

CARWIE SUBDIVISION, RESUBDIVISION OF LOT 2

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

MAWSS Comments: MAWSS has only sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 4.7± acre, two-lot subdivision, which is located on the South side of Moffett Road, 325'± East of Illinois Street and running through to the East side of Illinois Street, 240'± South of Moffett Road. The applicant indicates that the site is served by public water and sanitary sewer; however, based on MAWSS comments above, the applicant must submit proof of public water and/or sanitary sewer service to Lot 2 prior to signing the final plat. This is due to recent changes in State regulations, which require either public water or public sanitary sewer for sites with between 15,000 and 40,000 square feet.

The purpose of the application is to create two lots of record from an existing lot.

The site fronts Moffett Road, a planned major street with a variable right-of-way, which is 95 feet wide at its narrowest point; as in the original Carwie Subdivision, it is recommended that the 25-foot building setback line be measured from the future right-of-way of the major street. The site also fronts Illinois Street, which has a 55-foot right-of-way (five feet were dedicated in the original Carwie Subdivision); and Shelley Road, a gravel road (public right-of-way, not County maintained) with a 60-foot right-of-way. In addition, the plat should not indicate that Shelley Road is a private road, as erroneously noted on the preliminary plat.

The proposed configuration of the property would create a new lot for the retail building already present on the site, leaving the remainder of the property as the second lot. The property is already unusually configured, with a 10-foot strip at the Eastern edge, which was originally denied access to Moffett Road (and should still be). The new subdivision would create another appendage to Moffett Road, which contains an existing driveway, described on the plat as a "40-foot non-exclusive easement of ingress and egress". As Lot 2 already has access on two public streets; and since this is in the County, and Lot 2 could avail itself of this easement to Moffett Road, even were it to be part of Lot 1; therefore, it is recommended that the 40-foot wide driveway be included in Lot 1. This would better satisfy Section V.D.1. of the Subdivision Regulations, which states: *"The size, width, depth, shape, and orientation of lots and the minimum building setbacks lines shall be appropriate to the location of the subdivision and the type of development and use contemplated."*

As a means of access management, the site should be limited to the existing two curb cuts to Moffett Road; a single curb cut to Illinois Street; and two curb cuts to Shelley Drive, not to be constructed until such time as Shelley Drive is improved to County Engineering standards; with size, location, and design of all new curb cuts subject to County Engineering approval.

The site is located in the County; thus any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

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) submission of proof of public water and/or sanitary sewer service to Lot 2 prior to signing the final plat; 2) that the 25-foot building setbacks along Moffett Road be measured from the future right-of-way of the planned major street; 3) that Shelley Drive not be described on the final plat as a private street; 4) the placement of a note on the final plat stating that the 10-foot strip along the Eastern property line is denied access to Moffett Road; 5) the modification of the plat to include the 40-foot access easement in Lot 1; 6) the placement of a note on the final plat stating that the site is denied access to Shelley Drive; and that the site is limited to the existing two curb cuts to Moffett Road; a single curb cut to Illinois Street; and two curb cuts to Shelley Drive; with size, location, and design of all new curb cuts subject to County Engineering approval; and 7) the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

LOCATOR MAP



APPLICATION NUMBER 2 DATE June 15, 2006

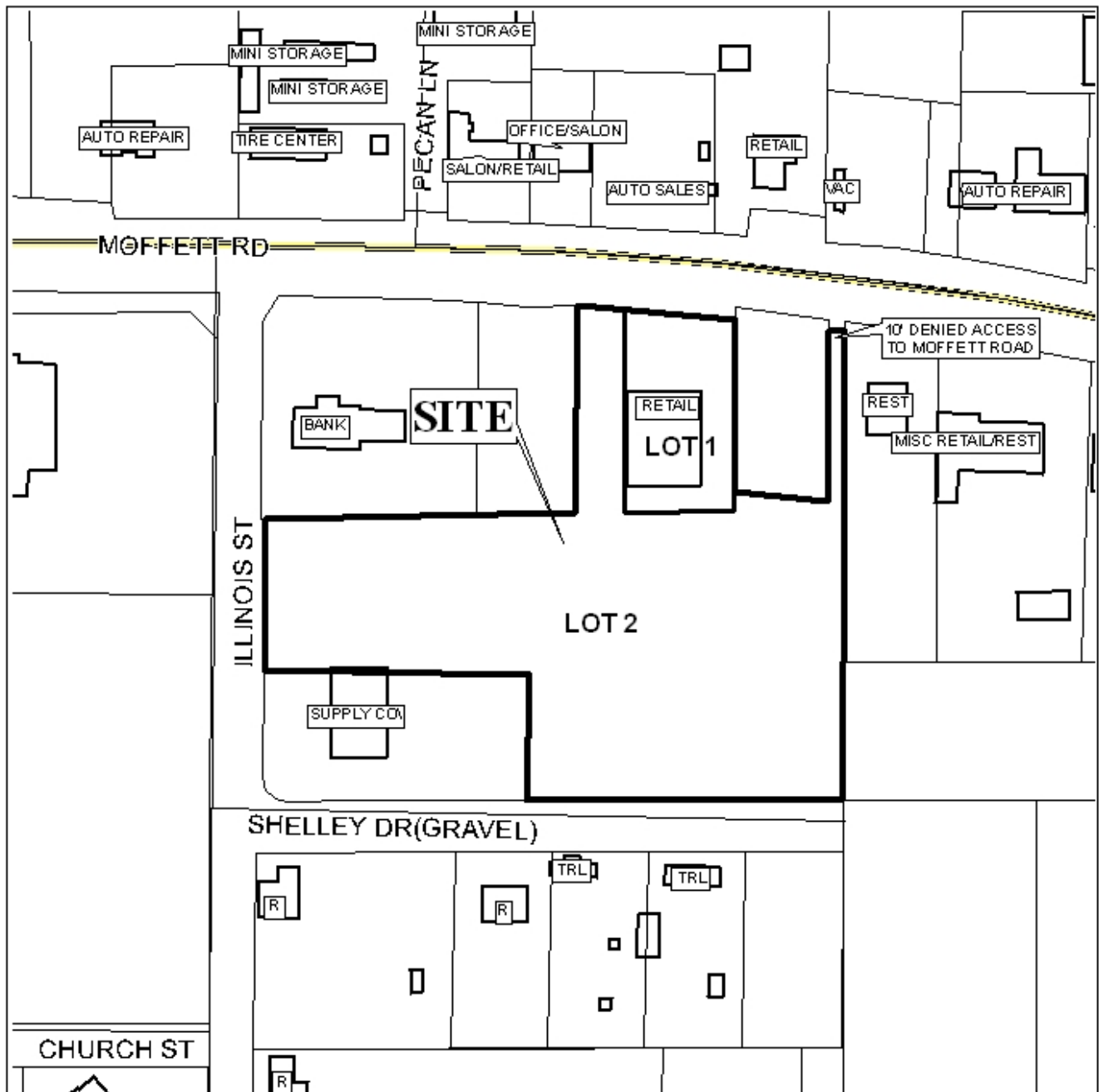
APPLICANT Carwie Subdivision, Resubdivision of Lot 2

REQUEST Subdivision



NTS

CARWIE SUBDIVISION, RESUBDIVISION OF LOT 2



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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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