

MCNEIL 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: 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: Comments not provided.

The plat illustrates the proposed 3 lot, 4.9 ± acre subdivision located on the South side of Jeff Hamilton Road, 500± East of Walston Road. The applicant states that the subdivision is served by public water and an individual septic system.

The purpose of this application is to create three legal lots from a recorded lot of record and a metes and bounds parcel. After research, staff was able to determine that the parcel did exist prior to 1984 therefore additional information will not be required.

The site fronts on Jeff Hamilton Road, a minor street with adequate 80' right-of-way.

According to Section V.D.3 of the Subdivision Regulations, the maximum depth of any lots shall not be more than 3.5 times the width of the lot at the building setback line. While proposed Lot A does meet this requirement, proposed Lots B and C do not meet this requirement. After research, staff was unable to find any legal lots in the immediate vicinity that do not meet this requirement therefore, the application should be denied or redesigned so that each lot meets the width to depth ratio.

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 issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

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.

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 Holdover to the July 10th meeting, with revisions due by June 19th to allow the applicant to address the following:

- 1) Redesign each lot to meet the width to depth ratio; or
- 2) Provide justification for waiver.

Revised for the July 10th meeting:

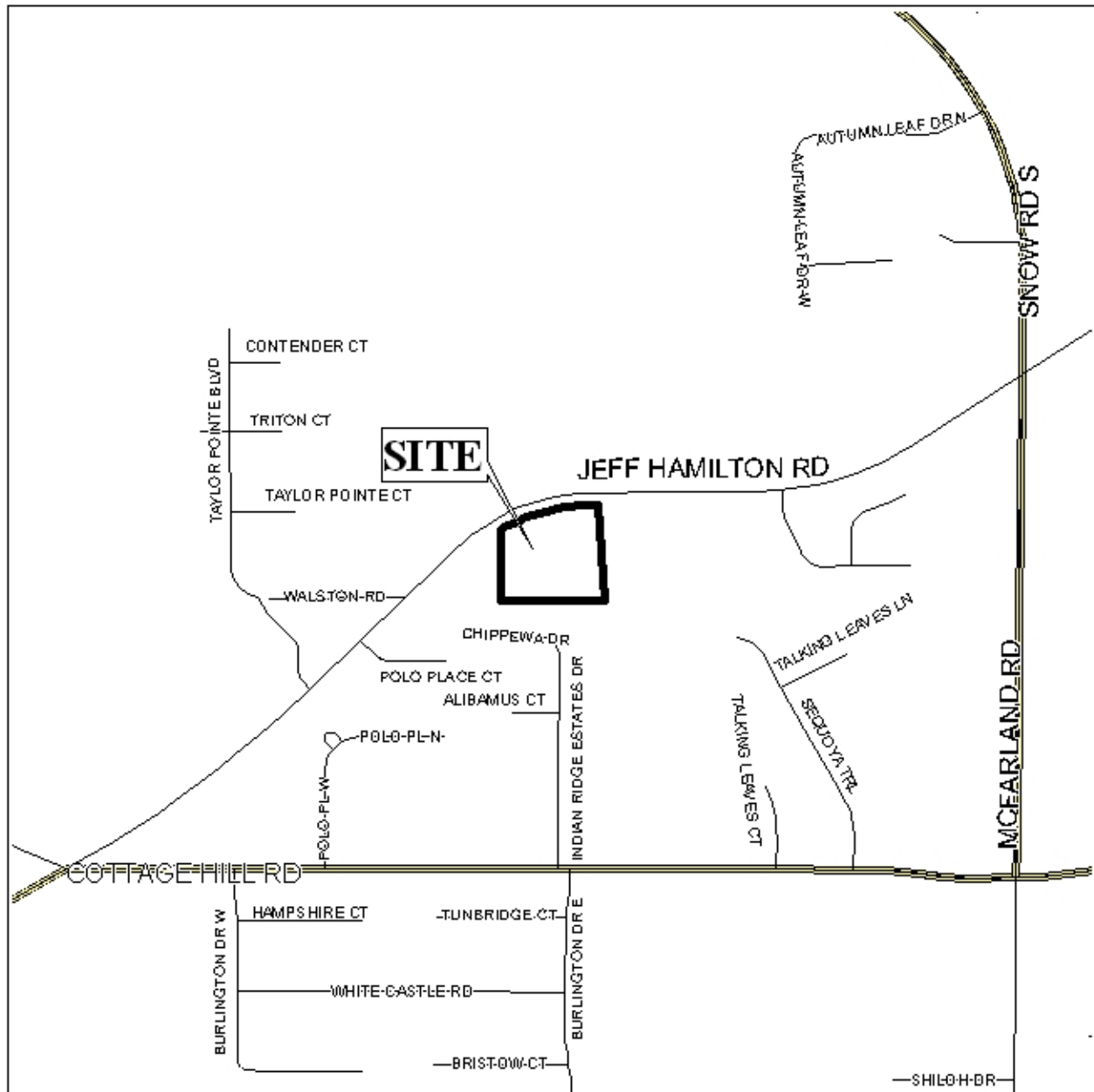
The application was heldover from the May 5th meeting to allow the applicant to either redesign each lot to meet the width to depth ratio or provide justification for a waiver. The applicant submitted a redesigned plat showing two of the three lots meeting the requirement. The remaining lot, proposed Lot B, will be a flag lot with 108' of frontage which will require a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations. There are several flag lots in the immediate vicinity of the proposed subdivision, making it common to the area. If approved, however, there should be no resubdivision of proposed Lot B until additional street frontage can be provided.

Since each lot will have over 100' of frontage along Jeff Hamilton Road, access management is a concern. Proposed Lots A, B and C should be limited to a maximum of one curb-cut each, with the size, design and location of all curb-cuts to be approved by County Engineering.

With a waiver of sections V.D.1 and V.D.3 of the Subdivision Regulations for Lot B, the application is recommended for tentative approval, subject to the following conditions:

- 1) Placement of a note stating that Lots A, B and C are limited to one curb cut each onto Jeff Hamilton Road, with the size, design and location to be approved by County Engineering;
- 2) Placement of a note stating that Lot B shall not be subdivided until additional road frontage can be provided;
- 3) 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; and
- 4) 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.

LOCATOR MAP



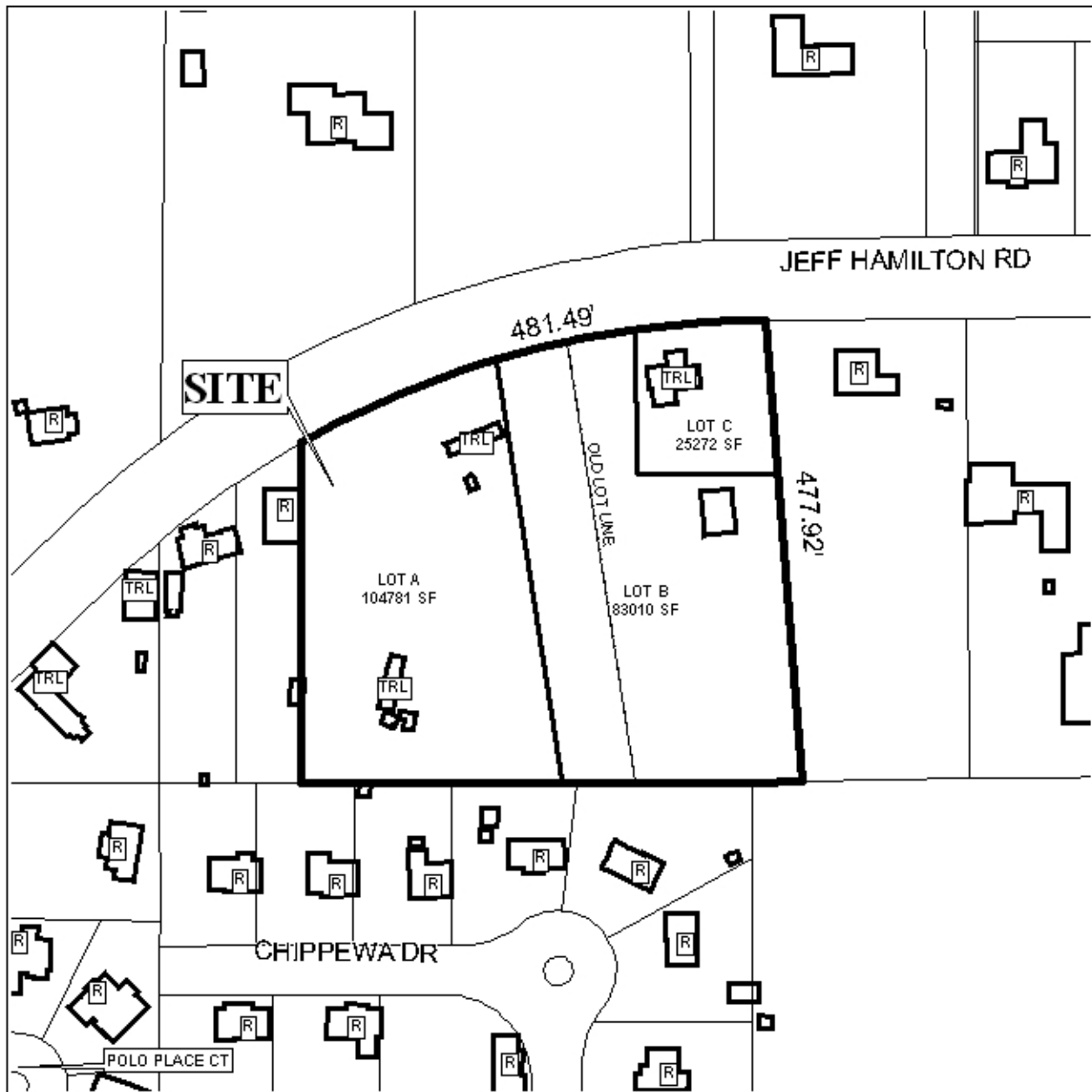
APPLICATION NUMBER 3 DATE July 10, 2008

APPLICANT McNeil Subdivision

REQUEST Subdivision

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MCNEIL SUBDIVISION



APPLICATION NUMBER 3 DATE July 10, 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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