

## **A D SUBDIVISION**

Engineering Comments: No water can be concentrated onto an adjacent property owner without a release agreement. All storm water must tie to a City of Mobile storm water system. Provide storm water detention for all impervious area constructed post-1984. Provide easement, to be approved by City Engineering, for any drainage ways/structures accepting public water. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. 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: MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 0.7± acres, one-lot subdivision, which is located at the Northeast corner of Cottage Hill Road and Bel Air Boulevard, in Council District 5. The applicant states that the subdivision is served by city water and sanitary facilities.

The purpose of this application is create one legal lot of record from a metes and bounds parcel.

The site fronts both Bel Air Boulevard and Cottage Hill Road, both of which appear to have adequate right-of-way however, the right-of-way widths are not labeled, as required by section IV.A.2.d of the Subdivision Regulations. While the right-of-way may be adequate, the corner should be modified to comply with section V.D.6 of the Subdivision Regulations. The plat illustrates the required 25' minimum building setback line on both street frontages. This should also be depicted on the final plat.

Lot 1 will have approximately 200' of frontage onto Cottage Hill Road and 175' of frontage onto Bel Air Boulevard. The existing site has three curb cuts, but these are not depicted on the preliminary plat. Due to traffic in the area, and proximity to the intersection, Lot 1 should be limited to one curb cut to Cottage Hill Road and one curb cut to Bel Air Boulevard with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.

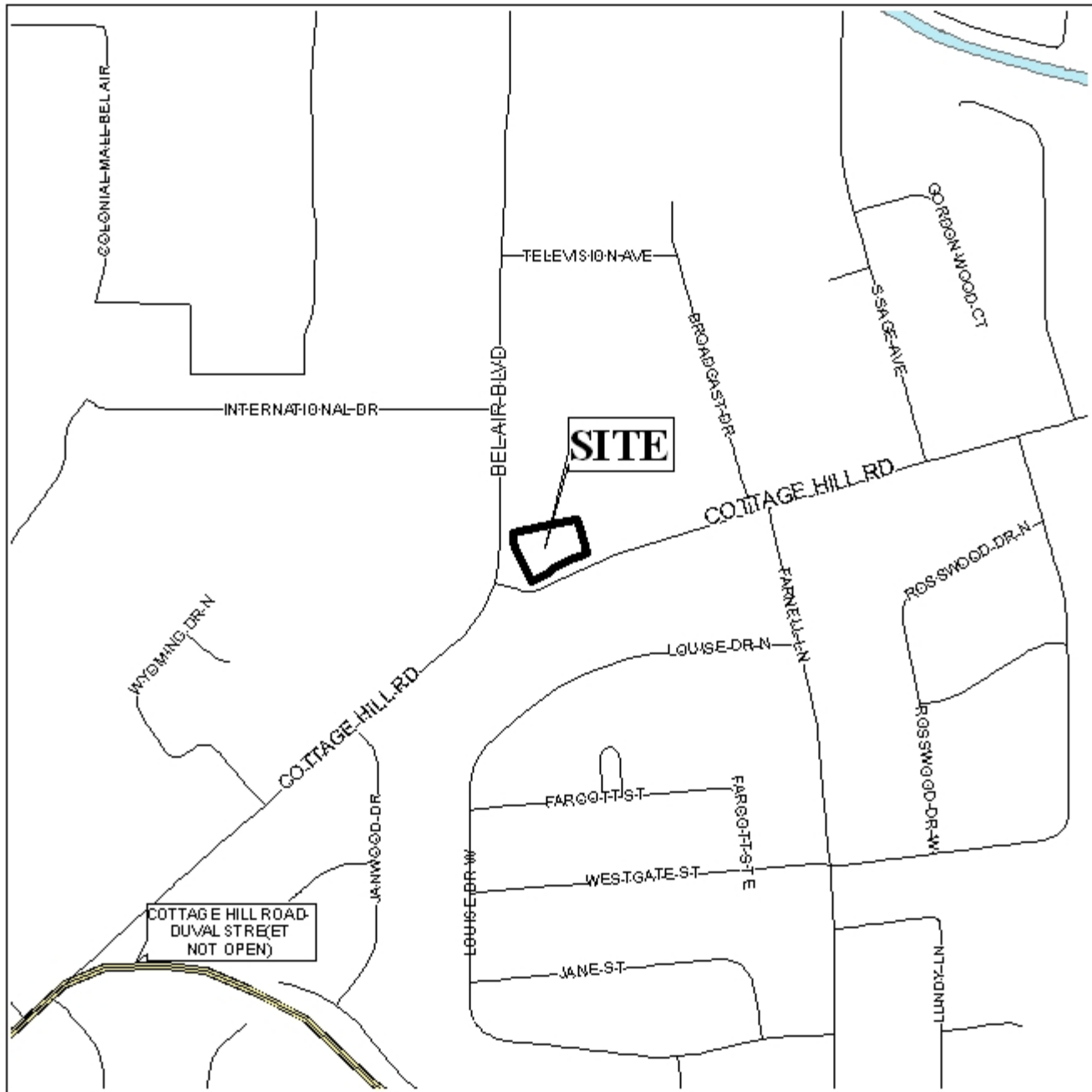
In addition, the lot size in square footage should be labeled on the final plat.

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.

Based on the preceding, the plat is recommended for Tentative Approval, subject to the following conditions:

- 1) depiction and labeling of the 25' minimum building setback line as shown on the preliminary plat;
- 2) labeling of the lot with its size in square feet, or provision of a table on the plat depicting the same information;
- 3) placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Cottage Hill Road and one curb cut to Bel Air Boulevard, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 5) labeling of right-of-way widths, as required by the subdivision regulations; and
- 6) corner radius dedication to comply with section V.D.6 of the Subdivision Regulations.

# LOCATOR MAP



APPLICATION NUMBER 10 DATE May 1, 2008

APPLICANT A D Subdivision

REQUEST Subdivision



NTS

# A D SUBDIVISION



APPLICATION NUMBER 10 DATE May 1, 2008

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



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