

JAMES THOMAS BARNES SUBDIVISION,
REVISED RESUBDIVISION OF

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall 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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

Fire-Rescue Department Comments: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile. Commercial buildings and sites within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

Mobile Area Water and Sewer Systems Comments: No comments submitted.

The plat illustrates the proposed 3.4± acre, 2-lot subdivision, which is located at the Southeast corner of Old Shell Road and Fairview Street East, in the Planning Jurisdiction. The applicant states that the subdivision is served by public water and sanitary sewer services.

The purpose of this application is to resubdivide two legal lots of record into two legal lots of record to reflect a street vacation.

A similar application for the site was approved in November, 2007, subject to the vacation of a 40' service road along Old Shell Road. Due to the length of time required to complete the vacation process, the plat was signed and recorded without the vacation of the service road. The vacation has now been completed and recorded, and the applicant desires to now include the vacated service road in the subdivision.

The site fronts Old Shell Road, a planned major street, requiring a 100' right-of-way. The recording of the original James Thomas Barnes Subdivision in 2005 dedicated sufficient right-of-way to meet the required 50' from the centerline along the South side of Old Shell Road and a radius at the corner of Old Shell Road and Fairview Street East. Fairview Street East currently has right-of-way from the centerline along the site in excess of the required 25' from centerline.

The recorded plat of the Resubdivision of James Thomas Barnes Subdivision includes a note limiting Lot A to one curb cut, and Lot B to two curb cuts to Old Shell Road, with the size, location and design of all curb cuts to be approved by County Engineering. This should also be required on the Final Plat, with the addition that the curb cuts must conform to AASHTO

standards. A note on the plat states that Lot B is denied access to Fairview Street East until it is improved to County standards; this should also be required on the Final Plat but expanded to require curb cut size, location, and design to be approved by County Engineering.

The 25' minimum building setback lines along Old Shell Road and Fairview Street East are indicated on the plat and should also be included on the Final Plat. Additionally, the lot sizes in square feet are labeled on the plat and should also be labeled on the Final Plat with the addition of the lot sizes in acres, or a table depicting the same information should be provided.

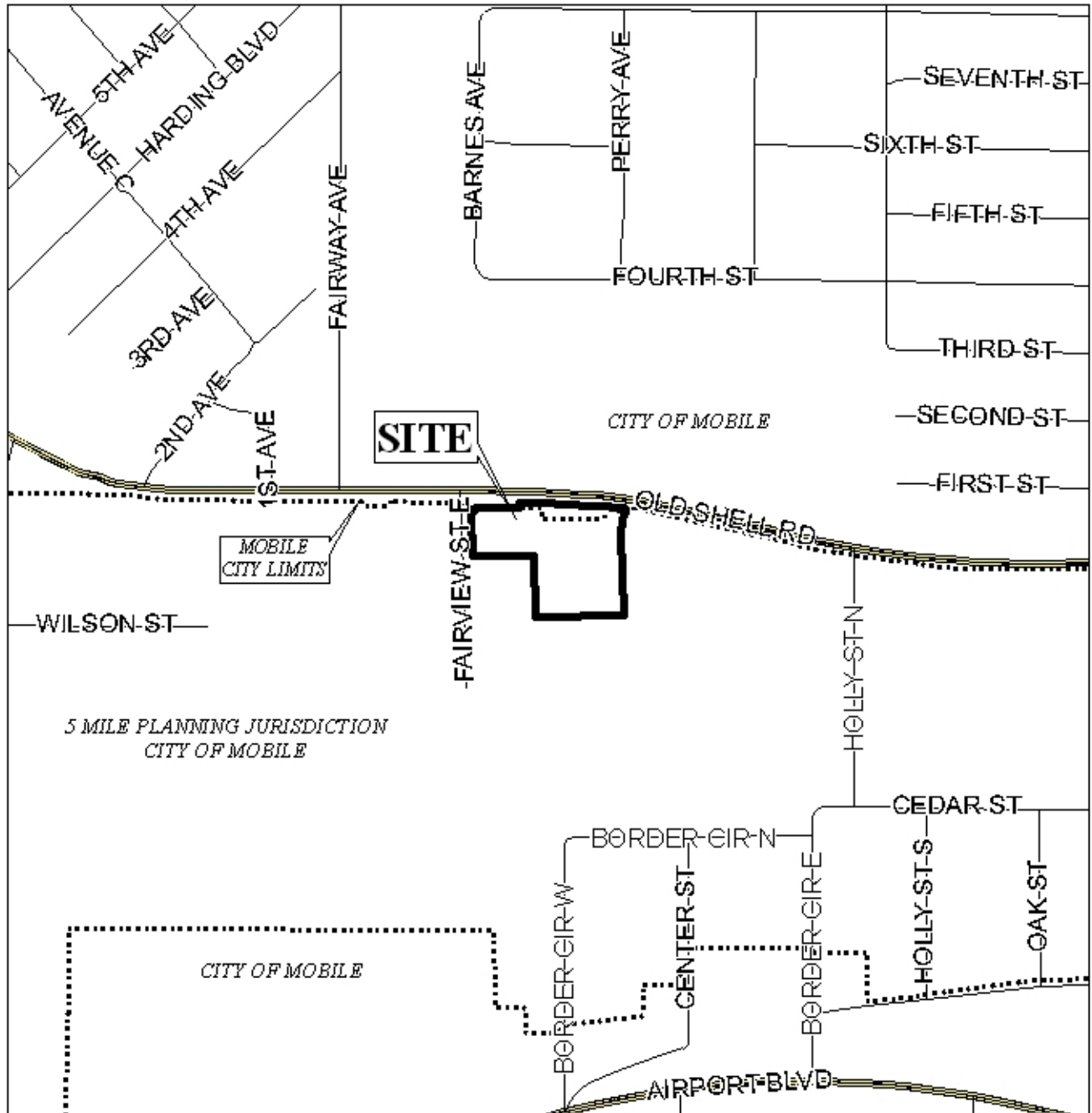
The plat includes a note stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations. This note should also be required on the Final Plat.

The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species.

Based on the preceding, this application is recommended for Tentative Approval subject to the following conditions:

- 1) placement of a note on the Final Plat stating that Lot A is limited to one curb cut, and Lot B is limited to two curb cuts to Old Shell Road, with the size, location and design of all curb cuts to be approved by County Engineering and conform to AASHTO standards;
- 2) placement of a note on the Final Plat stating that Lot B is denied access to Fairview Street East until such time it is improved to County standards. Upon improvement to County standards, Lot B is limited to one curb cut to Fairview Street East, with the size, location and design to be approved by County Engineering;
- 3) illustration of the 25' minimum building setback line along Old Shell Road and Fairview Street East;
- 4) labeling of the lots with their sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 5) 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.8. of the Subdivision Regulations;
- 6) placement of a note on the final plat/site plan stating that approval of all applicable Federal, state and local agencies for endangered, threatened or otherwise protected species is required prior to the issuance of any permits or land disturbance activities; and
- 7) placement 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



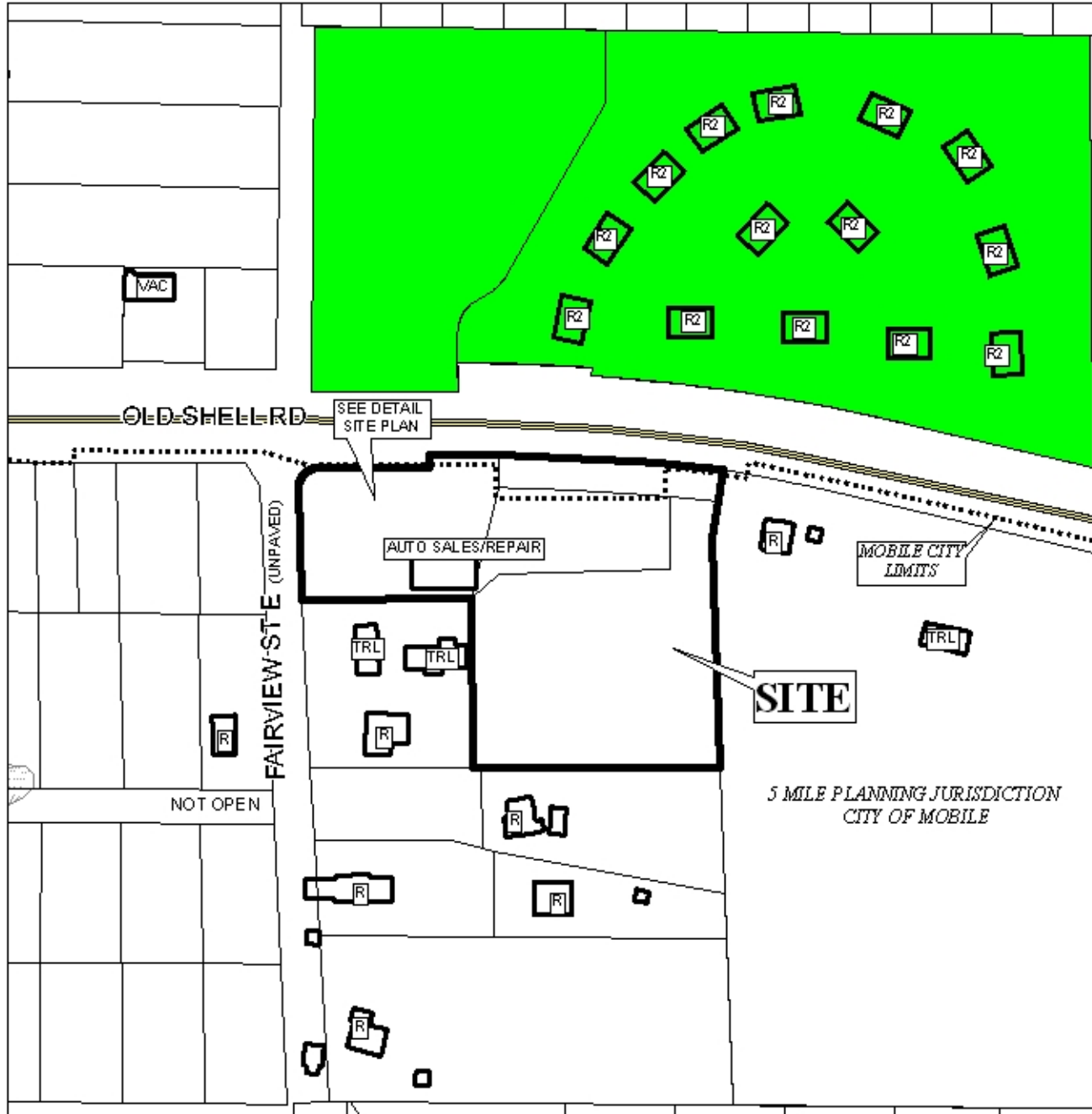
APPLICATION NUMBER 8 DATE March 18, 2010

APPLICANT James Thomas Barnes Subdivision, Revised Resubdivision of

REQUEST Subdivision



JAMES THOMAS BARNES SUBDIVISION, REVISED RESUBDIVISION OF



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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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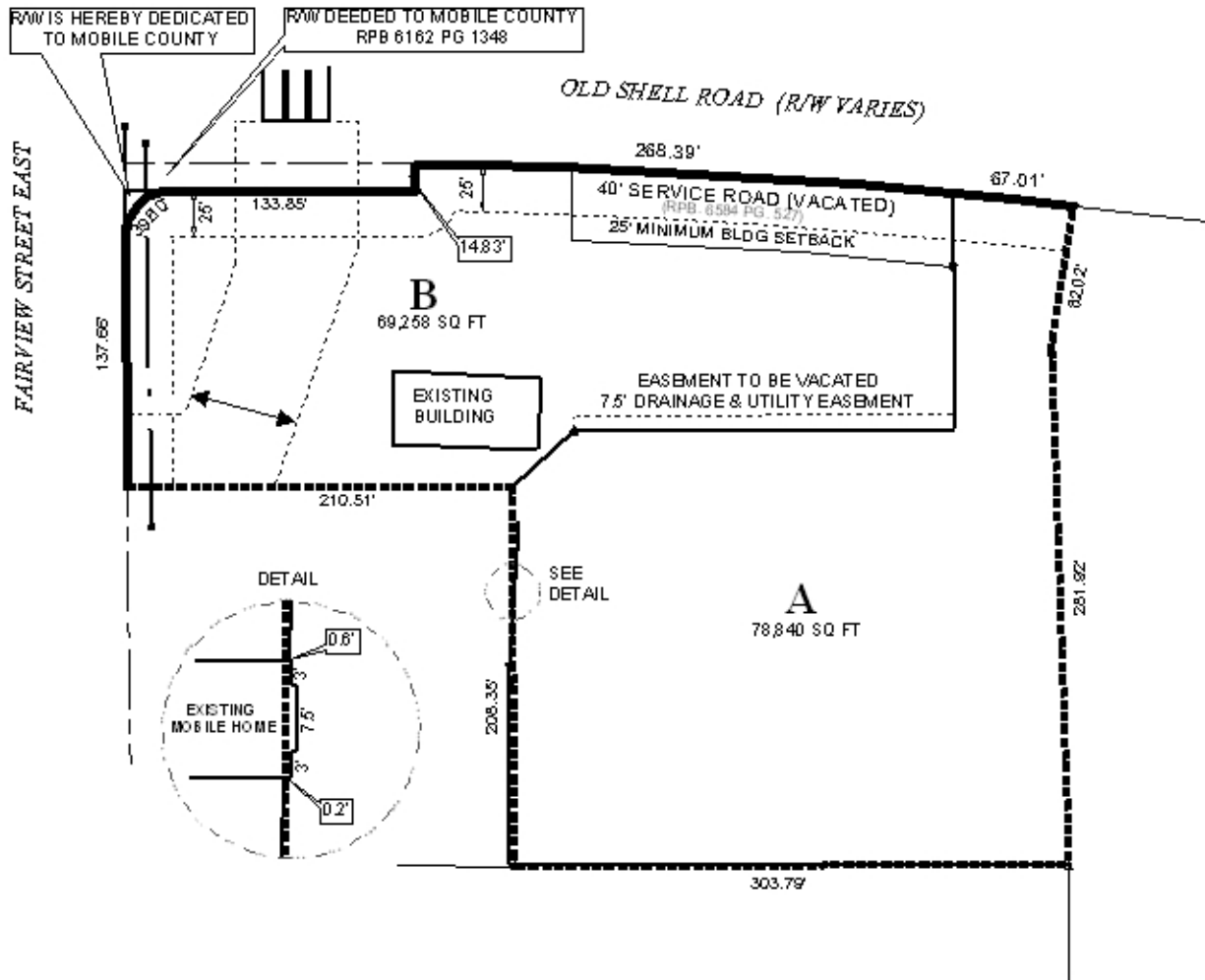


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DETAIL SITE PLAN

NOTE: REQUIRED RIGHT OF WAY
WAS DEDICATED WITH PREVIOUS
PLAT RECORDED IN MAP BOOK 109 PG 26



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