

HAMMAC 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 Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

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

The preliminary plat illustrates the proposed 1-lot, 2.3± acre subdivision which is located on the East side of Schimpfs Lane at the East terminus of Davis Road. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by city water and individual septic systems.

The purpose of this application is to create one legal lot of record from a single metes-and-bounds parcel.

The proposed lot fronts Schimpfs Lane a paved minor street without curb and gutter. As a paved minor street without curb and gutter, this street requires a 60' wide right-of-way width. The existing right-of-way width is depicted as 50' on the preliminary plat and should be revised to reflect dedication sufficient to provide 30' from the centerline of Schimpfs Lane, if approved.

The 25-foot minimum building setback line is depicted on the preliminary plat and should be retained on the Final Plat, if approved, revised for any required right-of-way dedication.

In accordance with Section V.D.2. of the Subdivision Regulations, the proposed lot exceeds the 15,000 square foot minimum lot size requirement for lots served by public water and private sanitary sewer systems. All will still be of a compliant size after right-of-way dedication. The lot size information is depicted in both square feet and in acres on the preliminary plat and should be retained on the Final Plat, if approved.

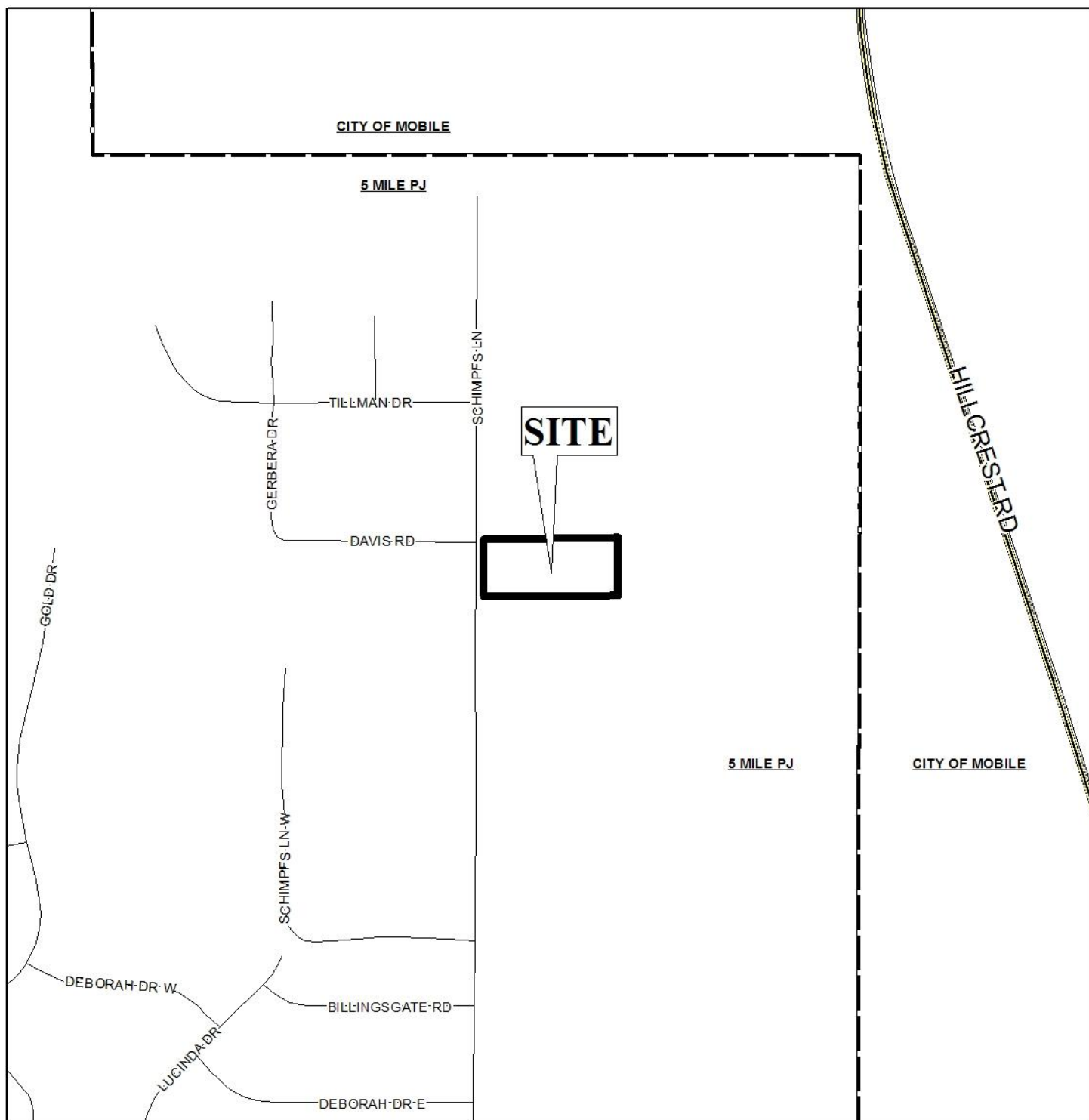
As a means of access management, a note should be placed on the Final Plat, if approved, stating that Lot 1 is limited to the existing curb cut to Schimpfs Lane, with the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards.

This site is located in the County; 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. A note should be placed on the Final Plat, if approved.

Based upon the preceding, this application is recommended for Tentative Approval subject to the following conditions:

- 1) Dedication sufficient to provide 30' from the centerline of Schimpfs Lane;
- 2) Retention of the 25-foot minimum building setback line on the Final Plat adjusted for right-of-way dedication;
- 3) Retention of the lot size information in both square and in acres on the Final Plat adjusted for right-of-way dedication;
- 4) Placement of a note on the Final Plat stating that the proposed Lot 1 is limited to the existing curb cut to Schimpfs Lane, with the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards;
- 5) Placement of a note on the Final Plat stating 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;
- 6) Compliance with Engineering Comments and placement as a note on the Final Plat: *(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.); and*
- 7) Compliance with Fire Comment: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).*

LOCATOR MAP



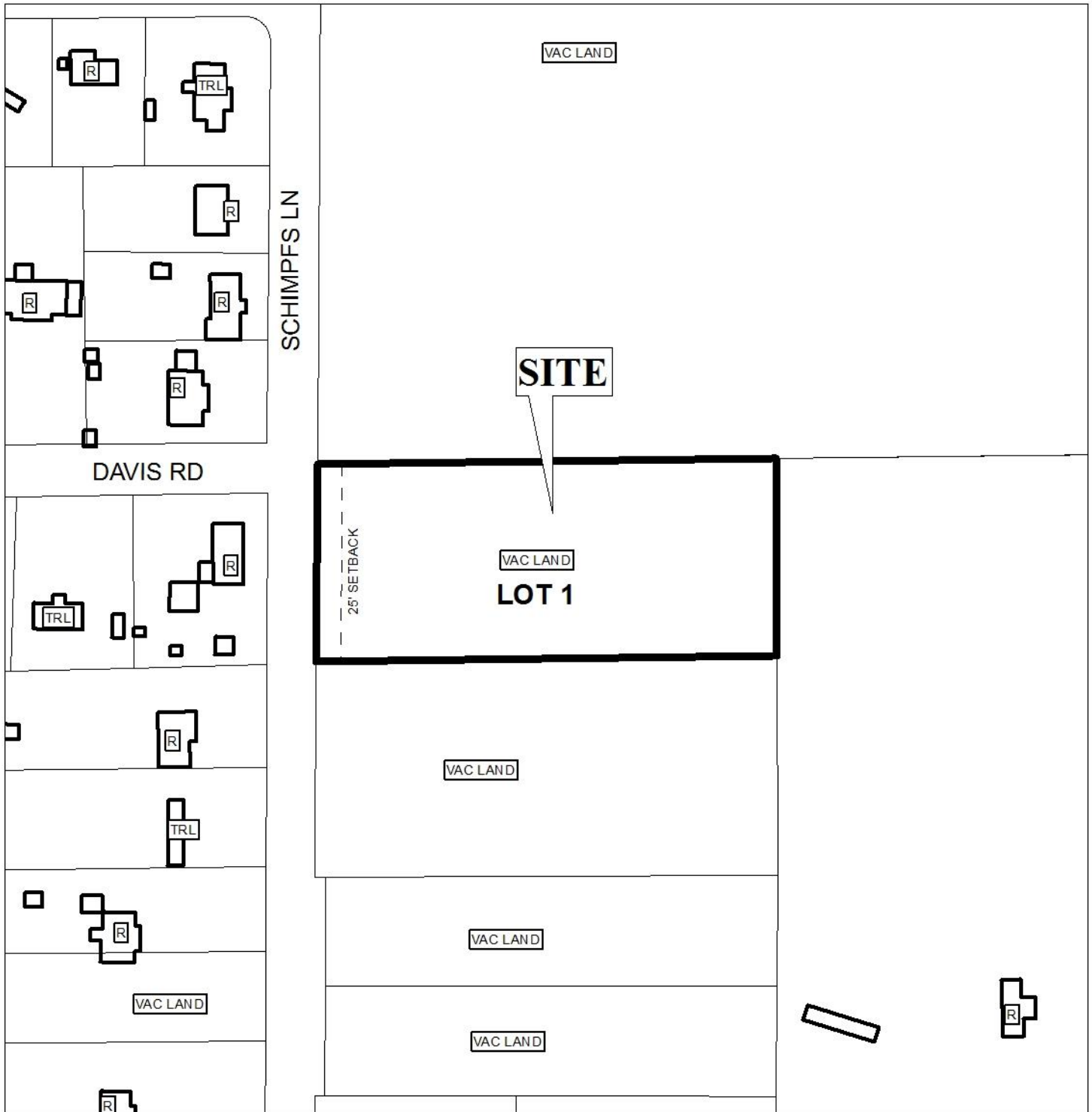
APPLICATION NUMBER 10 DATE February 18, 2016

APPLICANT Hammac Subdivision

REQUEST Subdivision



HAMMAC SUBDIVISION



APPLICATION NUMBER 10 DATE February 18, 2016

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



HAMMAC SUBDIVISION



APPLICATION NUMBER 10 DATE February 18, 2016

