

HOLLAND HILLS SUBDIVISION

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

The plat illustrates the proposed 3 lot, 38.4 \pm acres subdivision which is located on the East side of Hardeman Road, 2/10 mile \pm North of Wulff Road South. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create a three-lot subdivision from a large metes and bounds parcel.

The site fronts Hardeman Road, a planned major street, which has an existing right-of-way of 50-feet; the Major Street Plan requires a 100-foot right-of-way. Therefore, the provision of a 75-foot setback (which includes the required 25-foot minimum building setback) from the centerline of Hardeman Road, to provide for the right-of-way of the planned major street, should be required. Additionally, as a means of access management, the placement of a note on the final plat stating that Lots 1, 2 and 3 are limited to one curb cut each to Hardeman Road, with the size, location and design to be approved by County Engineering, should be required.

As indicated on the Vicinity Map, the site has two lakes located on it and as such the area may be considered environmentally sensitive; therefore, the approval of any necessary federal, state and local agencies would be required.

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.

The 25-foot minimum building setback lines are not shown, but would be required on the final plat.

With modifications, the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the provision of a 75-foot setback (which includes the required 25-foot minimum building setback) from the centerline of Hardeman Road; 2) the placement of a note on the final plat stating that Lots 1, 2 and 3 are limited to one curb cut each to Hardeman Road, with the size, location and design to be approved by County Engineering; 3) the developer to obtain the necessary approvals from federal, state and local agencies prior to the issuance of any permits; 4) 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 5) the placement of the 25-foot minimum building setback lines on the final plat.

LOCATOR MAP



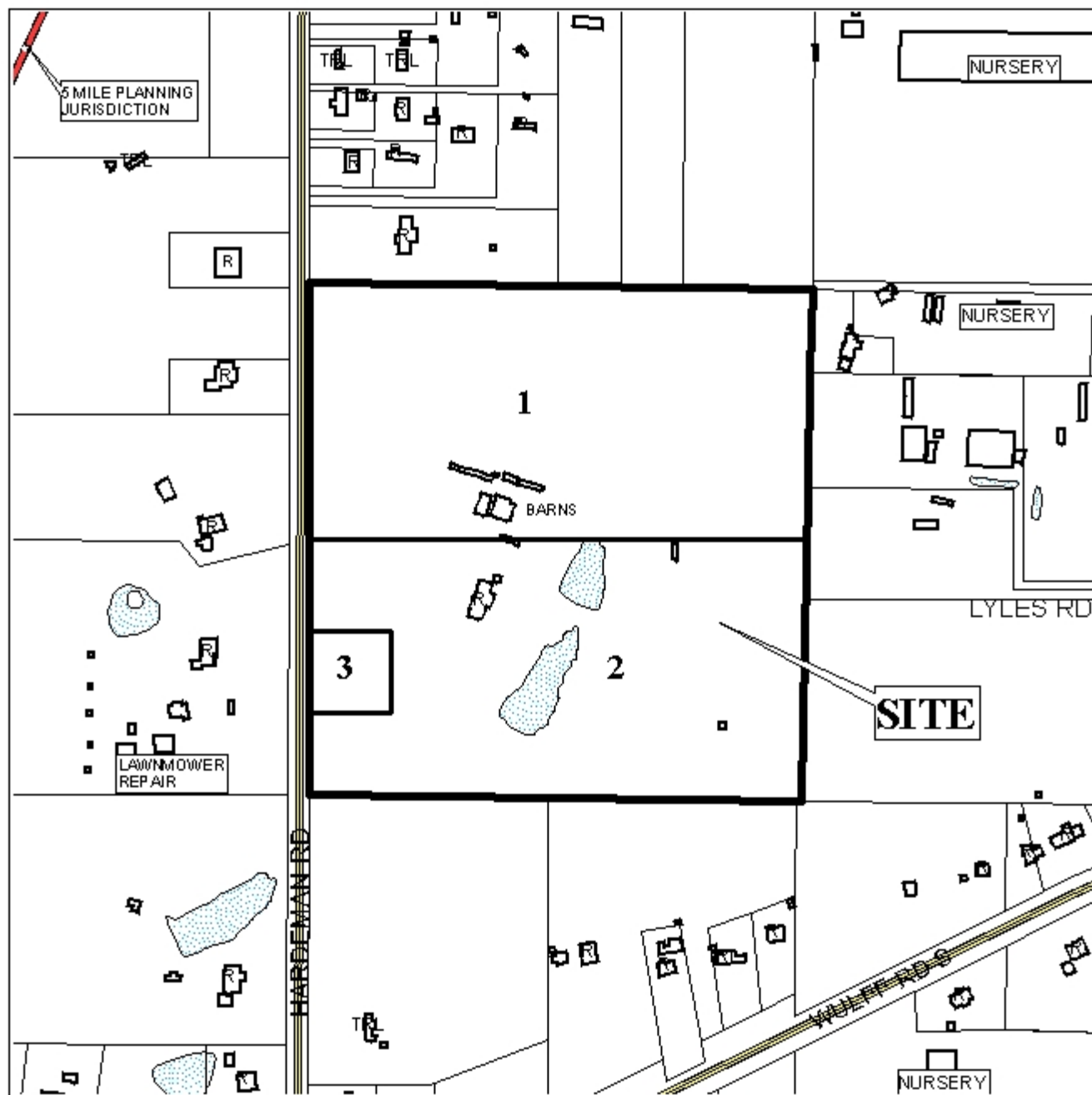
APPLICATION NUMBER 9 DATE July 21, 2005

APPLICANT Holland Hills Subdivision

REQUEST Subdivision



HOLLAND HILLS 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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