

HOLDOVER

Revised

CP INVESTMENT SUBDIVISION, RESUBDIVISION OF LOT 2, RESUBDIVISION OF LOT 2B

Engineering Comments: Stormwater detention is required for this development and should be constructed via the Land Disturbance permitting process prior to submittal of the final plat. The common area for stormwater detention should be shown on the plat. Engineering will require dedication of a drainage easement to include the AE Flood zone plus 10 feet along the west side of the flood zone. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

Traffic Engineering Comments: Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

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 commercial projects shall comply with the 2003 International Fire Code and Appendices B through G, as adopted by the City of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C, and D of the 2003 International Fire Code, as adopted by the City of Mobile on July 6, 2004.

The plat illustrates the proposed 3.7 ± acre, 6 lot subdivision which is located on the north side of Wall Street, 380 feet ± west of Hillcrest Road, and is in Council District 6. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a six-lot subdivision from one existing lot.

The site fronts upon two streets: Timbers Drive to the north and Wall Street to the south. Both streets are minor streets, and each meet minimum right-of-way width requirements. Timbers Drive, however, primarily serves a residential development. As the subdivision site is zoned B-1, Buffer Business, access management for Timbers Drive is a concern. In order to minimize the impact of the proposed commercial subdivision, it is recommended that curb-cuts onto Timbers Drive be shared as follows: lots 1 and 2 share one curb-cut; lots 3 and 4 share one curb-cut, and; lot 5 have its own curb-cut. The size, location and design of all curb-cuts must be approved by Traffic Engineering and conform to AASHTO standards.

The eastern portion of the site is bounded by a branch of Milkhouse Creek, and wetlands associated with the creek may occur on a portion of the site. The site, additionally, appears to be partially located in the “100-year” frequency flood zone as depicted on FEMA maps, and thus may be subject to flooding. The presence of wetlands and floodplains indicate that the area may

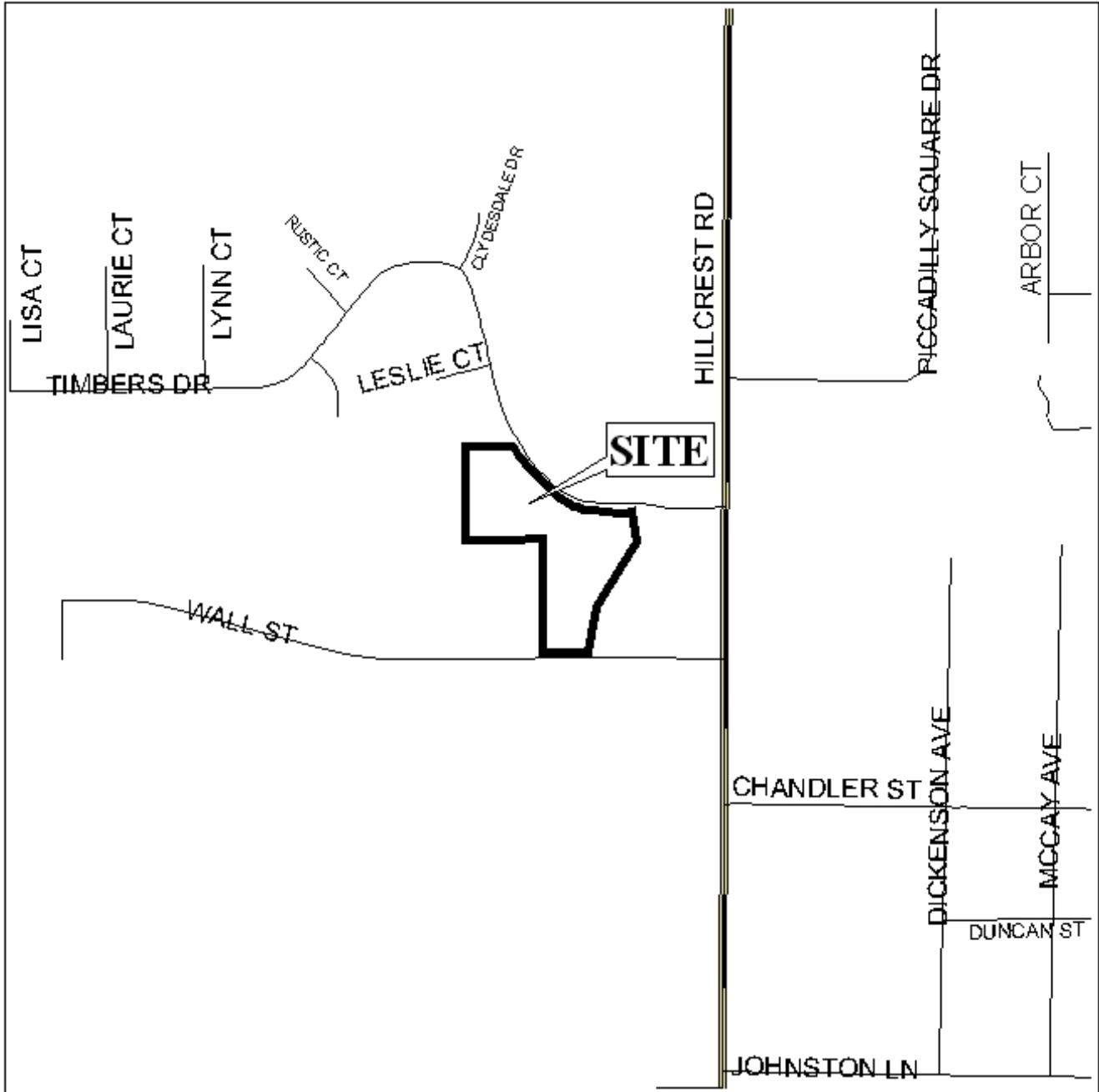
be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

The plat is recommended for Tentative Approval subject to the following conditions: 1) placement of a note on the Final Plat stating that lots 1 and 2 share one curb-cut, lots 3 and 4 share one curb-cut, and lot 5 have its own curb-cut, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards; 2) depiction of the stormwater detention area, the labeling of such as a common area, and the placement of a note stating that maintenance of the stormwater detention area is the responsibility of the property owners; 3) dedication to the City of a drainage easement to include the AE flood zone, plus 10-feet along the west side of the flood zone; and 4) the approval of all applicable federal, state and local agencies regarding the wetlands, floodplain and stormwater issues.

Revised for the July 7, 2005 meeting:

At its June 16th meeting, the Planning Commission decided to Holdover the application until July 7th to allow the applicant time to submit detailed information regarding the drainage easement on the site. As of June 30th, no additional information had been submitted.

LOCATOR MAP



APPLICATION NUMBER Holdover DATE July 7, 2005

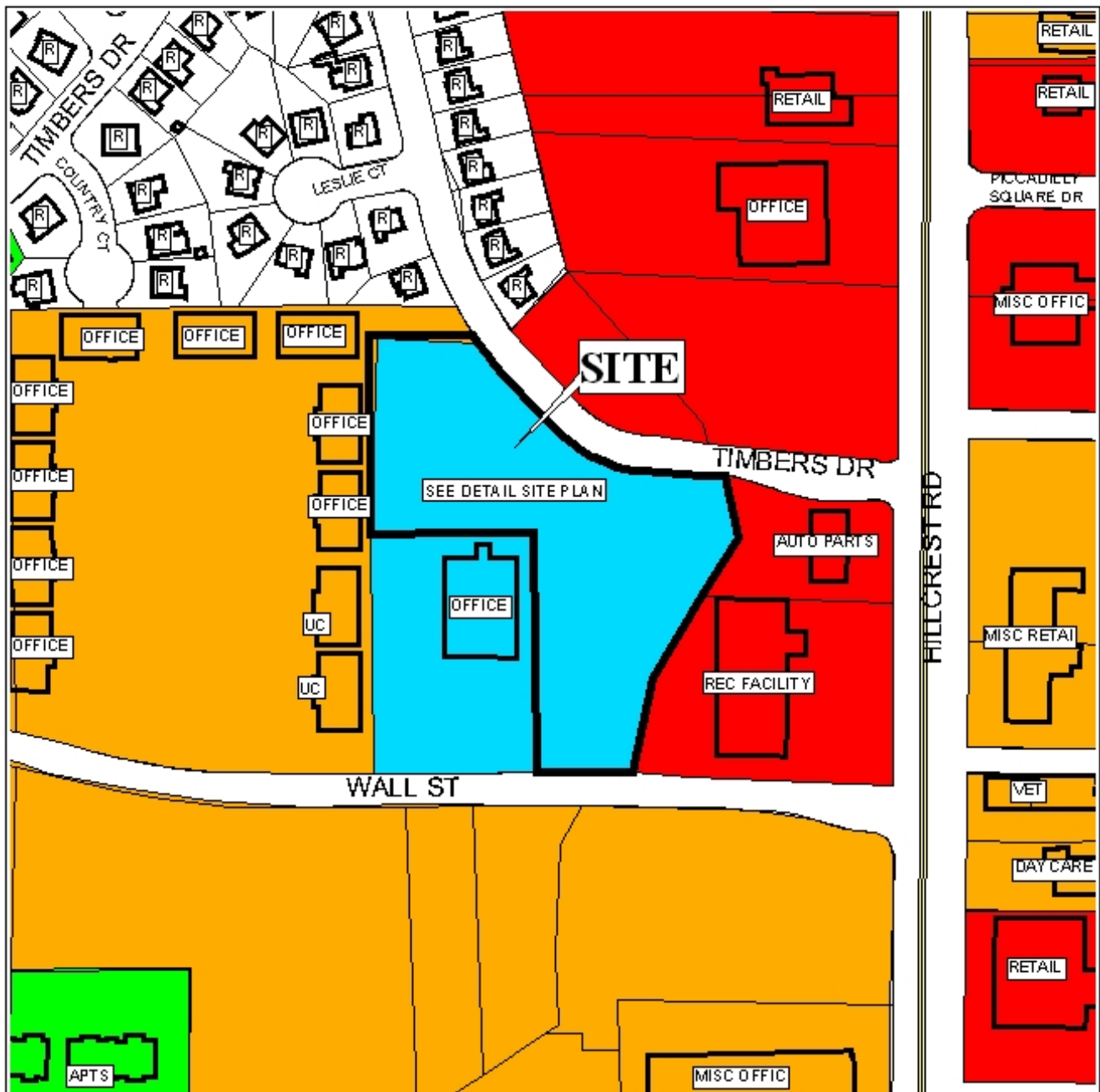
APPLICANT CP Investment Subdivision, Resubdivision of Lot 2, Resubdivision of Lot 2B

REQUEST Subdivision



NTS

CP INVESTMENT SUBDIVISION, RESUBDIVISION OF LOT 2, RESUBDIVISION OF LOT 2B



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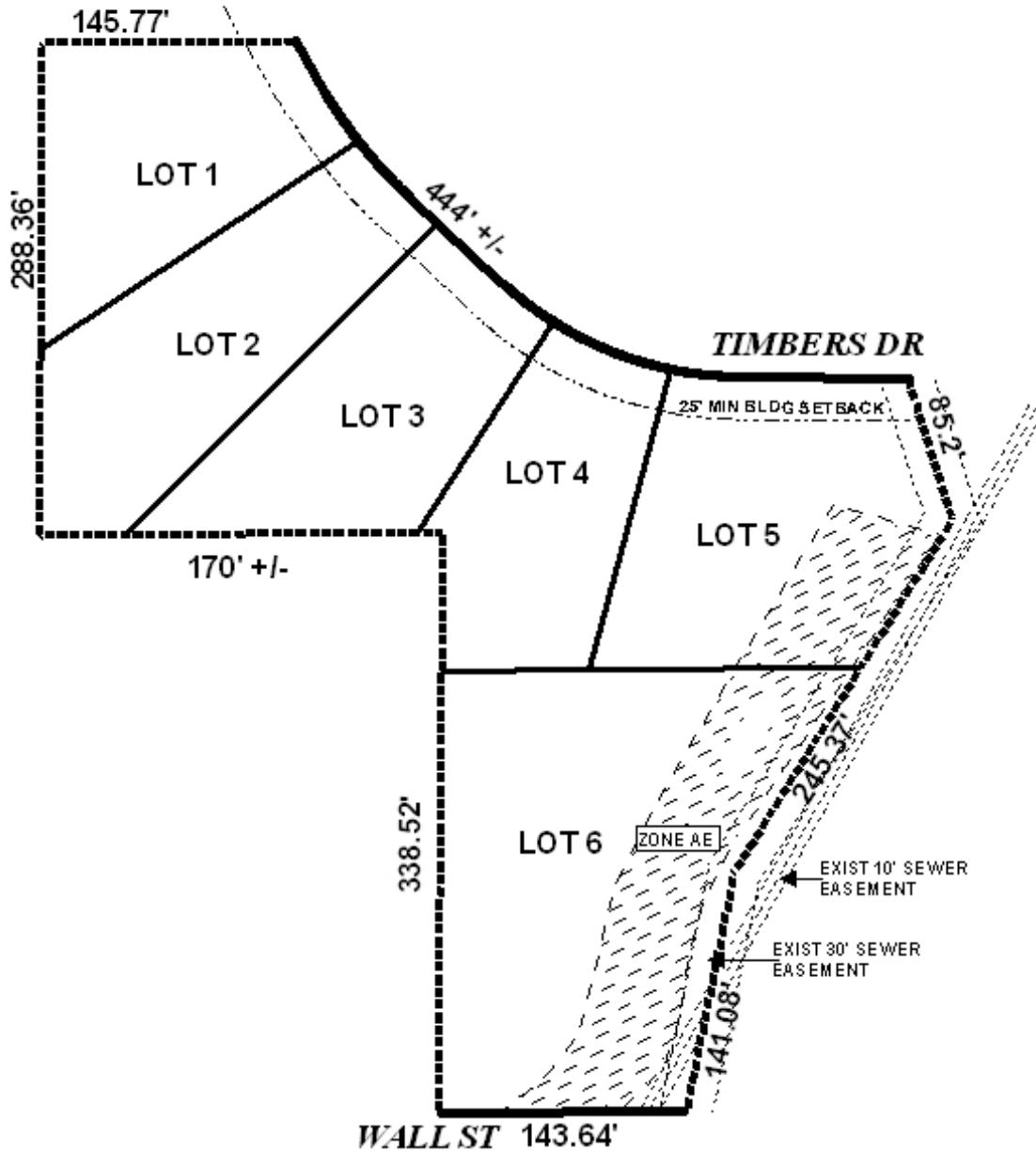
LEGEND

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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DETAIL SITE PLAN



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APPLICANT CP Investment Subdivision, Resubdivision of Lot 2, Resubdivision of Lot 2B

REQUEST Subdivision



NTS