

HAMILTON CREEK ACRES SUBDIVISION

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

The plat illustrates the proposed 4 lot, 36.6 \pm acres subdivision which is located on the North side of Hamilton Creek Drive, 300' \pm East of Creek Bend Court. The subdivision is served by public water and individual septic systems.

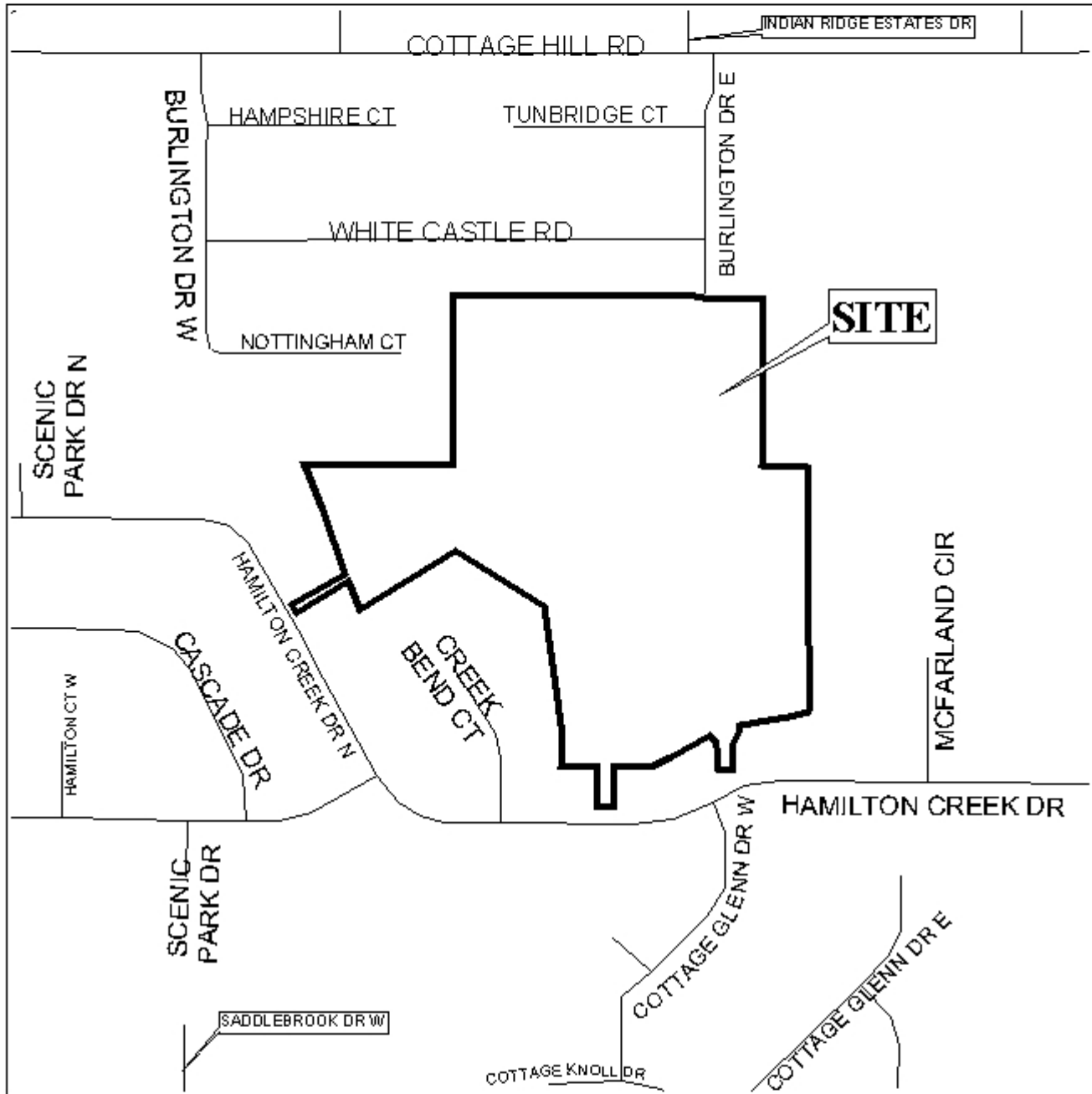
The purpose of this application is to create a four-lot subdivision from a large metes and bounds parcel. It should be noted that future additions to Burlington Place as labeled on the plat will require approval from the Commission.

This site is located in the 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.

As indicated on the plat, the site is located on Hamilton Creek and as such the area may be considered environmentally sensitive; therefore, the approval of any necessary federal, state and local agencies would be required.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement 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 and 2) the approval of all applicable federal, state and local agencies prior to the issuance of any permits.

LOCATOR MAP



APPLICATION NUMBER 13 DATE April 1, 2004

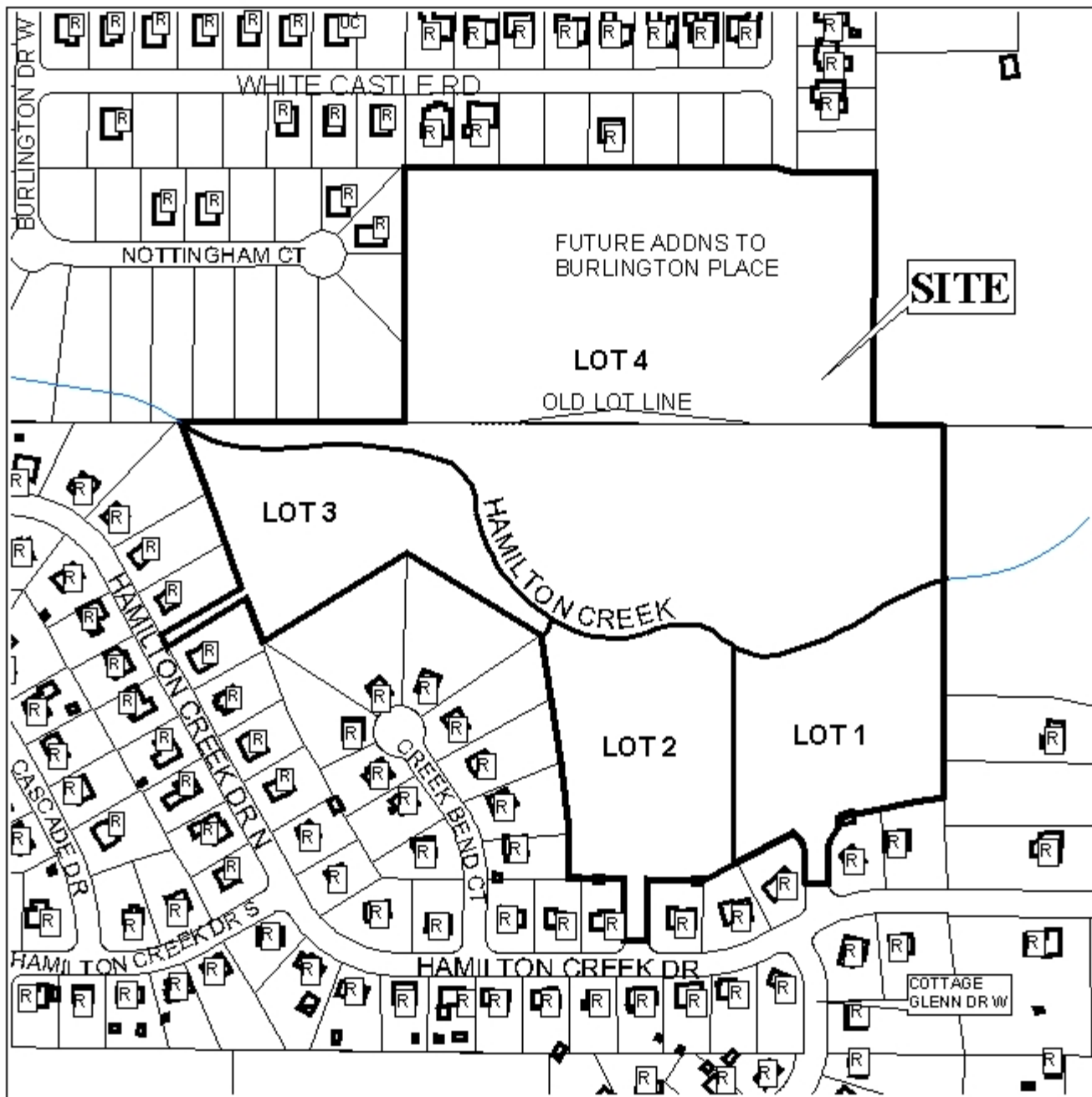
APPLICANT Hamilton Creek Acres Subdivision

REQUEST Subdivision



NTS

HAMILTON CREEK ACRES SUBDIVISION



APPLICATION NUMBER 13 DATE April 1, 2004

LEGEND

													
R-1	R-2	R-3	R-4	R-5	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2

Notes

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