

LIVINGSTONE LANE SUBDIVISION

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 39 lot, 12.2 ± acre subdivision which is located on the South side of Jeff Hamilton Road, 440'+ West of McFarland Road, extending to the West side of McFarland Road, 930'+ South of Jeff Hamilton Road. The subdivision is served by public water and sewer systems.

The purpose of this application is to create a 39-lot subdivision from one existing lot. The existing lot is part of a subdivision approved by the Planning Commission at its July 21, 2005 meeting. The existing lot, Lot 6, had the following limitation placed upon it at its approval: *“the placement of a note on the final plat stating that Lot 6 is limited to one curb cut to McFarland Road and two curb cuts to Jeff Hamilton Road, with the size, location and design to be approved by County Engineering.”*

As designed, the proposed subdivision will have 9 lots with frontage on either Jeff Hamilton Road or McFarland Road. Eight of the proposed lots, lots 1, 26-31 and 38, have a double frontage condition (they also have frontage on a proposed street within the subdivision), thus they should be denied direct access to Jeff Hamilton Road. Proposed lot 39 only has frontage on McFarland Road, a proposed major street, thus it should be limited to one curb-cut onto McFarland Road. The size, design and location of all curb-cuts must be approved by Mobile County Engineering.

A common area detention basin is proposed for the subdivision near the Northeast corner of the site. Review of contour information, which should be depicted on the plat, indicates that the proposed location is at the lowest point within the site. The plat should be revised to depict contours, as required in Section IV.2.b. of the Subdivision Regulations, and a note should be placed on the final plat, if approved, stating that maintenance of the detention basin common area, and any other common areas, is the responsibility of the subdivision's property owners. It should also be pointed out that access to the detention basin appears to only be possible from Jeff Hamilton Road.

While the site is in the County, the applicant's engineer will be required to certify that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat, if approved.

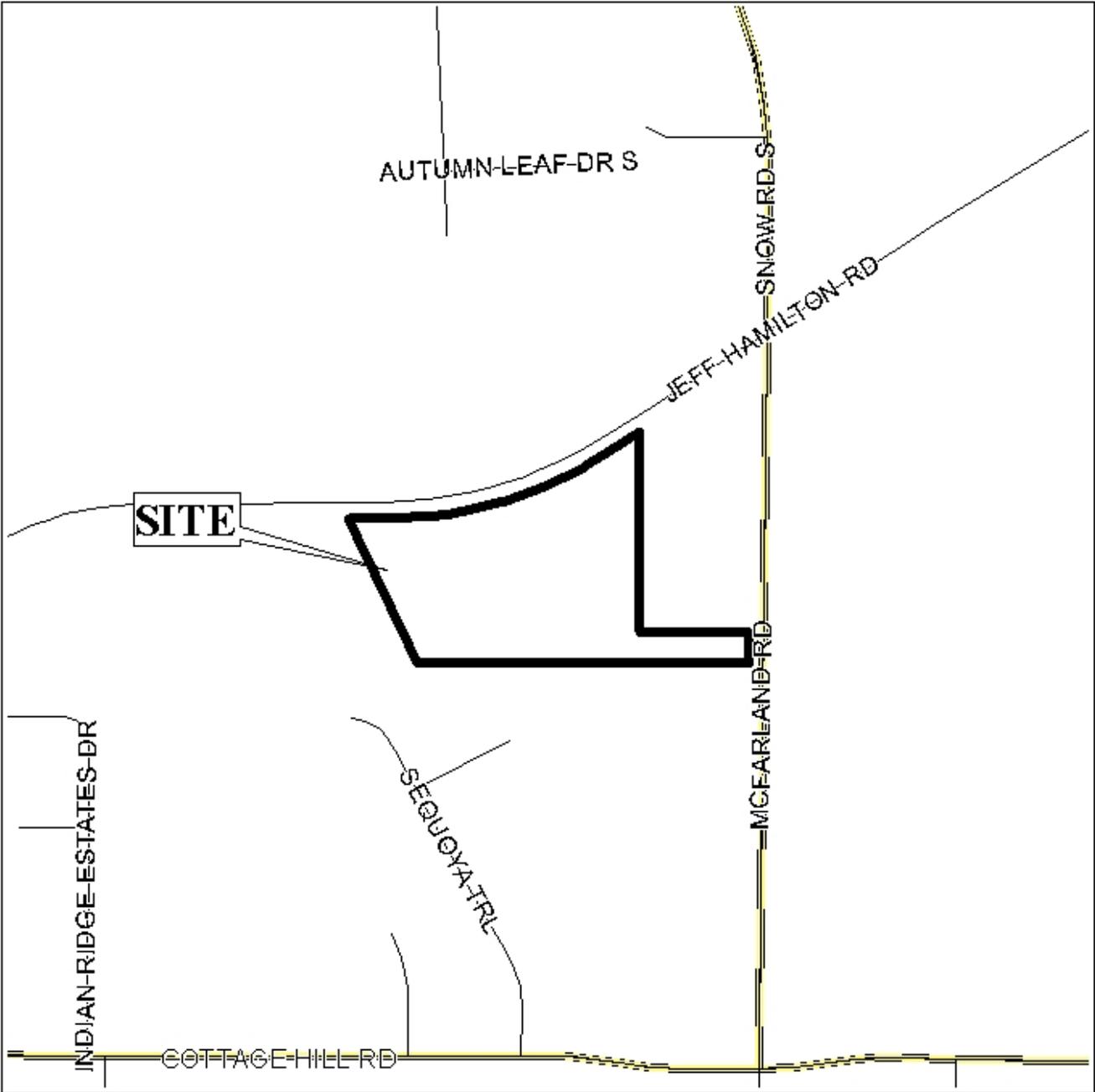
The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the subdivision, but would be required on the final plat, if approved.

A 50-foot wide Alabama Power right-of-way easement occurs along the West and South sides of the site. A note should be placed on the plat stating that no permanent structures such as buildings or pools may be placed within the easement.

This site is located in Mobile County, thus 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.

Based upon the preceding, the application is recommended for Tentative Approval, subject to the following conditions: 1) placement of a note on the final plat denying direct access to Jeff Hamilton Road for lots 1, 26-31 and 38; 2) placement of a note on the final plat limiting lot 39 to one curb-cut onto McFarland Road, with the size, design and location to be approved by Mobile County Engineering; 3) revision of the plat to depict the contour information required by the Subdivision Regulations; 4) labeling of all common and detention areas, and placement of a note on the plat stating that maintenance of the detention basin and common areas is the responsibility of the subdivision's property owners; 5) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat; 6) depiction of the 25-foot minimum building setback line from all road frontages; 7) placement of a note on the final plat stating that no permanent structures such as buildings or pools may be placed within the Alabama Power easement; 8) revision of the plat to label each lot in square feet, or provision of a table on the plat depicting the same information; and 9) placement of a note on the 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.

LOCATOR MAP



APPLICATION NUMBER 5 DATE October 19, 2006
APPLICANT Livingstone Lane Subdivision
REQUEST Subdivision



NTS

LIVINGSTONE LANE SUBDIVISION



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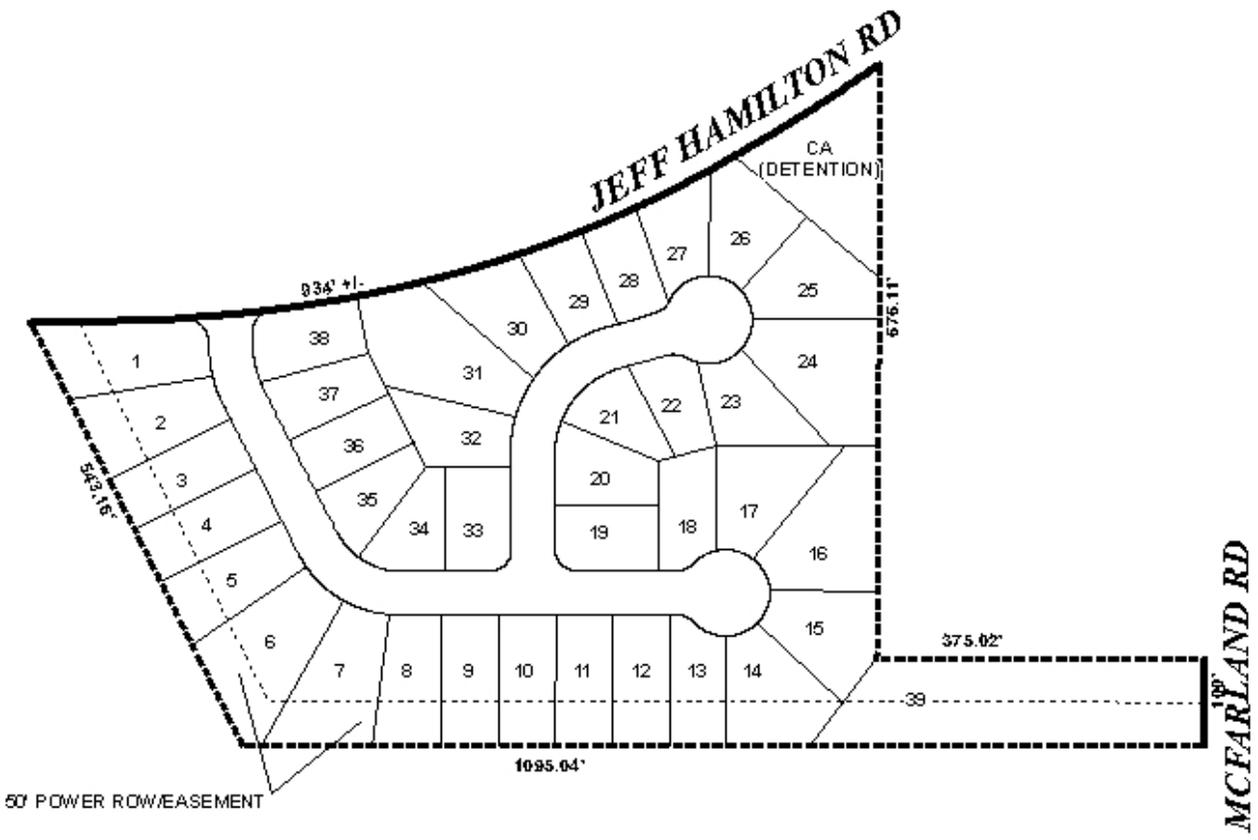
LEGEND

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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