

B. & J. SUBDIVISION

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

The plat illustrates the proposed 2-lot, 5.1± acres subdivision which is located at 8361 Silver Pine Road (South side of Silver Pine Road, 250'± West of Maple Valley Road). The subdivision is served by public water and private on-site sewage.

The purpose of this subdivision is to create two legal lots of record from an existing metes and bounds parcel.

The site fronts Silver Pine Road to the North. Silver Pine Road is a planned major street, and thus, dedication sufficient to provide 50-feet from the centerline of Silver Pine Road should be required. The proposed Lot 1 has 298-feet of public right-of-way frontage, and the proposed Lot 2, a "flag-lot," has 38-feet of public right-of-way frontage.

As there are flag lots and irregularly shaped lots in the vicinity of this proposed subdivision, a waiver of Section V.D.2 of the Subdivision Regulations to allow the "flag-lot" may be appropriate. Otherwise, the lot sizes and dimensions are adequate.

The plat does not illustrate the 25-foot minimum building setbacks, and thus they should be required prior to signing of the final plat.

Given that the proposed Lot 1 is already developed, it should be limited to the existing curb cuts to Silver Pine Road. Because of the limited right-of-way frontage for the proposed Lot 2, it should be limited to one curb cut to Silver Pine Road, with the size, design, and location of all curb cuts to be approved by Mobile County Engineering.

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.

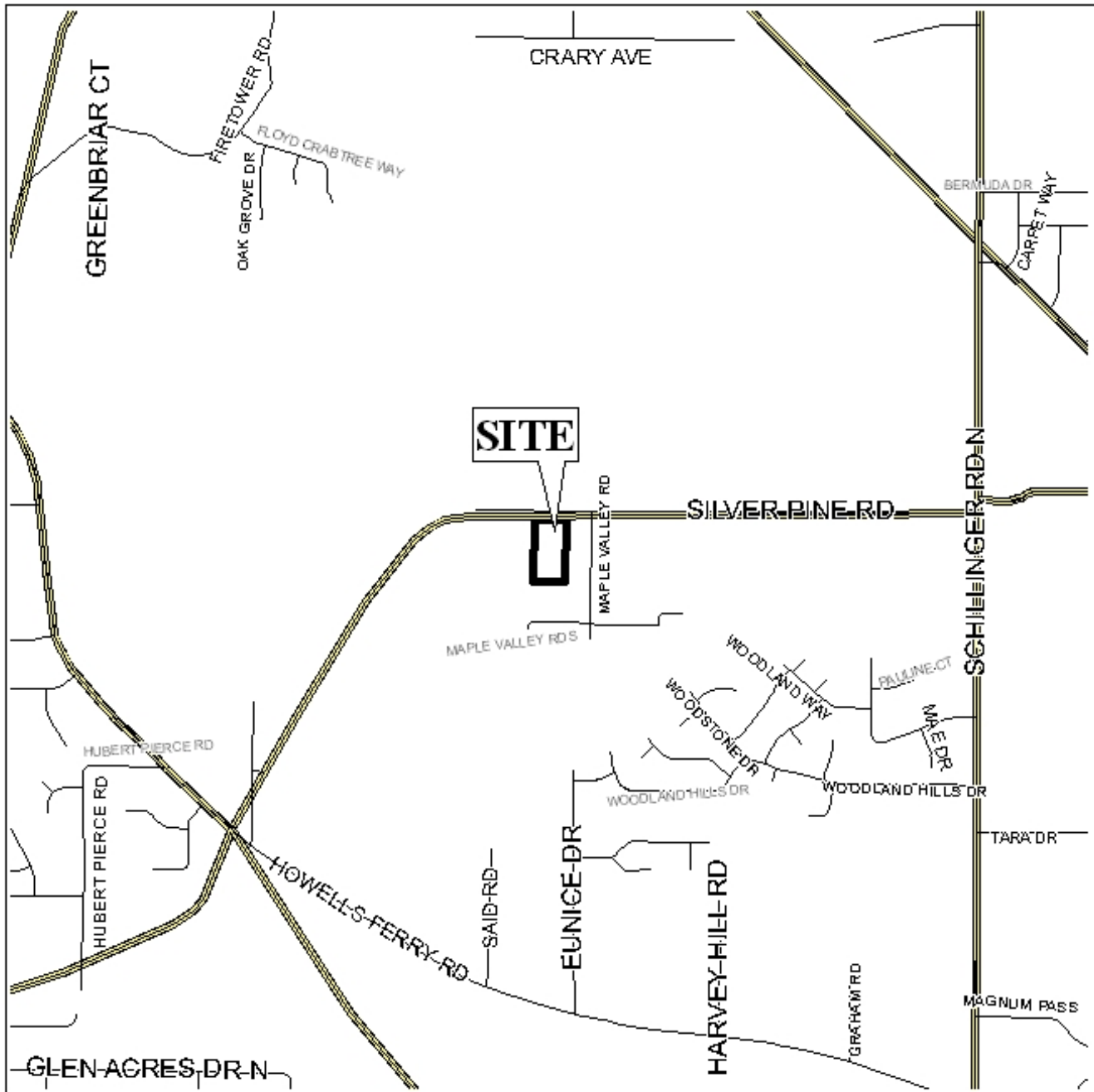
The site will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

The plat should show the size, in square feet, of each lot, or a table with the same information should be provided.

With a waiver of Section V.D.2 of the Subdivision Regulations, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) dedication sufficient to provide 50-feet from the centerline of Silver Pine Road;
- 2) illustration of the 25-foot minimum building setbacks;
- 3) labeling of each lot with the size, in square feet, or provision of a table with the same information;
- 4) provision of a note on the final plat stating that Lot 1 is limited to the existing curb cuts to Silver Pine Road, and Lot 2 is limited to one curb cut to Silver Pine Road with the size, design, and location of all curb cuts to be approved by Mobile County Engineering;
- 5) provision of a note 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
- 6) provision of a note on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

LOCATOR MAP



APPLICATION NUMBER 7 DATE August 2, 2007

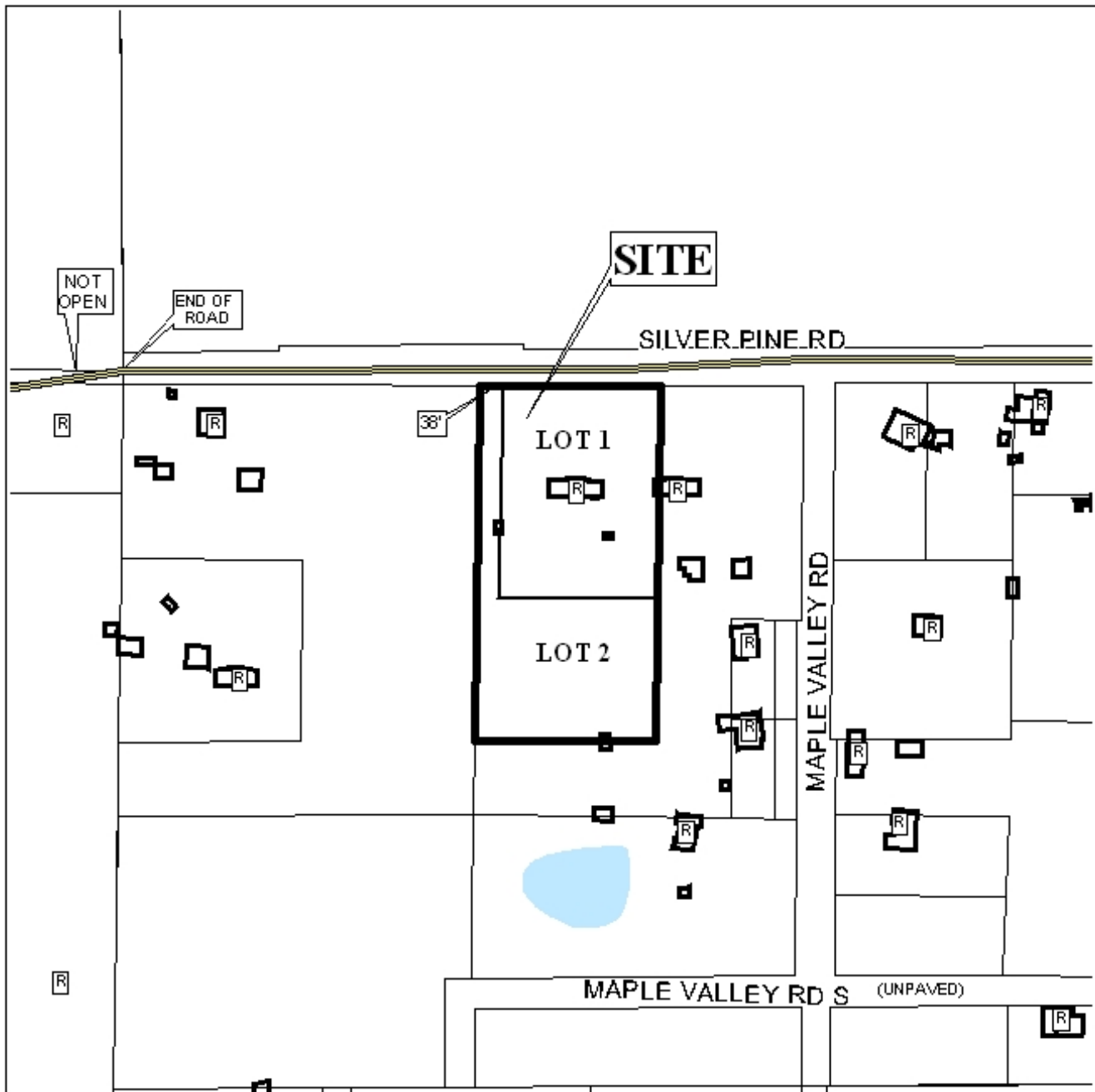
APPLICANT B. & J. Subdivision

REQUEST Subdivision



NTS

B. & J. SUBDIVISION



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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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