

HAMILTON BRIDGES

RESUBDIVISION OF LOTS 5 & 6, UNIT 4

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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

Mobile Area Water and Sewer Systems Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 0.3± acre, 2 lot subdivision, which is located on the North side of Three Dean Way at the North terminus of Parliament Court – within the planning jurisdiction. The applicant states that the site is served by public water and sanitary sewer facilities.

The purpose of this application is to re-subdivide two existing lots of record to shift a drainage easement 2' Eastward. As no lot lines are being changed, this request can be considered minor.

The site fronts Three Dean Way, a minor street with sufficient right-of-way. No dedication is should be required. Furthermore, the two lots were limited to one curb cut each on their original approval; a note to that effect shall be retained on the final plat.

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.

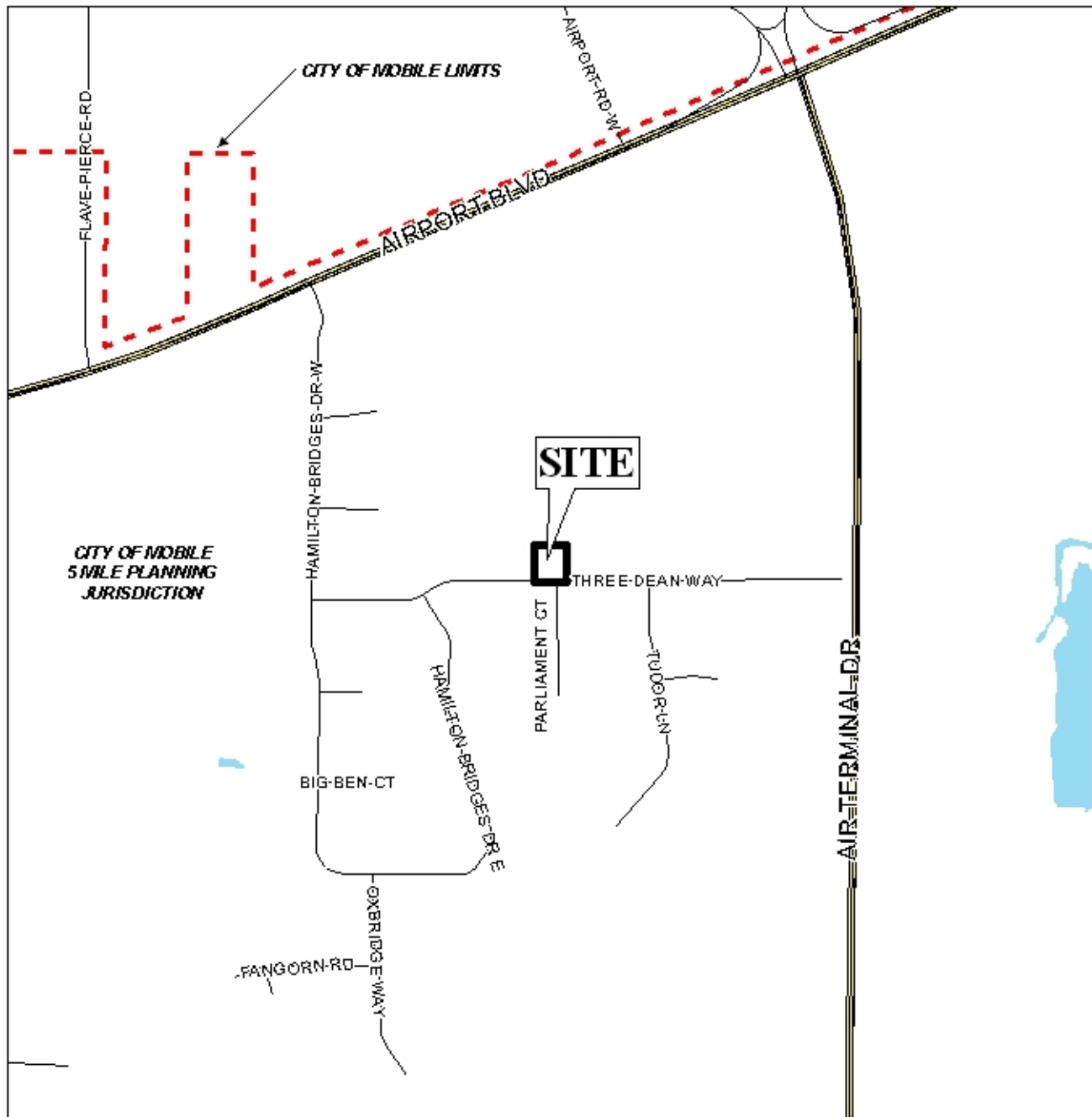
The site is located in the county. Therefore, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8 of the Subdivision Regulations.

While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

Based on the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that the lots are limited to one curb cut each to Three Dean Way, with the size, location, and design to be approved by County Engineering and in conformance with AASHTO standards;
- 2) placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
- 3) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.8 of the Subdivision Regulations; and
- 4) placement of a note on the final plat stating development 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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

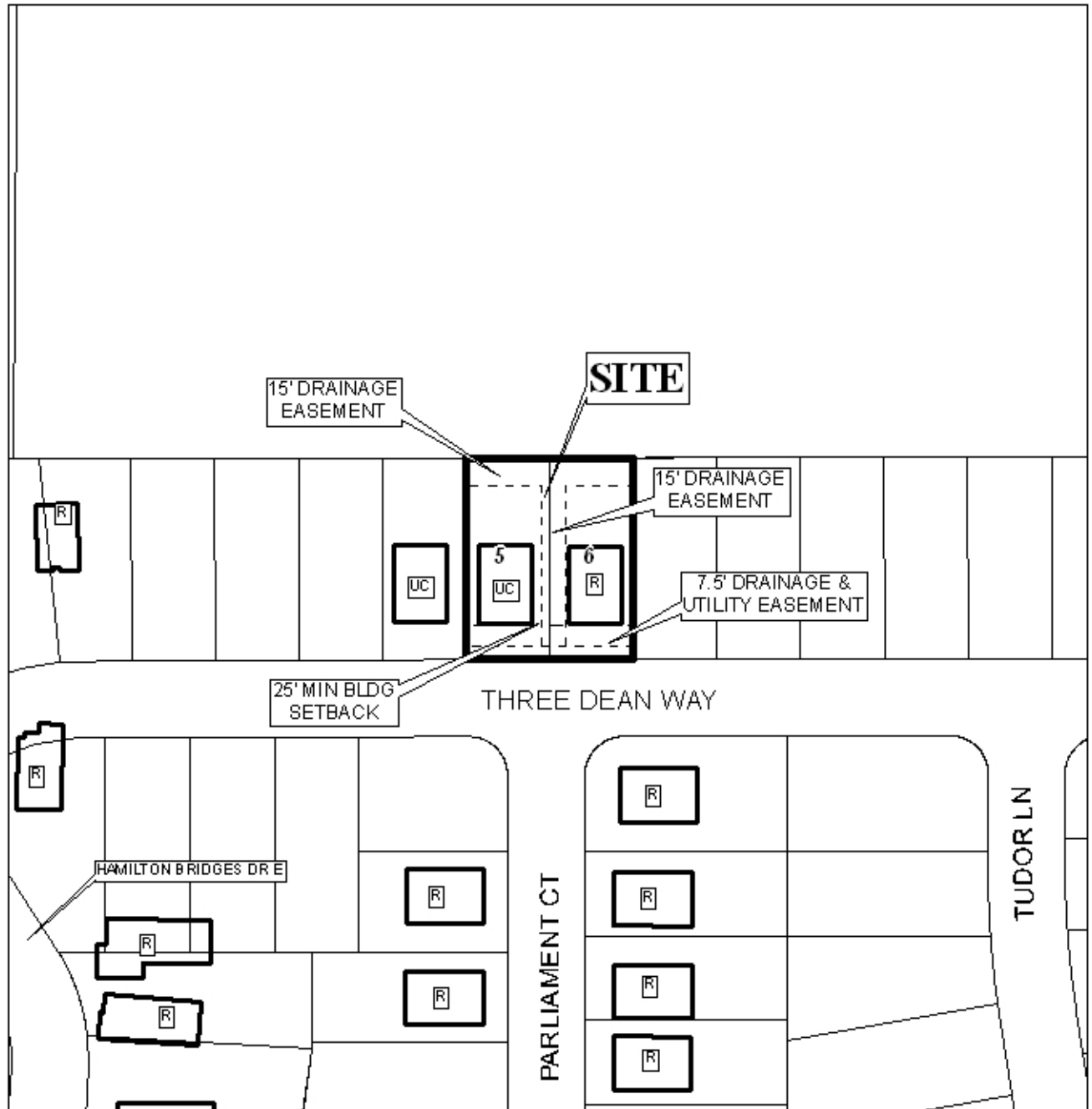
LOCATOR



APPLICATION NUMBER 7 DATE May 6, 2010
 APPLICANT Hamilton Bridges Subdivision, Resubdivision
of Lots 5 & 6, Unit Four
 REQUEST Subdivision



HAMILTON BRIDGES SUBDIVISION, RESUBDIVISION OF LOTS 5 & 6, UNIT FOUR



APPLICATION NUMBER 7 DATE May 6, 2010

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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NTS

HAMILTON BRIDGES SUBDIVISION, RESUBDIVISION OF LOTS 5 & 6, UNIT FOUR



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