

HOLDOVER

Revised

BAYOU ISLAND SUBDIVISION

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

The plat illustrates the proposed 8 lot, 19.3 ± acres subdivision which is located on the North side of Hamilton Boulevard, 2/10 mile ± West of the South terminus of Viking Way. The subdivision is served by public water and individual septic systems.

The purpose of this application is to resubdivide two lots into eight lots of record.

The site fronts Hamilton Boulevard, a planned major street, and the existing right-of-way is shown as variable. The Major Street Plan requires a 100-foot right-of-way; therefore, the dedication of sufficient right-of-way to provide 50-feet from the centerline of Hamilton Boulevard should be required. Additionally, as a means of access management, a note should be placed on the final plat stating that the location, size, and design of all curb cuts are to be approved by County Engineering.

As the site is adjacent to Alligator Bayou, the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

Lots 3 through 8 exceed the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3., would be required. Narrow, deep lots are typical along waterways; thus a waiver of V.D.3. could be considered appropriate. However, Lots 3 through 8 are only 45-feet wide, and while narrow deep lots are common along waterways, these types of lots typically comply with the minimum width requirements (60-feet wide) as specified in Section V.D.2. of the Subdivision Regulations. Therefore, the lots should be adjusted such that each lot is 60-feet wide.

With modifications and a waiver of Section V.D.3., the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of sufficient right-of-way to provide 50' from the centerline of Hamilton Boulevard; 2) the placement of a note on the final plat stating that the location, size, and design of all curb cuts are to be approved by County Engineering; 3) the approval of all applicable federal, state and local agencies prior to the issuance of any permits; 4) that each be a minimum of 60-feet wide; and 5) the placement of the 25-foot minimum setback lines on the final plat.

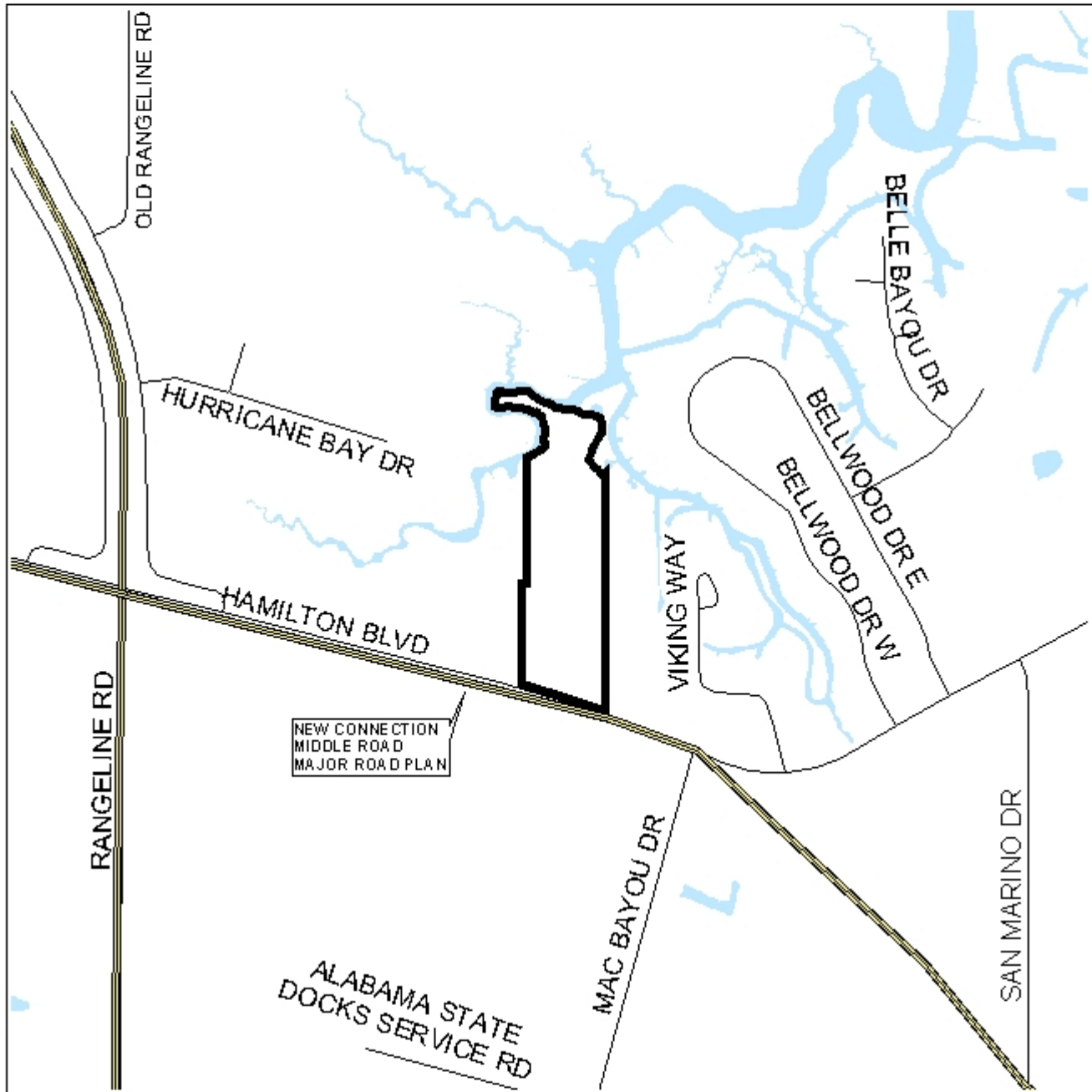
This application was heldover from the Commission's October 7th meeting until the October 21st meeting to allow the applicant to submit a revised plat illustrating the proposed private drive as referenced by the applicant at the meeting. The staff met with the surveyor regarding options for development, and a private drive is no longer proposed; however, the site should be limited to a maximum of four curb cuts. Additionally, each lot will be 60-feet wide at the building setback line, thus a waiver of Section V.D.2. is not required. However, a note should be placed on the final plat stating that there will be no further Resubdivision of Lots 3-8.

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LOCATOR MAP



APPLICATION NUMBER Holdover DATE October 21, 2004

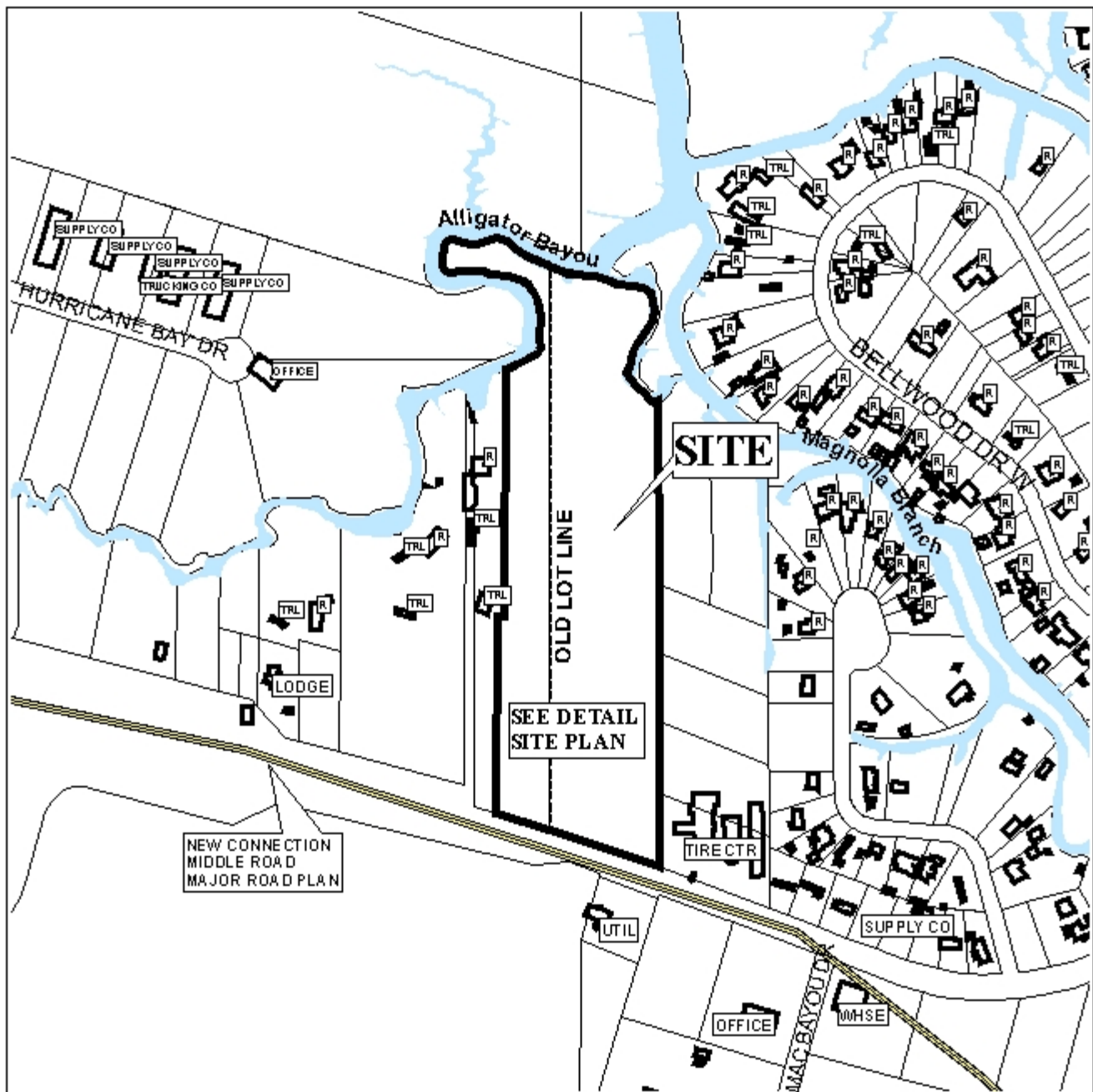
APPLICANT Bayou Island Subdivision

REQUEST Subdivision



NTS

BAYOU ISLAND SUBDIVISION



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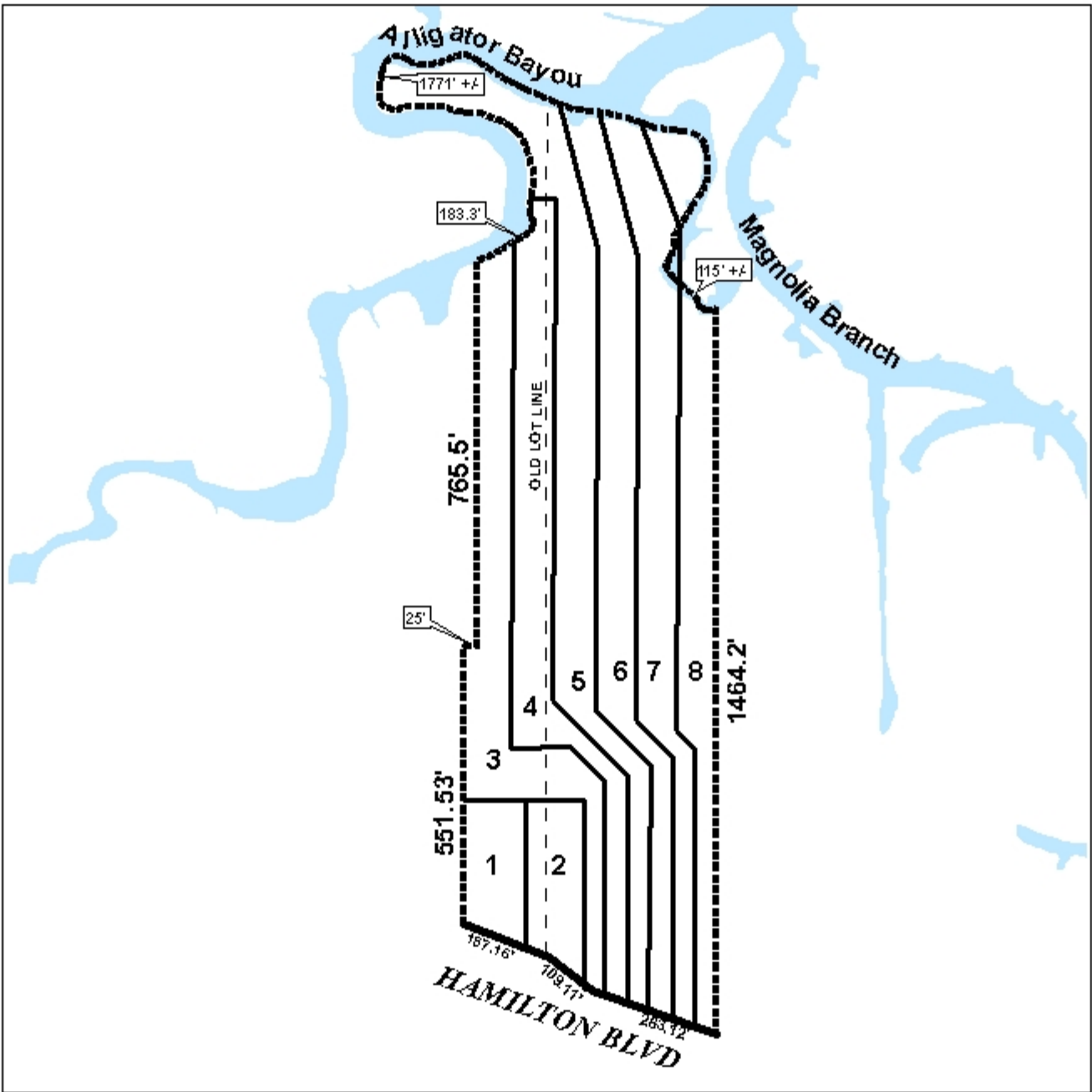
LEGEND

R-1	R-2	R-3	R-A	R-B	H-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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