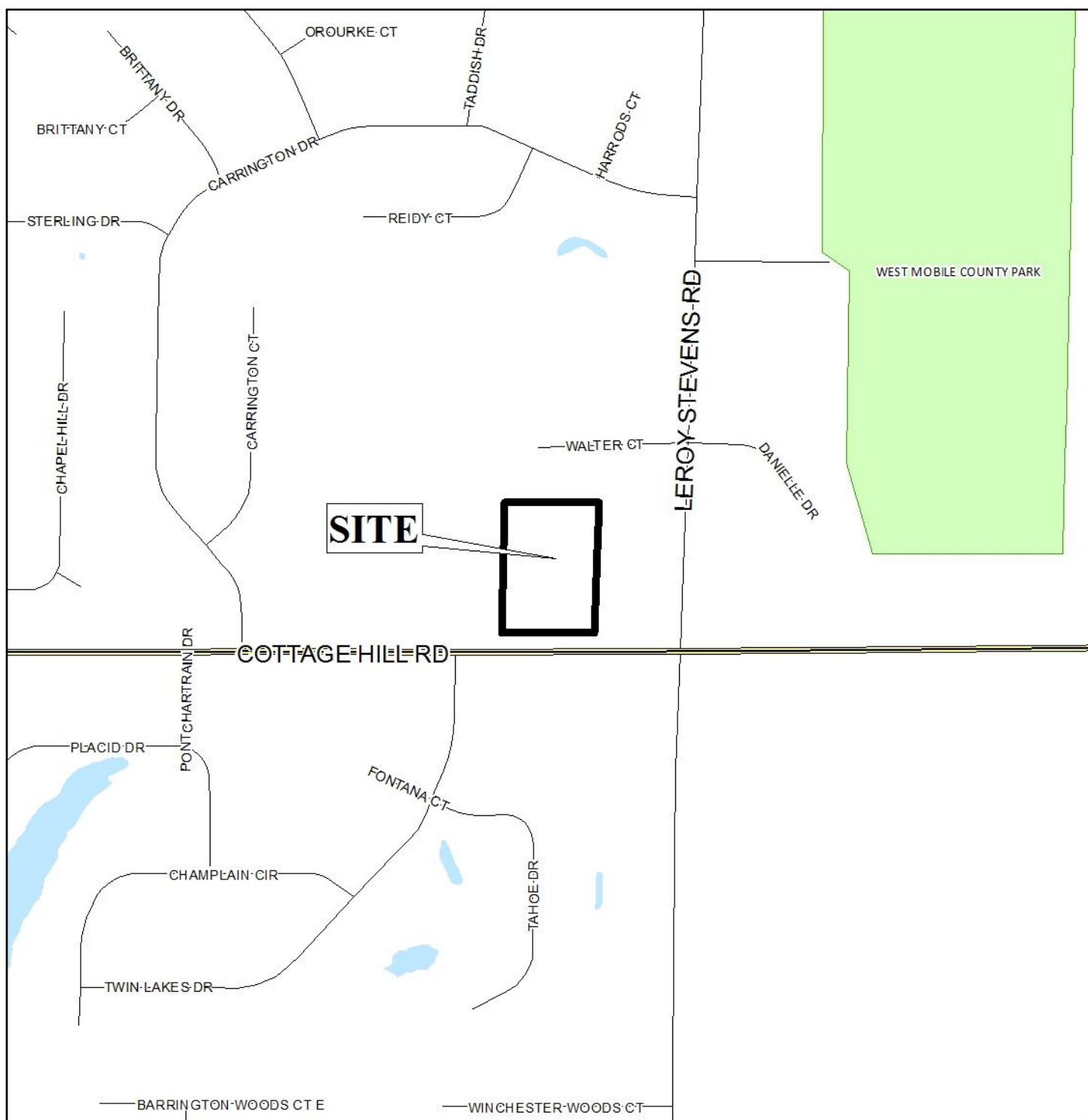
As a means of access management, that the proposed Lots 1 and 2 are limited to the existing curb-cuts to Cottage Hill Road, with any changes to the size, design, and location of the existing curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards. This note is depicted on the preliminary plat and should be retained on the Final Plat, if approved.

This site is located in the County, 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. A note is depicted on the preliminary plat and should be retained on the Final Plat, if approved.

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

- 1) Retention of the 25' minimum building setback line;
- 2) Revision of the lot size information to be depicted in both square feet and in acres;
- 3) Retention of the note on the Final Plat stating that Lots 1 and 2 are limited to the existing curb-cuts to Cottage Hill Road, with any changes to the size, design, and location of the existing curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards.;
- 4) 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.);*
- 5) Compliance with Fire Comments and placement as a note on the Final Plat: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).);* and
- 6) Compliance with Engineering Comments and placement as a note on the Final Plat: *(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.).*

# LOCATOR MAP



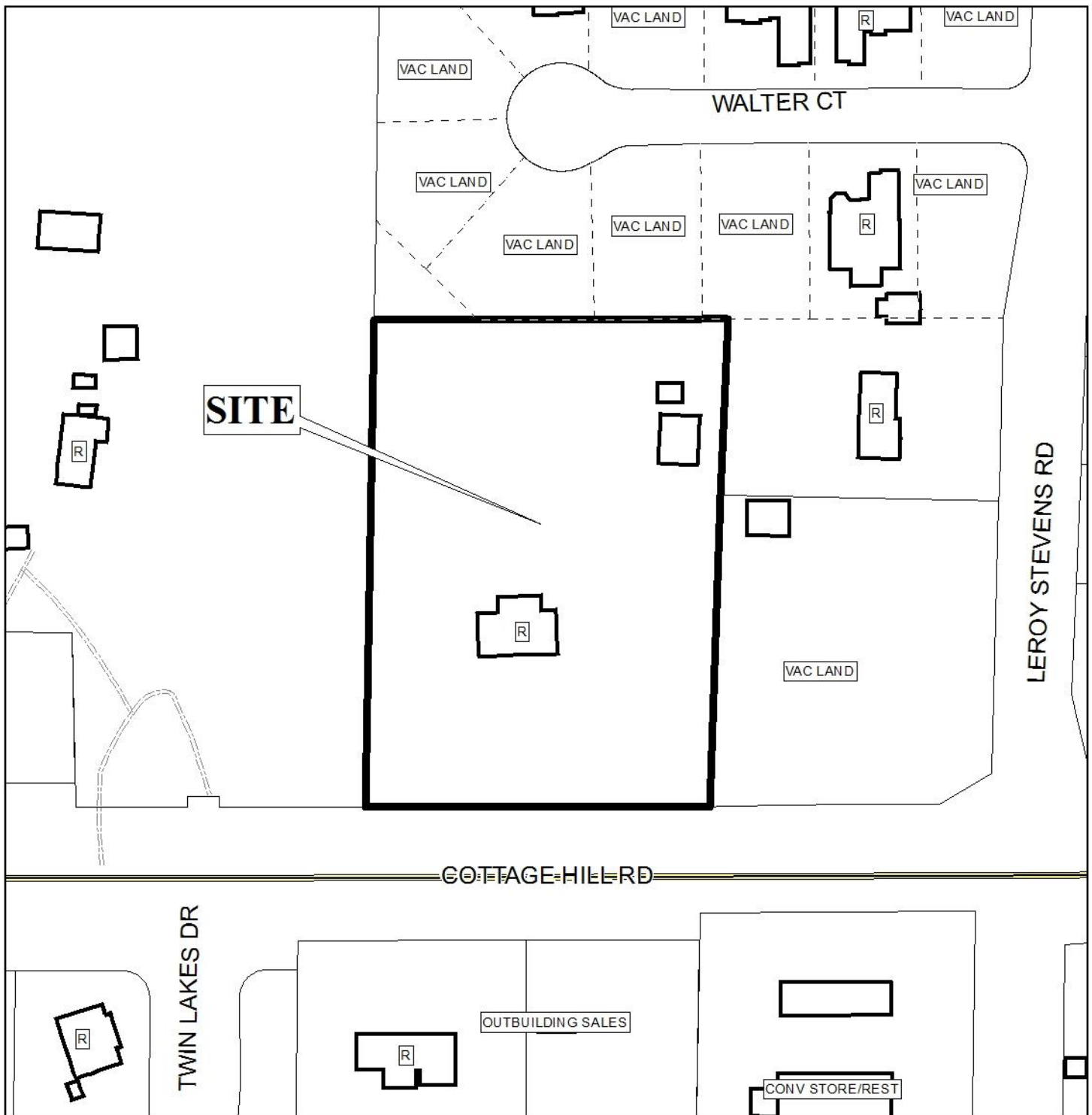
APPLICATION NUMBER 13 DATE February 18, 2016

APPLICANT Cottage Hill Place Estates Subdivision

REQUEST Subdivision



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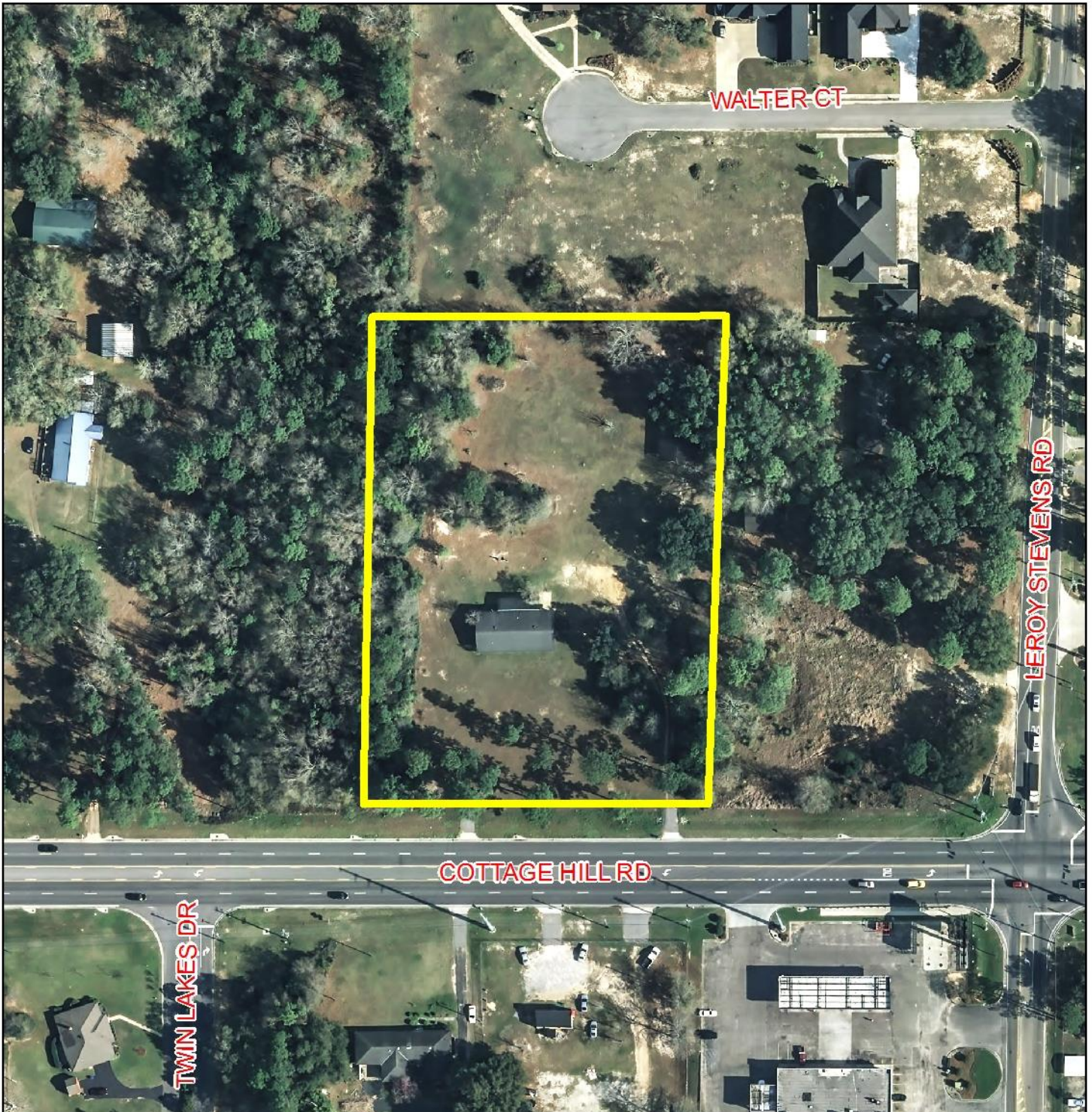
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6





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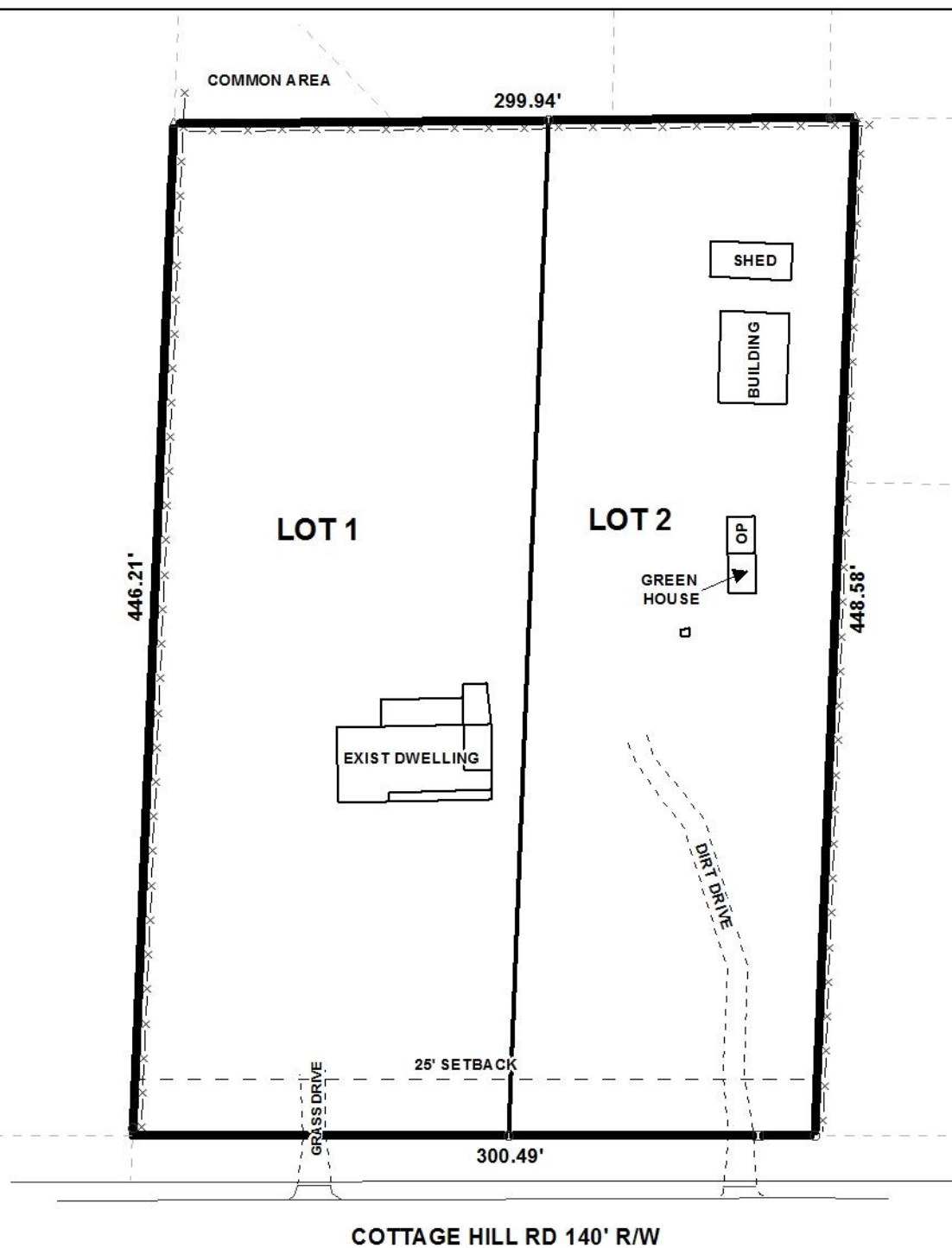


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# DETAIL SITE PLAN



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REQUEST Subdivision

