

## **SPRINGHILL MEDICAL WEST SUBDIVISION**

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 1 lot, 8.9 ± acres subdivision which is located on the North side of Cottage Hill Road, 480' ± West of the Schillinger Road South, extending to the West of Schillinger Road South, 350' ± North of Cottage Hill Road. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a one-lot subdivision from two metes and bounds parcels.

The site fronts Schillinger Road and Cottage Hill Road, both planned major streets, which have existing right-of-ways illustrated as variable; the Major Street Plan requires a minimum 100-foot right-of-way. Therefore, the dedication of sufficient right-of-ways to provide 50-feet from the centerlines of Schillinger Road and Cottage Hill Road should be required. Additionally, as a means of access management, the placement of a note on the final plat stating that the site is limited to one curb cut each to Schillinger Road and Cottage Hill Road should be required.

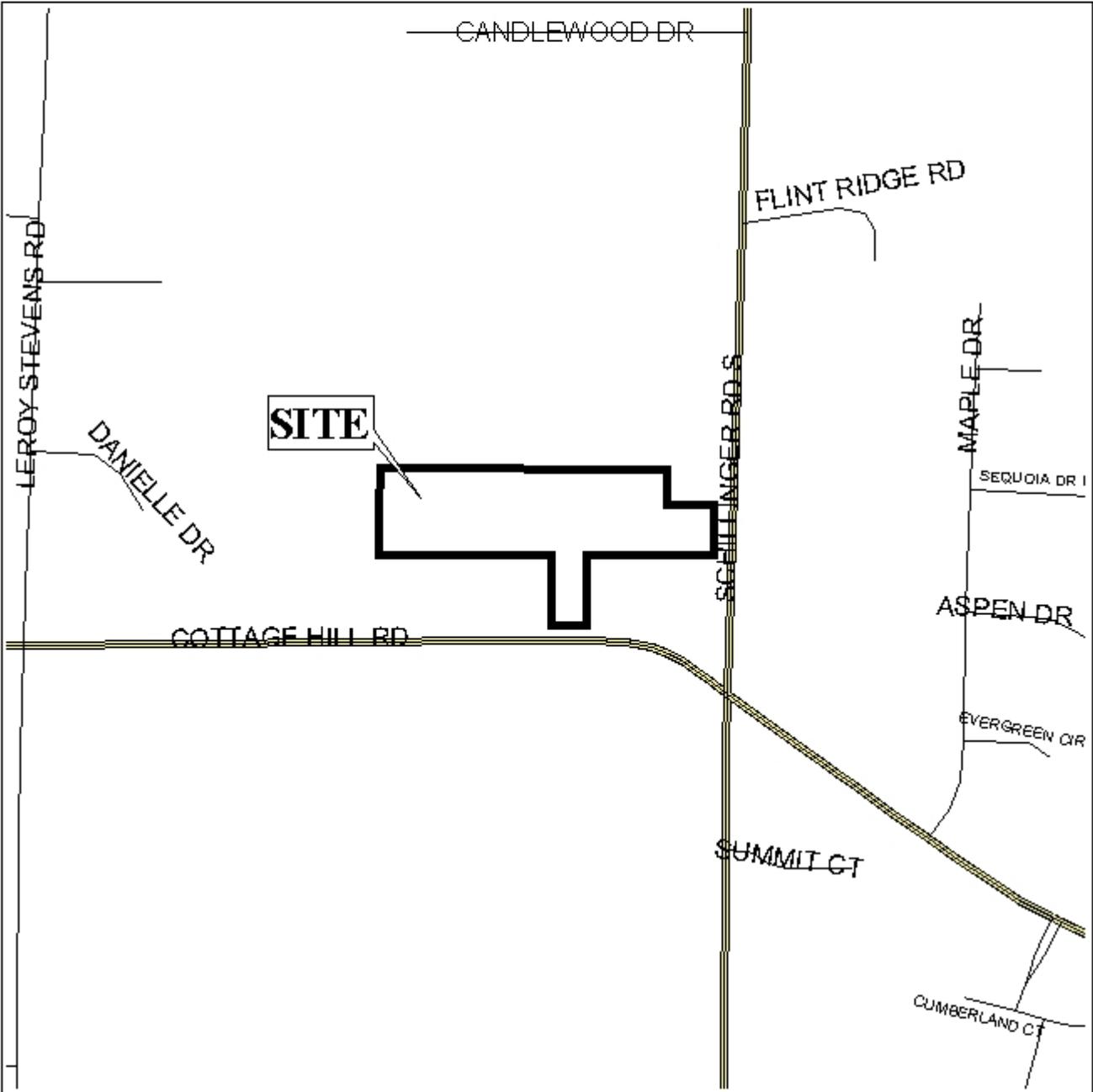
As proposed, Lot 1 would exceed the maximum width to depth ratio of the Subdivision Regulations; therefore, a waiver of Section V.D.3. would be required.

This site is located in the County, thus a note should be placed 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.7. of the Subdivision Regulations.

The 25-foot minimum building setback line is not shown, but would be required on the final plat.

With a waiver of Section V.D.3. (width to depth ratio), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of adequate right-of-way to provide 50-feet from the centerlines of Schillinger Road and Cottage Hill Road; 2) the placement of a note on the final plat stating that the site is limited to one curb cut each to Schillinger Road and Cottage Hill Road; 3) the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and 4) the placement of the 25-foot minimum building setback line on the final plat.

# LOCATOR MAP



APPLICATION NUMBER 16 DATE July 7, 2005

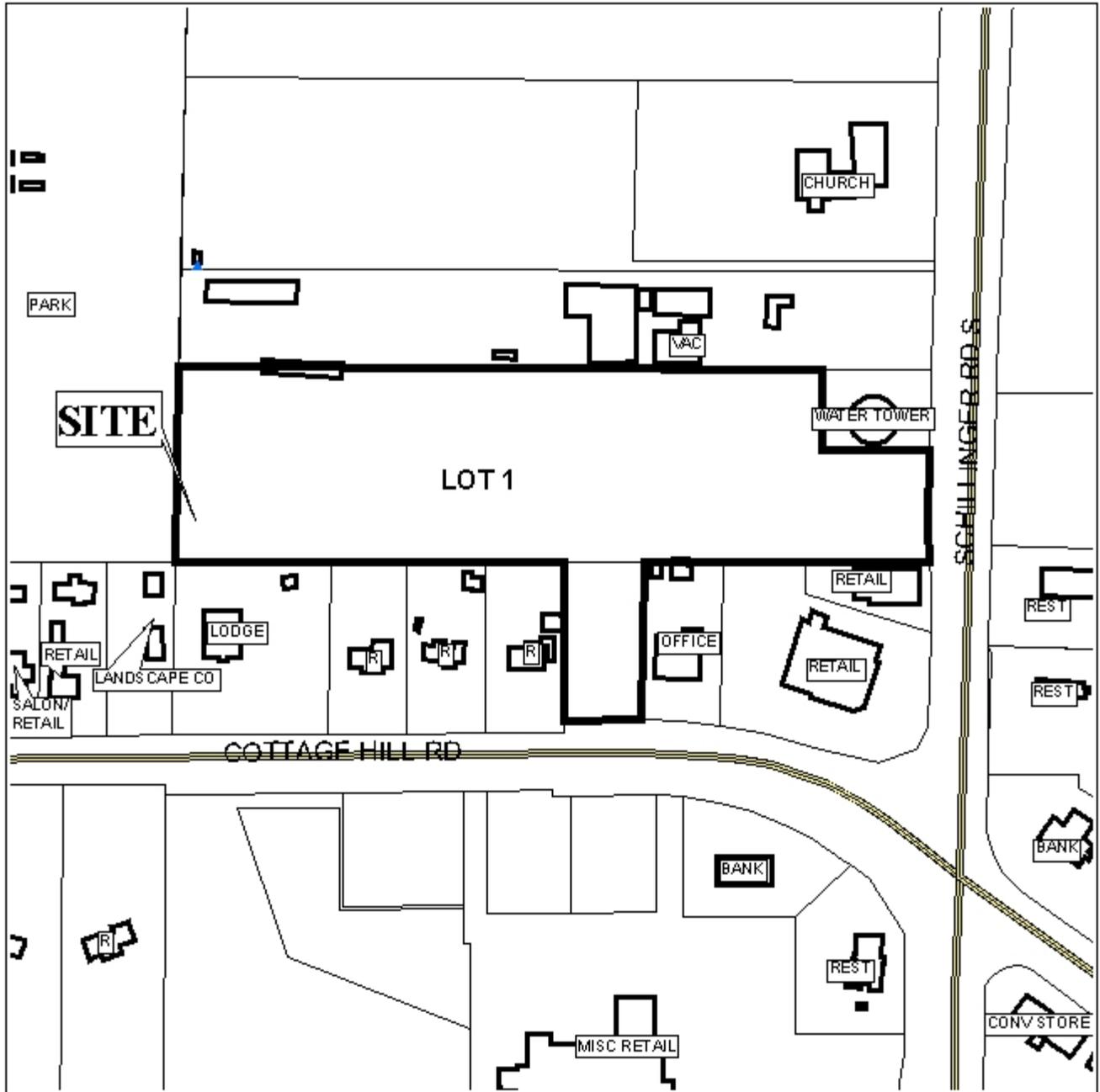
APPLICANT Springhill Medical West Subdivision

REQUEST Subdivision



NTS

# SPRINGHILL MEDICAL WEST SUBDIVISION



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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



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