

## **TIDES INN SUBDIVISION, RESUBDIVISION OF LOT 1**

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.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All projects 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.

The plat illustrates the proposed 5.6 acre  $\pm$ , 2 lot subdivision which is located at 3950 Hamilton Boulevard (North side of Hamilton Boulevard, 2100'  $\pm$  West of Rangeline Road). This location is within the newly annexed Theodore area. The applicant states that the subdivision has both public water and sanitary sewer available. The purpose of this application is to subdivide an existing legal lot of record into two legal lots of record.

The site has frontage along Hamilton Boulevard, a proposed major street as shown on the Major Street Plan Component of the Comprehensive Plan. The Major Street Plan dictates a right of way of 100 feet for this proposed major street. A previous subdivision, recorded in 2002, required sufficient dedication for this site; as such, no further dedication should be required.

Both of the proposed lots meet or exceed the minimum design standards as outlined in the Subdivision Regulations.

Because Hamilton Boulevard is a proposed major street, access management is a concern. Both lots should be limited to one curb cut to Hamilton Boulevard, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform with AASHTO standards. It should be noted that the plat depicts a 30 foot ingress and egress easement between the two proposed lots as well as a shared driveway between both lots. At the current time, the City of Mobile is not yet imposing the Zoning Ordinance on properties located within the newly annexed Theodore area. However, after zoning enforcement goes into affect in this area, a planned unit development application will be required for any construction on either lot due to the shared access.

The 25-foot minimum building setback line, required in Section V.D.9., is shown for the subdivision, and should be retained on the final plat, if approved.

As the site is in transition between the city and county, the site 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. Retention of this note on the final plat should be required.

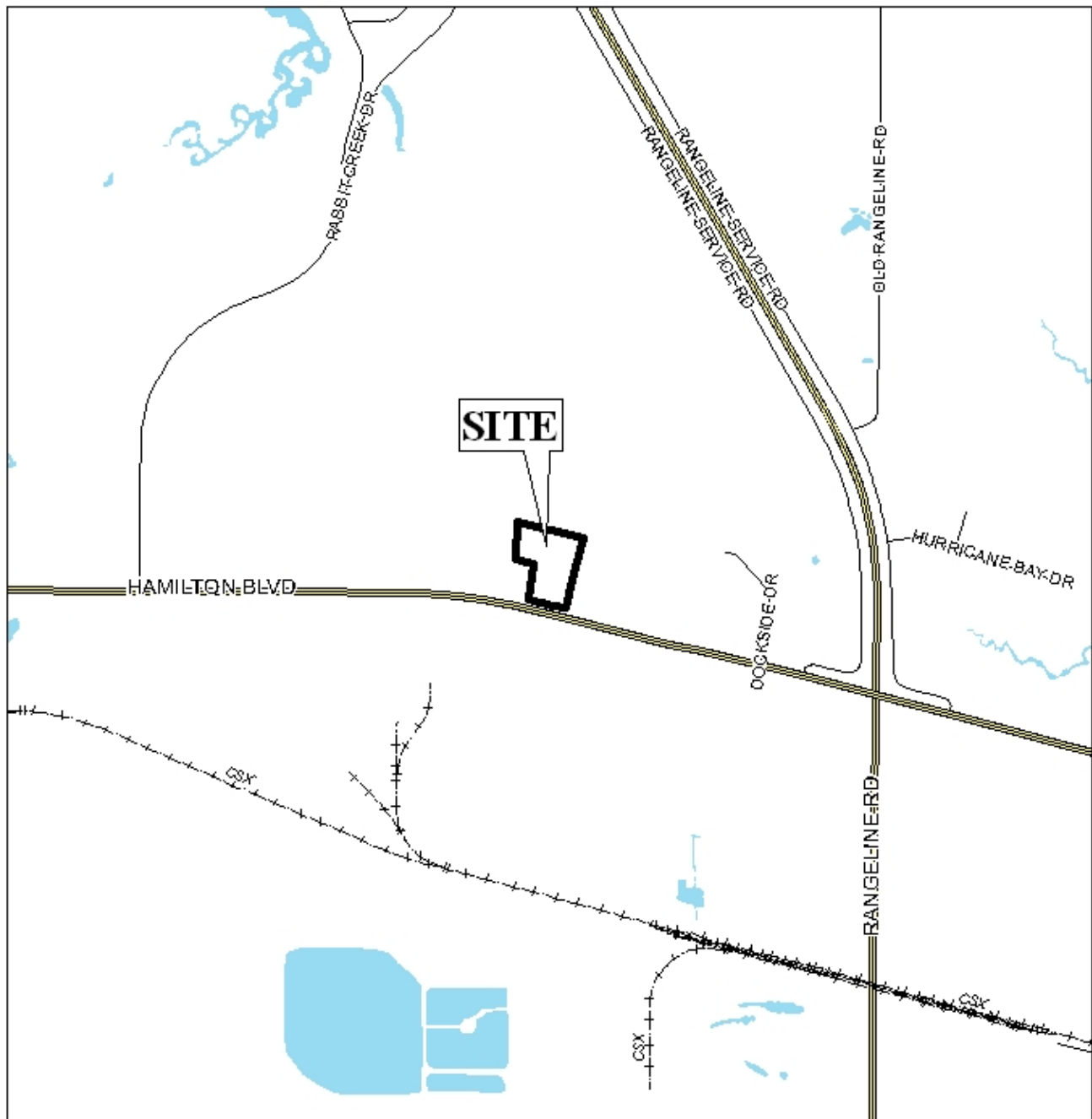
As states earlier, the newly annexed Theodore area is not yet under the imposition of the zoning ordinance, thus any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations. A note regarding this requirement should also appear 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.

Based upon the preceding, and with a waiver of Section V.B.6. of the Subdivision Regulations, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that both lots are limited to one curb cut along Hamilton Boulevard;
- 2) retention of the 25-foot minimum building setback line from all street frontages;
- 3) retention of the labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;
- 4) retention of the note regarding compliance 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;
- 5) provision of a note 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. A note regarding this requirement should also appear on the final plat
- 6) approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities;
- 7) retention of the 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.

## LOCATOR MAP



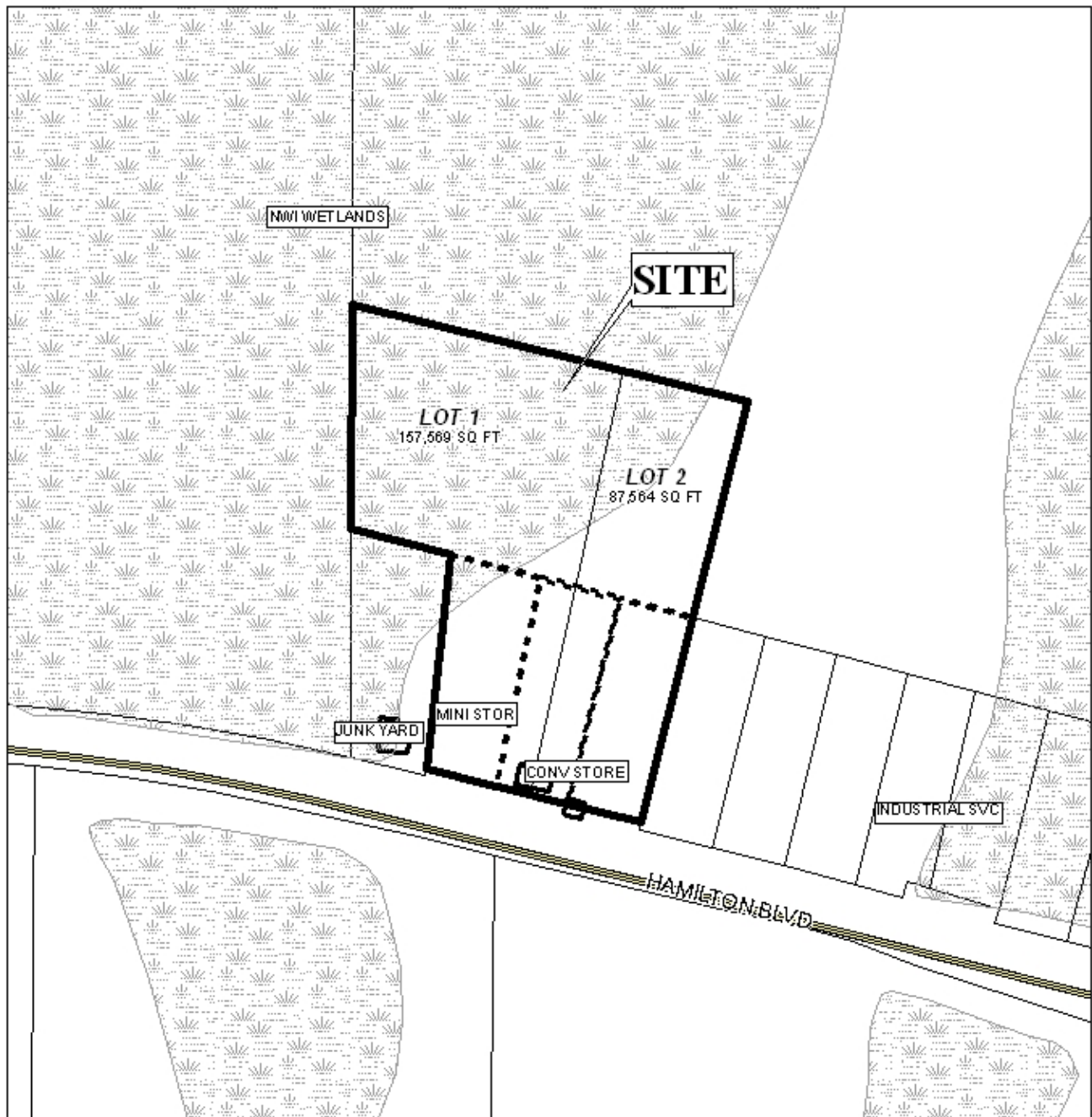
APPLICATION NUMBER 18 DATE December 4, 2008

APPLICANT Tides Inns Subdivision, Resubdivision of Lot 1

REQUEST Subdivision



# TIDES INN SUBDIVISION, RESUBDIVISION OF LOT 1



APPLICATION NUMBER 18 DATE December 4, 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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# TIDES INN SUBDIVISION, RESUBDIVISION OF LOT 1



APPLICATION NUMBER 11 DATE December 4, 2008

