

## **J. C. LAWRENCE SUBDIVISION**

Engineering Comments: Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

Traffic Engineering Comments: Driveway numbers, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G as adopted by the City Of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C and D of the 2003 International Fire Code as adopted by the City of Mobile on July 6, 2004.

The plat illustrates the proposed 0.3± acre, 1-lot subdivision which is located on the South side of Old Shell Road, 60'± West of Hurlbert Street, extending to the West side of Hurlbert Street, 100'± South of Old Shell Road. The subdivision is served by public water and sanitary facilities. The site is located in Council District 1.

The purpose of this subdivision is to create a legal lot of record from one legal lot and a portion of a legal lot of record.

The legal description of the site indicates that the entire parent parcel is not included in the application, and that a portion of the original Lot 6 (Block 1, Homer Place Subdivision) was deeded-off after the introduction of the Subdivision Regulations. Furthermore, while this property is excluded from the legal description of the subject property, it is not included in the legal description of the parcel including a portion of Lot 6.

The 25-foot minimum building setback lines, required in Section V.D.9., are not shown, but would be required on the final plat along Old Shell Road and Hurlbert Street.

It should also be noted that some adjacent property owners did not receive notification; thus additional fees and mailing labels should be submitted to correct this situation.

Based on the preceding, it is recommended that this application be held over to allow the applicant to include the entire parent parcel in the application, and to notify all adjoining and facing neighbors. Revised plats, fees, and mailing labels must be received by January 8<sup>th</sup> in order to be considered at the February 1<sup>st</sup> meeting.

# LOCATOR MAP



APPLICATION NUMBER 5 DATE January 4, 2007  
APPLICANT J. C. Lawrence Subdivision  
REQUEST Subdivision



# J. C. LAWRENCE SUBDIVISION



APPLICATION NUMBER 5 DATE January 4, 2007

LEGEND

R-1	R-2	R-3	R-4	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2

N  
NTS