

**COLLINS SUBDIVISION, FIRST ADDITION,**  
**RESUBDIVISION OF LOTS 17, 18, & 19**

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: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile. Commercial buildings and sites within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

MAWSS Comments: None Received.

The plat illustrates the proposed 3.5 acre  $\pm$ , 3 lot subdivision which is located on the North side of Sermon Road South, extending from U S 90 to Sermon Road West. The applicant states that the subdivision is served by city water and sanitary facilities.

The purpose of this application is to simply relocate the interior lot lines of three lots of record.

The site fronts onto U S 90, which is a major street. The right-of-way width at this location is not illustrated on the plat; however, the plat reflects a 35' reservation for future right-of-way and a 25' setback to allow for the future major street. For many reasons, the Planning Commission no longer requires "reservation", nor should a plat be sign with an area of reservation denoted. Therefore, this notation should be removed from the plat, and the setback from U S 90 be adjusted to 60' from the existing property line (150' from centerline).

Access management is a concern due given the frontage on U S 90, and proximity of the site to the I-10 interchange. If approved, Lot 19 should be denied access to U S 90, as was conditioned on the original approval in 2004.

While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the final plat stating that the development will 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 . Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

The site may contain federally listed endangered or threatened species, such as the gopher tortoise, or 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 flora and fauna.

As the site is located in Mobile County, 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 plat is recommended for Tentative Approval subject to the following conditions:

- 1) placement of a note on the plat stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 2) Certification via placement of a note on the plat stating that the property owner / developer will comply with all local, state and Federal regulations regarding endangered, threatened or otherwise protected flora and fauna;
- 3) labeling of the lot size in square feet on the plat, or provision of a table on the plat with the same information; and
- 4) placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations;
- 5) placement of a note on the final plat stating that Lot 19 is denied curb cuts to U S Hwy 90;
- 6) the plat be modified to remove the depiction of a 35' reservation, and to illustrate a 60' setback (150' from centerline) from U S Hwy 90 (on Lot 19).

# LOCATOR MAP



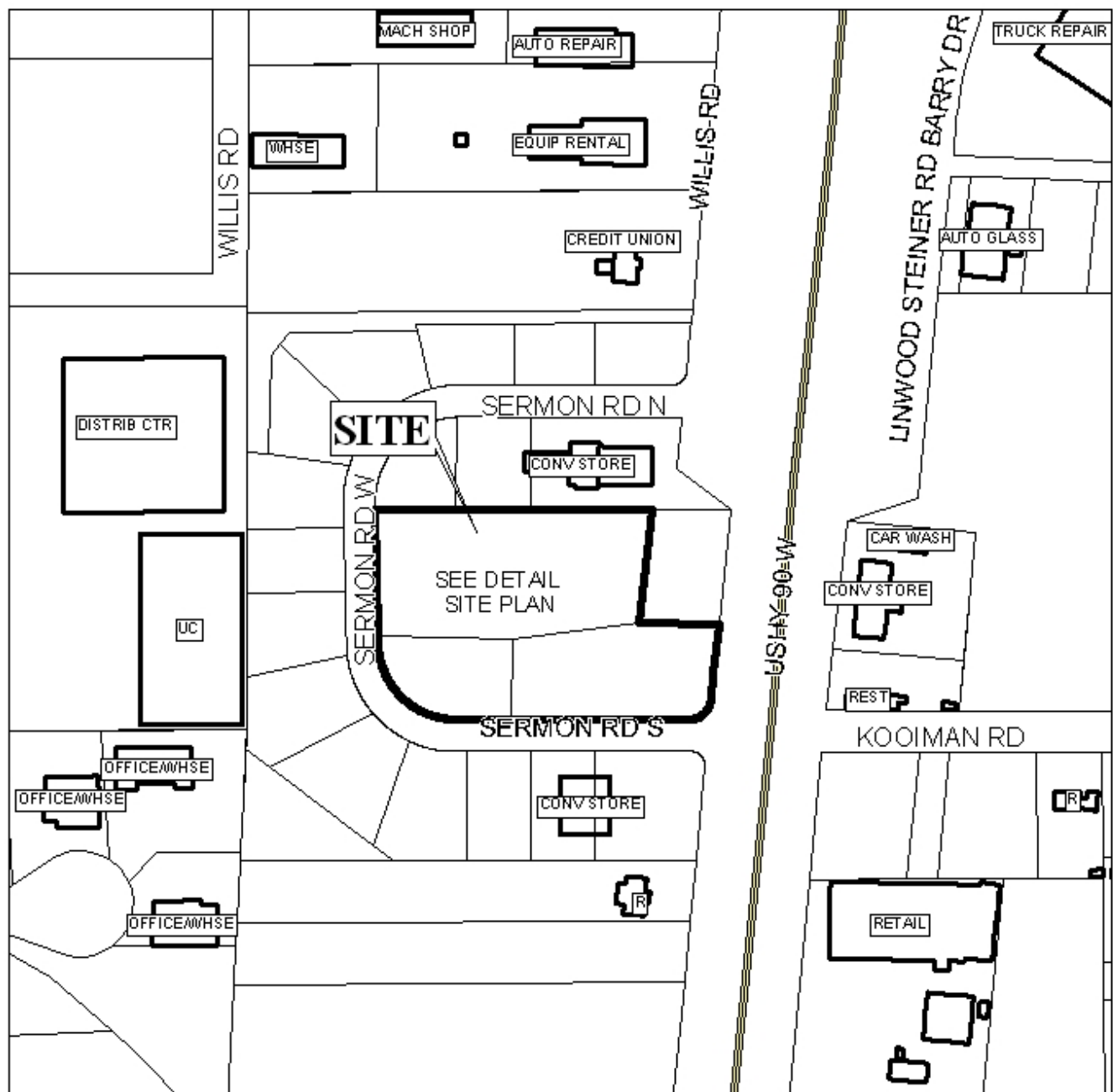
APPLICATION NUMBER 22 DATE June 5, 2008

APPLICANT Collins Subdivision, First Addition, Resubdivision of Lots 17, 18, & 19

REQUEST Subdivision



COLLINS SUBDIVISION, FIRST ADDITION, RESUBDIVISION OF LOTS 17, 18, & 19



APPLICATION NUMBER 22 DATE June 5, 2008

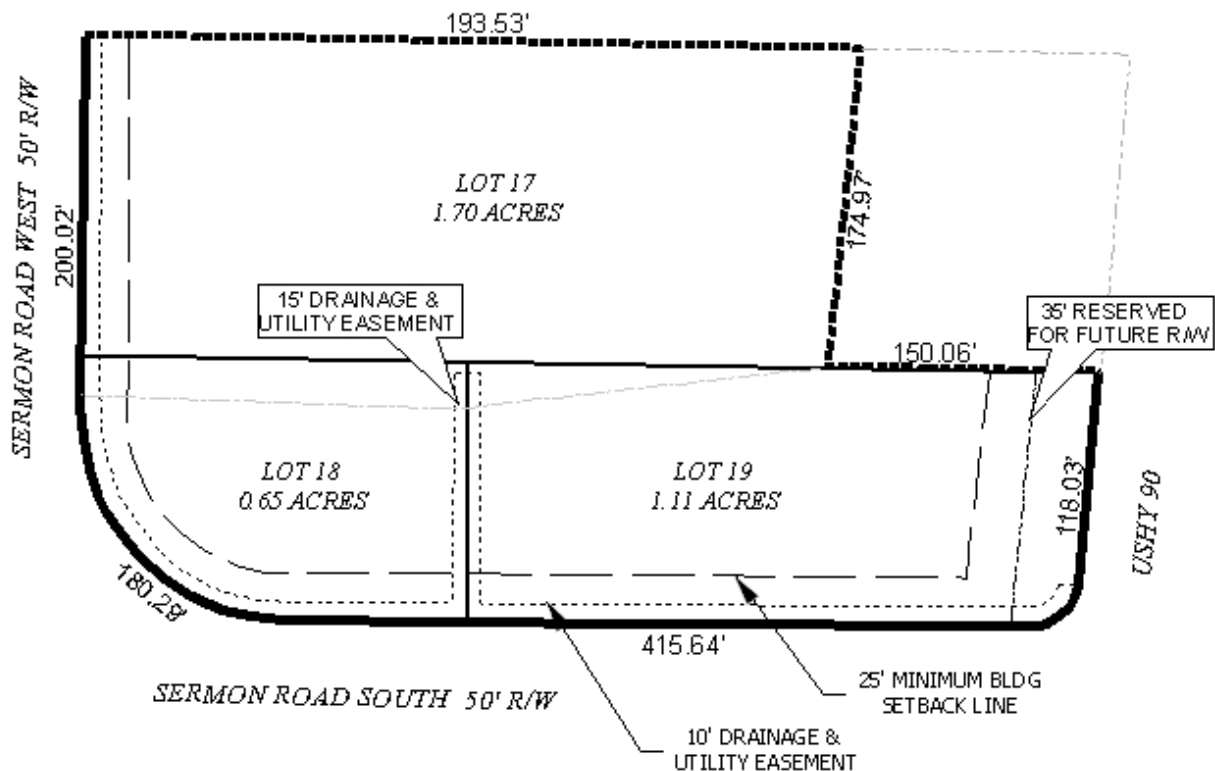
LEGEND

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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# DETAIL SITE PLAN



APPLICATION NUMBER 22 DATE June 5, 2008  
 APPLICANT Collins Subdivision, First Addition, Resubdivision of Lots 17, 18, & 19  
 REQUEST Subdivision

N  
  
 NTS