

HLR JEFF HAMILTON 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: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

MAWSS Comments: MAWSS has **No** water or sewer services available.

The preliminary plat illustrates the proposed 3-lot, 12.4 ± acre subdivision, which is located on the North side of Jeff Hamilton Road, 650' ± West of Oyler Road. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by individual septic tank and well water, although City water is available.

The purpose of this application is to create 3 legal lots of record from 3 lots.

In accordance with the Subdivision Regulations, all three proposed lots appear to exceed the minimum lot size requirements; however, the proposed Lots 1 and 3 would require a waiver of Section V.D.3. of the Subdivision Regulations due to the depth to width ratio. The 25' minimum building setback line is depicted on the preliminary plat and should be retained on the Final Plat, if approved.

There appears to be a discrepancy in relation to the length of the southeastern lot line/frontage distance for the proposed Lot 3 along Jeff Hamilton Road. The preliminary plat depicts 144.06'; however, Staff measures a distance of 180' ±. If approved, the Final Plat should be revised to illustrate the correct distance of the southeastern property line along Jeff Hamilton Road.

The site fronts Jeff Hamilton Road, a proposed major street, with compliant right-of-way and, as such, no dedication should be required.

Currently, the site appears to have one existing, shared curb-cut along the lot lines of the proposed Lots 1 and 2. As a means of access management, all proposed lots should be limited to one curb-cut each, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards. Coordination with Mobile County Engineering is required if the applicant proposes to continue a shared curb-cut between the proposed Lots 1 and 2.

This site is located in the County, and therefore any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8.

of the Subdivision Regulations. This note appears on the preliminary plat and should be retained on the Final Plat, if approved.

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. This note appears on the preliminary plat and, if approved, should be retained on the Final Plat.

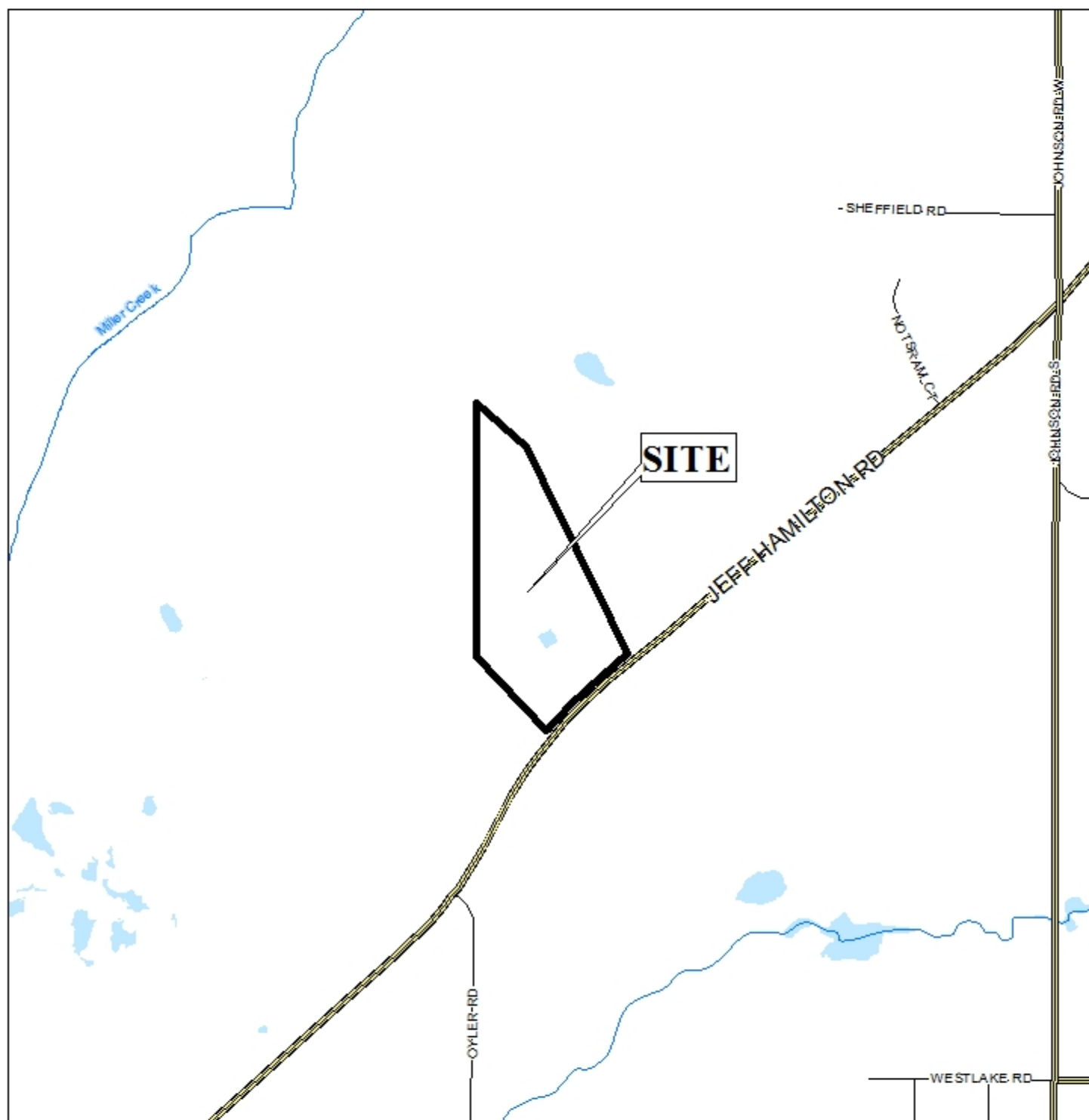
It should be pointed out that the site contains two easements; however, the applicant has not specified what type of easements are existing. If approved, a note should be placed on the Final Plat stating that no permanent structures can be constructed in any easement.

It should be pointed out that there is a small note on the preliminary plat in regards to the Notary Public that reads, *State of Mobile*. If approved, this note should be revised on the Final Plat to read *State of 'Alabama'*.

With a waiver of Section V.D.3. of the Subdivision Regulations, the application is recommended for tentative approval, subject to the following conditions:

- 1) Revision of the Final Plat to illustrate the correct distance of the southeastern property line along Jeff Hamilton Road for the proposed Lot 3;
- 2) Revision of the note regarding the Notary Public on the Final Plat to read 'State of *Alabama*';
- 3) Retention of the lot size information and 25' minimum building setback line on the Final Plat;
- 4) Placement of a note on the Final Plat stating that no permanent structures can be constructed in any easement;
- 5) Placement of a note on the Final Plat stating that all proposed lots are limited to one curb-cut each to Jeff Hamilton Road, with the size, design, and location to be approved by Mobile County Engineering and conform to AASHTO standards. Coordination with Mobile County Engineering is also required if the applicant proposes a continued shared access between the proposed Lots 1 and 2;
- 6) Compliance with and retention of Engineering Comments on the Final Plat;
- 7) Compliance with Fire Comments and placement of a note on the Final Plat stating: (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.*);
- 8) Retention of commercial buffering notes on the Final Plat; and
- 9) Retention of endangered species notes on the Final Plat.

LOCATOR MAP



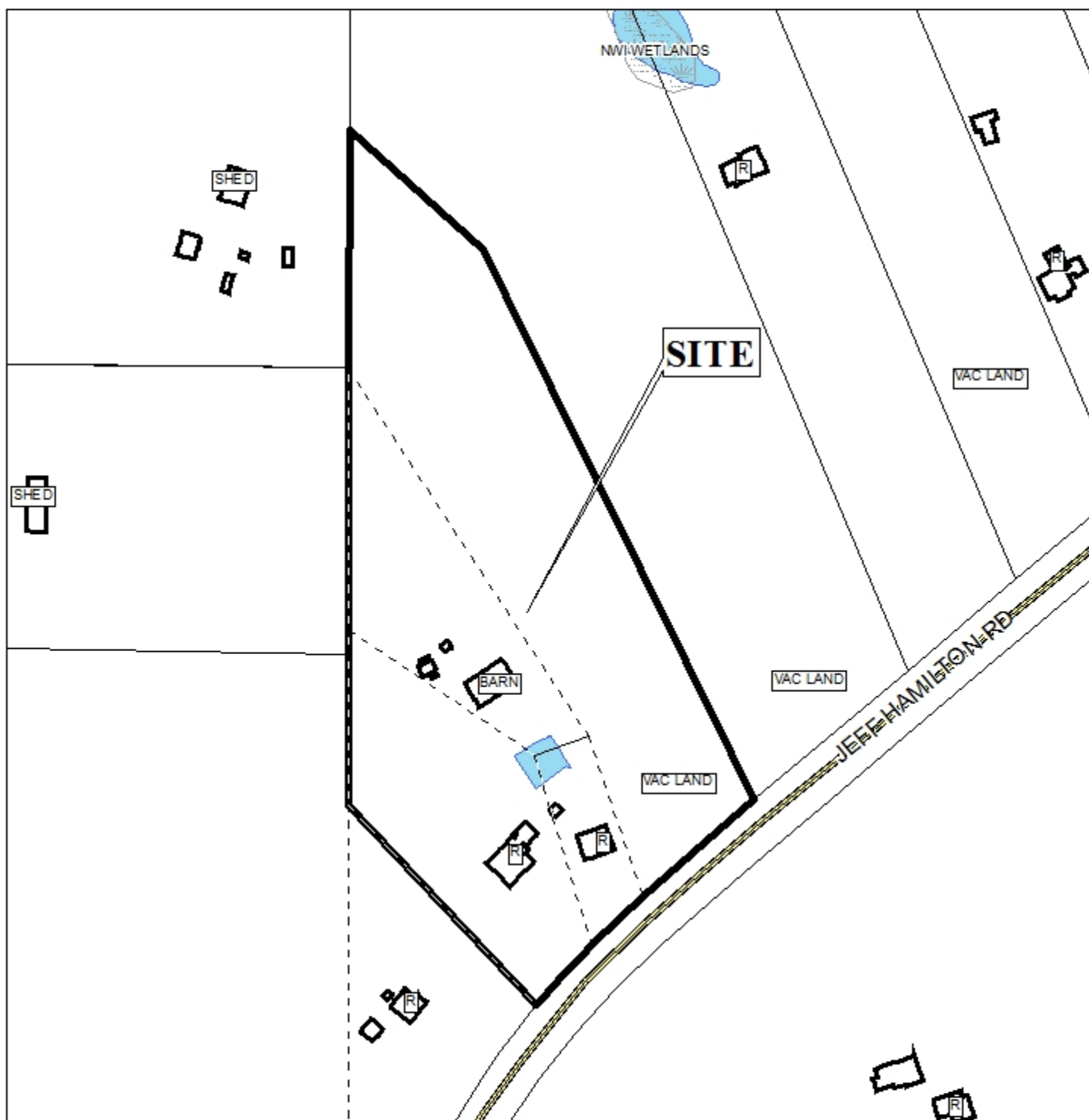
APPLICATION NUMBER 4 DATE April 17, 2014

APPLICANT HLR Jeff Hamilton Subdivision

REQUEST Subdivision



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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



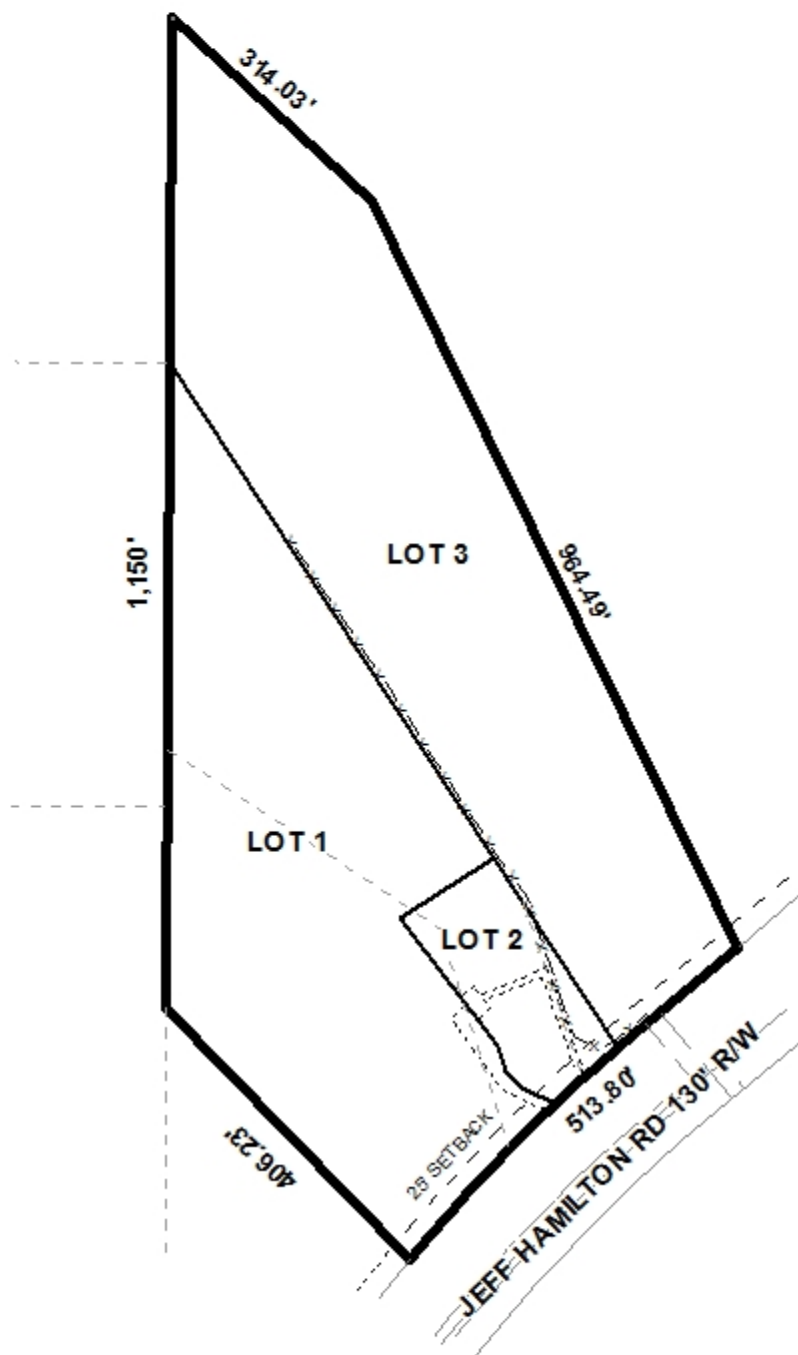
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DETAIL SITE PLAN



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