

TAYLOR POINTE SUBDIVISION, UNIT ONE **RESUBDIVISION OF LOTS 44-47**

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.

Mobile Area Water and Sewer Systems Comments: No Comments

The plat illustrates the proposed 1.28± acre, 4 lot subdivision, which is located on the Northeast corner of Jeff Hamilton Road and Taylor Pointe Boulevard, extending to the South side of Walston Road (private street) – 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 create a four lot subdivision from four legal lots.

Unit One of Taylor Pointe Subdivision was recently recorded. The applicant now wishes to move the interior lot lines of Lots 44-47, thus changing the lot sizes. The site has approximately 355' of frontage along Taylor Pointe Boulevard, a new road with sufficient right-of-way. As a means of access management, each lot should be limited to one curb cut to Taylor Pointe Boulevard, and Lot 47A should be denied direct access to Jeff Hamilton Road.

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.7. 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 stating that each lot is limited to one curb cut to Taylor Pointe Boulevard, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;
- 2) placement of a note stating that Lot 47A is denied direct access to Jeff Hamilton Road;
- 3) placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 4) 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.7. of the Subdivision Regulations; and
- 5) submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.

LOCATOR MAP



APPLICATION NUMBER 21 DATE February 21, 2008

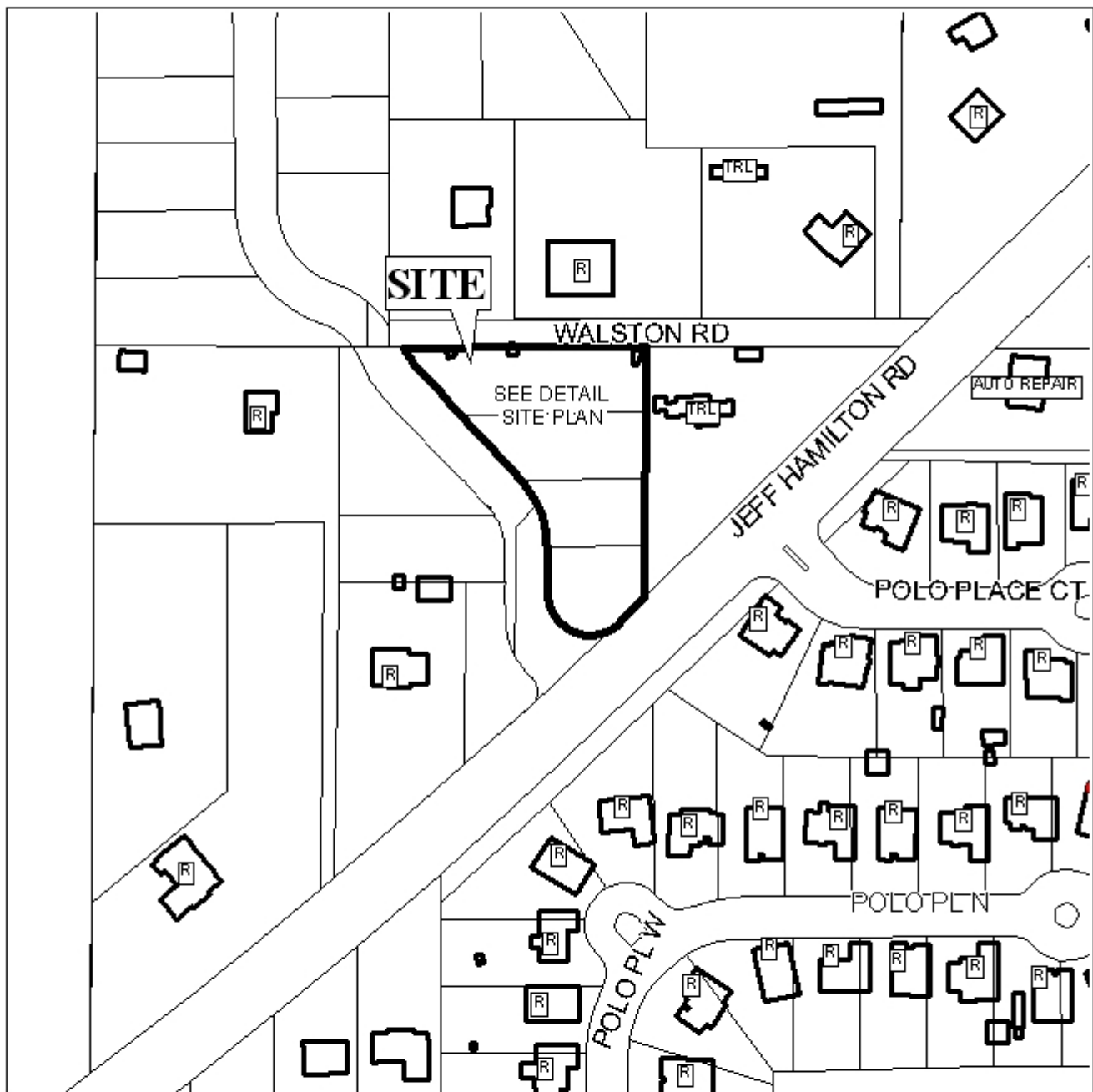
APPLICANT Taylor Pointe, Unit One Resubdivision of Lots 44-47

REQUEST Subdivision



NTS

TAYLOR POINTE, UNIT ONE RESUBDIVISION OF LOTS 44-47



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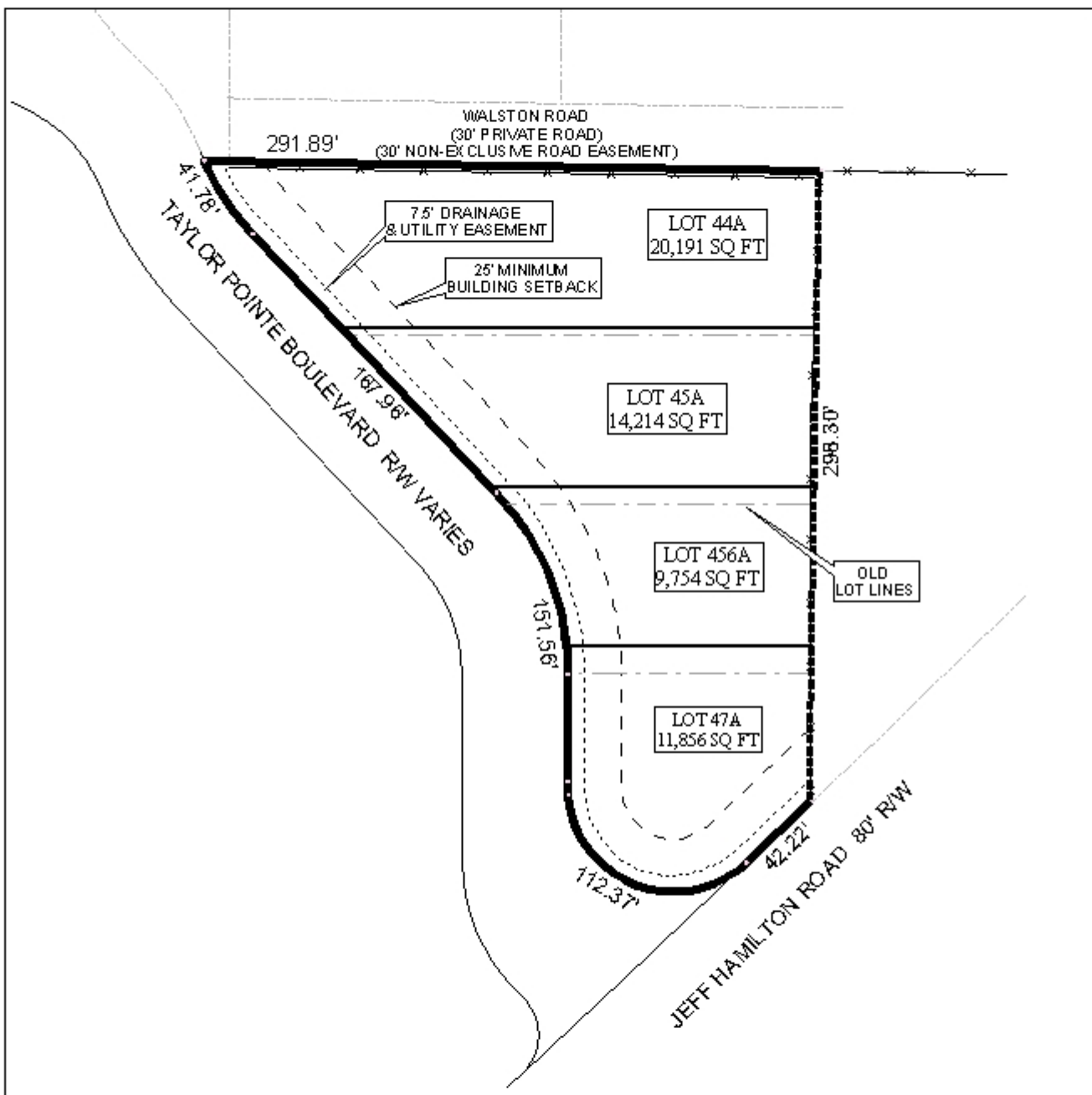
LEGEND

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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 REQUEST Subdivision



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