

QUINNELLY SUBDIVISION

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

The plat illustrates the proposed 1 lot, 0.3 \pm acres subdivision which is located on the North side of Hamilton Boulevard, 775' \pm West of Rangeline Road. The subdivision is served by public water and sanitary sewer

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

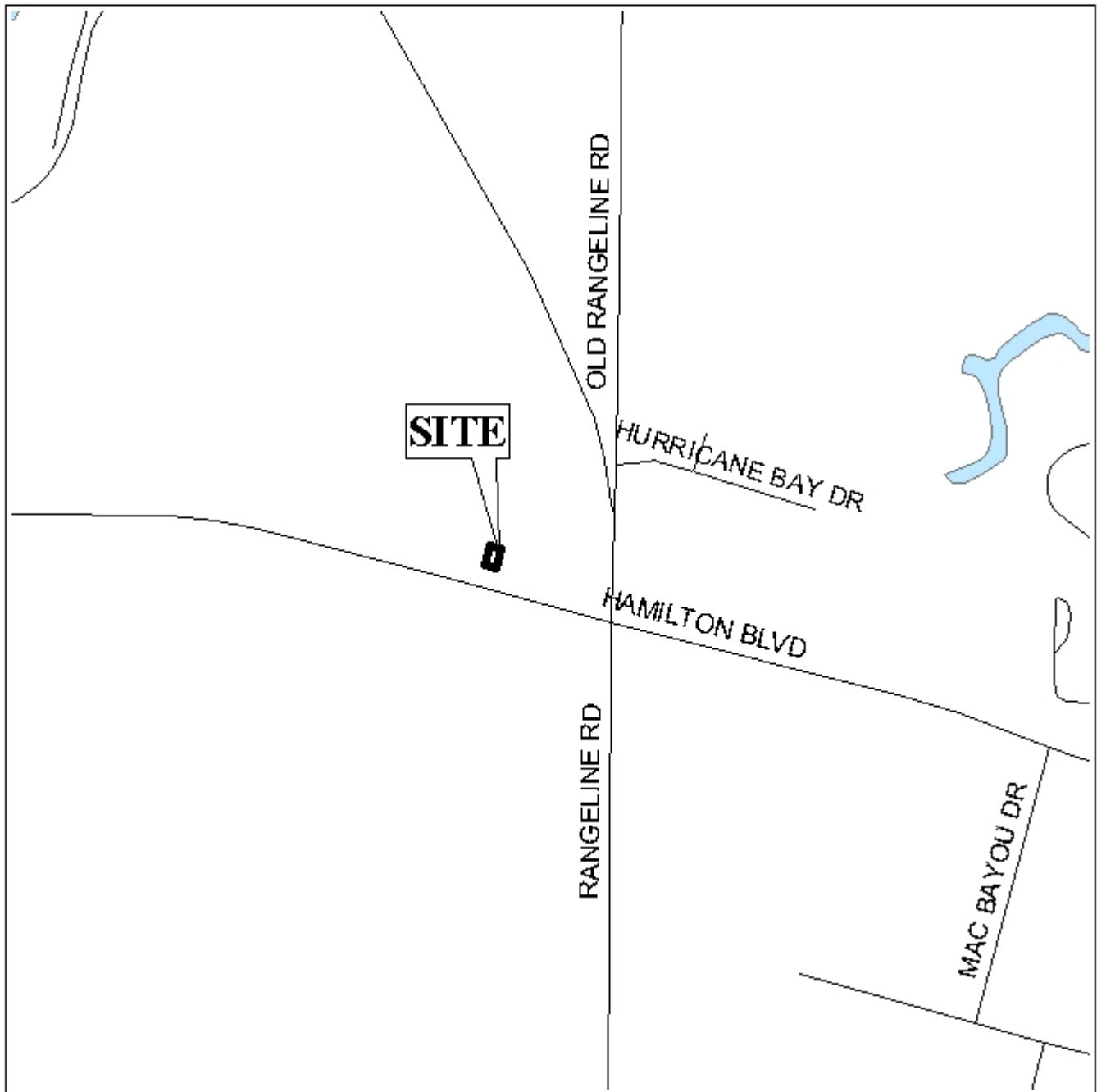
Hamilton Boulevard, which has an existing right-of-way that varies, is shown as a major street on the Major Street Plan, and as such requires a 100-foot right-of-way; therefore, dedication of any necessary right-of-way, to provide 50-feet from the centerline of Hamilton Boulevard, should be required. Additionally, as a means of access management, a note should be placed on the final plat stating that the site is limited to one curb cut to Hamilton Boulevard, with the size, location and design to be approved by County Engineering, should 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 line is not shown but would be required on the final plat.

The plat meets 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; 2) the placement of a note on the final plat stating that the site is limited to one curb cut to Hamilton Boulevard, with the size, location and design to be approved by County Engineering; 3) 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 and 4) the placement of the 25-foot minimum setback line on the final plat.

LOCATOR MAP



APPLICATION NUMBER 12 DATE March 18, 2004

APPLICANT Quinnelly Subdivision

REQUEST Subdivision



NTS

