

ASHFORD ACRES SUBDIVISION, RESUBDIVISION OF **LOT 6**

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

Fire-Rescue Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code. All projects within the Mobile County Fire Jurisdiction must comply with the 2006 International Fire Code, as adopted.

Mobile Area Water & Sewer System Comments: MAWSS has only water services available.

The plat illustrates the proposed 2-lot, 1.0 \pm acre subdivision which is located on the West side of Ashford Road North, 400' \pm North of Zeigler Boulevard. The subdivision, which is located outside the Mobile City Limits, is served by public water and individual septic systems.

The purpose of this application is to re-subdivide an existing lot of record into two lots.

The site has frontage on Ashford Road North which has a 60' right-of-way. The plat does not depict a minimum building setback line along Ashford Road North; therefore, a minimum building setback of 25' along Ashford Road North should be depicted on the final plat, if approved. Also, a note should be placed on the final plat stating each lot is limited to one curb cut to Ashford Road North, with the size, location and design of all curb cuts to be approved by the Mobile County Engineering Department, if approved.

The site is in the unincorporated part of Mobile County, nevertheless, compliance with the City of Mobile stormwater and flood control ordinances will be required. A note on the final plat requiring submission of a certification from a licensed engineer stating that development on the site will comply with the City of Mobile stormwater and flood control ordinances prior to issuance of permits should be required. Additionally, 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, if approved.

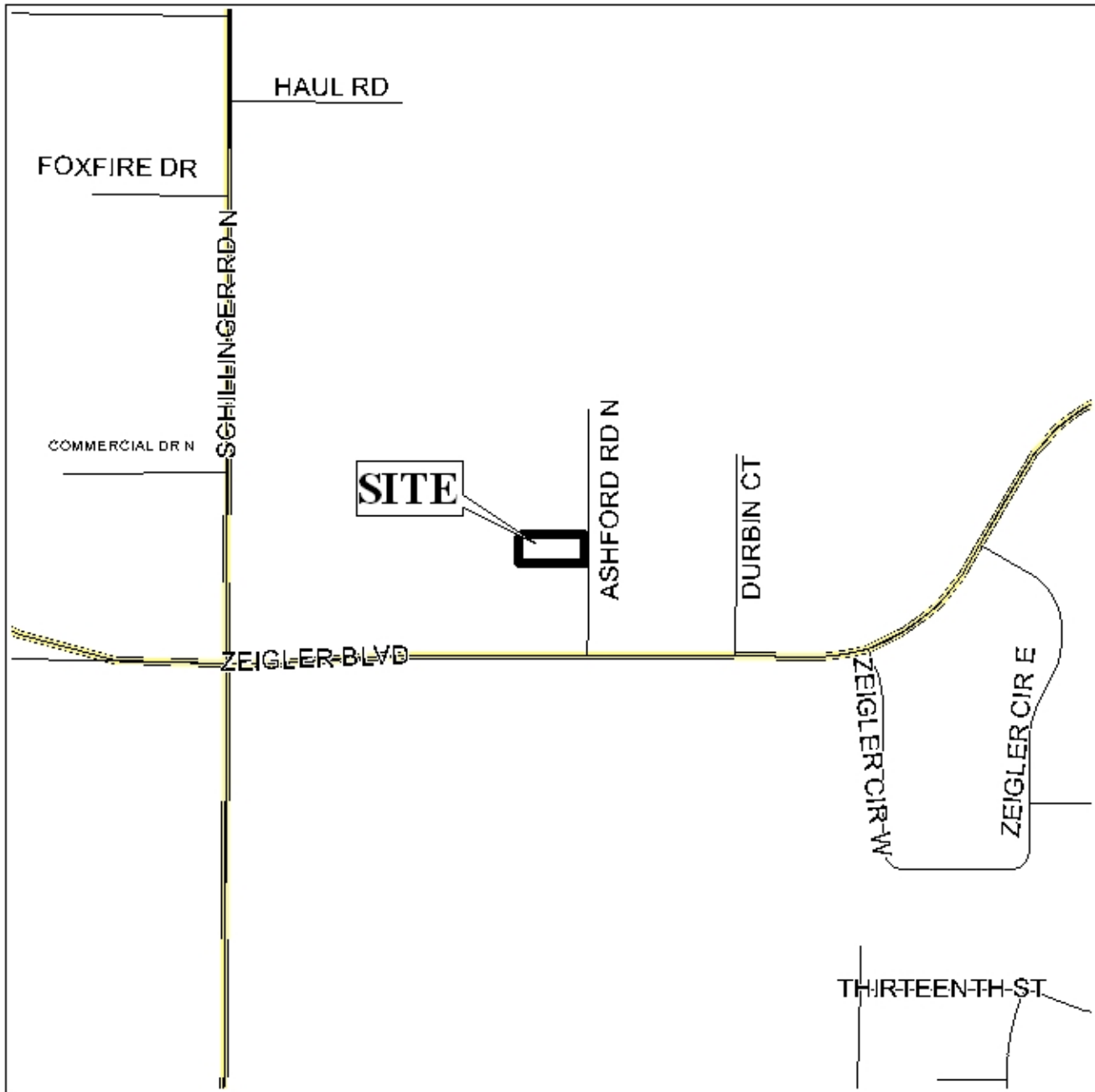
The lot sizes in square feet and acreage are indicated on the plat. The lot sizes in square feet, at a minimum, should also be depicted on the final plat, or a table provided furnishing the same information, if approved.

As proposed, the lots exceed the maximum width-to-depth ratio of Section V.D.3. of the Subdivision Regulations. As all eleven lots of Ashford Acres Subdivision remain in their originally-recorded size and configuration and meet the standards of Section V.D.3., resubdivision of this lot into long, narrow lots would be uncharacteristic of the subdivision and neighboring properties.

Based on the preceding, it is recommended that Section V.D.3. NOT be waived due to the uncharacteristic nature of the proposed lots with respect to other lots in the subdivision, and the plat be denied for the following reason:

- 1) the plat does not comply with Section V.D.3. of the Subdivision Regulations.

LOCATOR MAP



APPLICATION NUMBER 18 DATE August 16, 2007

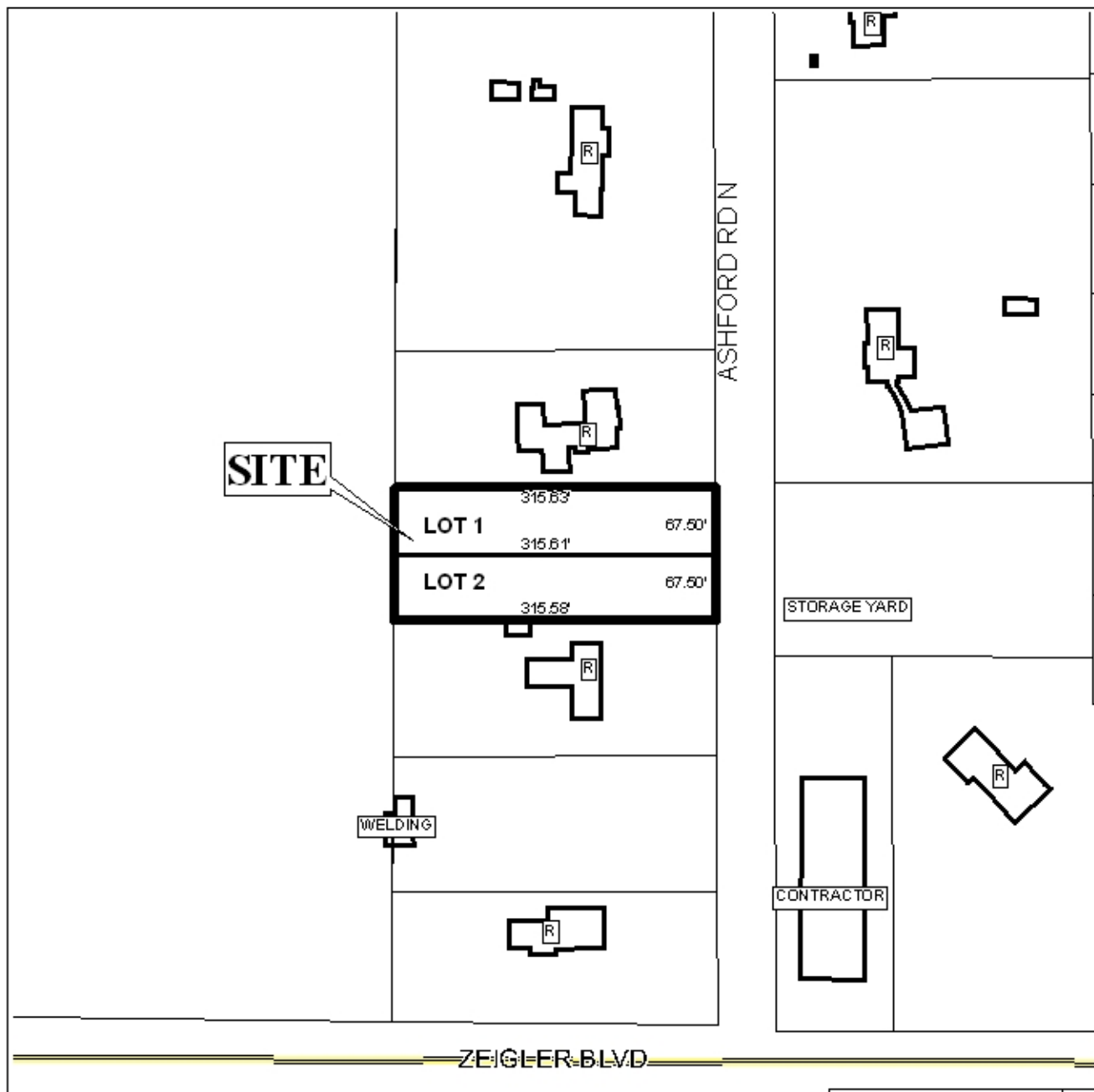
APPLICANT Ashford Acres Subdivision, Resubdivision of Lot 6

REQUEST Subdivision



NTS

ASHFORD ACRES SUBDIVISION, RESUBDIVISION OF LOT 6



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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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