

GLEN ACRES SUBDIVISION,
RESUBDIVISION OF LOTS 1 AND 32

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

The plat illustrates the proposed 2-lot, 1.9± acres subdivision which is located 9051 Glen Acres Drive North (Southeast corner of Glen Acres Drive North and Riley Street). The subdivision is served by public water and public sanitary sewer.

The purpose of this subdivision is to change the lot line configuration of two existing legal lots of record, reorienting them from Riley Street to Glen Acres Drive.

The plat depicts a 25-foot minimum building setback line along Glen Acres Drive. In accordance with Section V.D.5 of the Subdivision Regulation, the plat should be modified to reflect the 25-foot minimum building setback being depicted along Riley Street also.

The site fronts both Glen Acres Drive and Riley Street. The plat illustrates a 50-foot right-of-way for each street. These streets are minor streets not provided with curb and gutter. Section V.B.14 of the Subdivision requires a right-of-way of 60-feet for minor streets not provided with curb and gutter. Therefore, dedication sufficient to provide 30 feet from the centerline of Riley Street and Glen Acres Drive should be provided. Further, as additional right-of-way should be required, the applicant should ensure that Section V.B.16 of the Subdivision Regulations is complied with.

Lot 32 should be limited to the existing curb cut onto Glen Acres Drive, and Lot 1 should be limited to the existing curb cut onto Glen Acres Drive.

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.

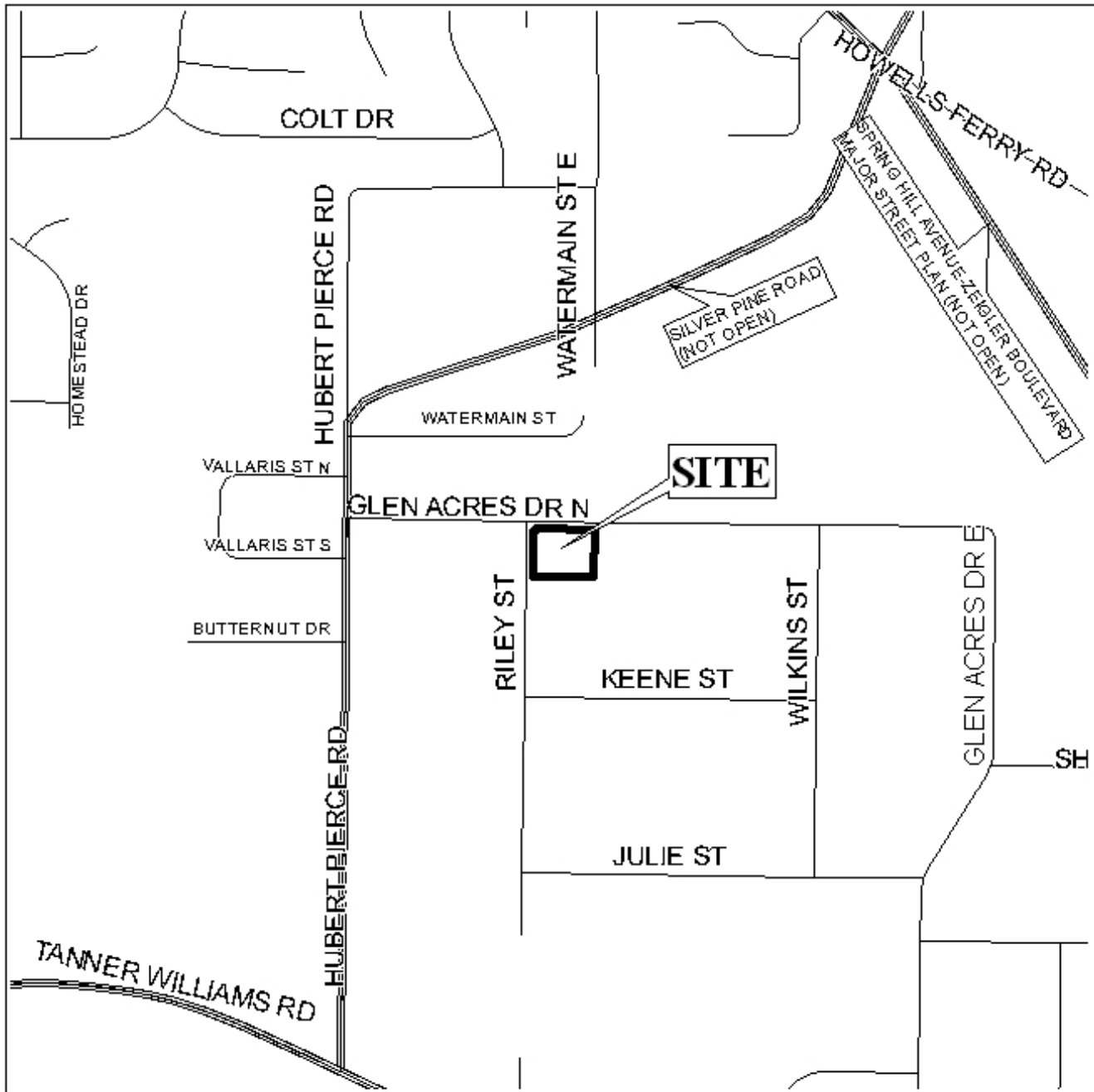
Compliance with the City of Mobile stormwater and flood control ordinances will be required. A note should be placed on the final plat requiring submission of a certification from a licensed engineer stating that development on the site will comply with the City of Mobile stormwater and flood control ordinances.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) placement of 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

- 2) dedication sufficient to provide 30 feet from the centerline of Riley Street and Glen Acres Drive should be provided;
- 3) compliance with Section V.B.16 of the Subdivision Regulations;
- 4) revision of the plat to reflect the 25-foot minimum building setback being depicted along Riley Street as well as Glen Acres Drive in accordance with Section V.D.5 of the Subdivision Regulations;
- 5) placement of a note on the final plat stating that Lot 32 is limited to the existing curb cut onto Glen Acres Drive, and Lot 1 is limited to the existing curb cut onto Glen Acres Drive with the size, location, and design to be approved by Mobile County Engineering;
- 6) 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.7. of the Subdivision Regulations; and
- 7) labeling of the lot with its size in square feet, or provision of a table on the plat with the same information.

LOCATOR MAP



APPLICATION NUMBER 13 DATE June 7, 2007

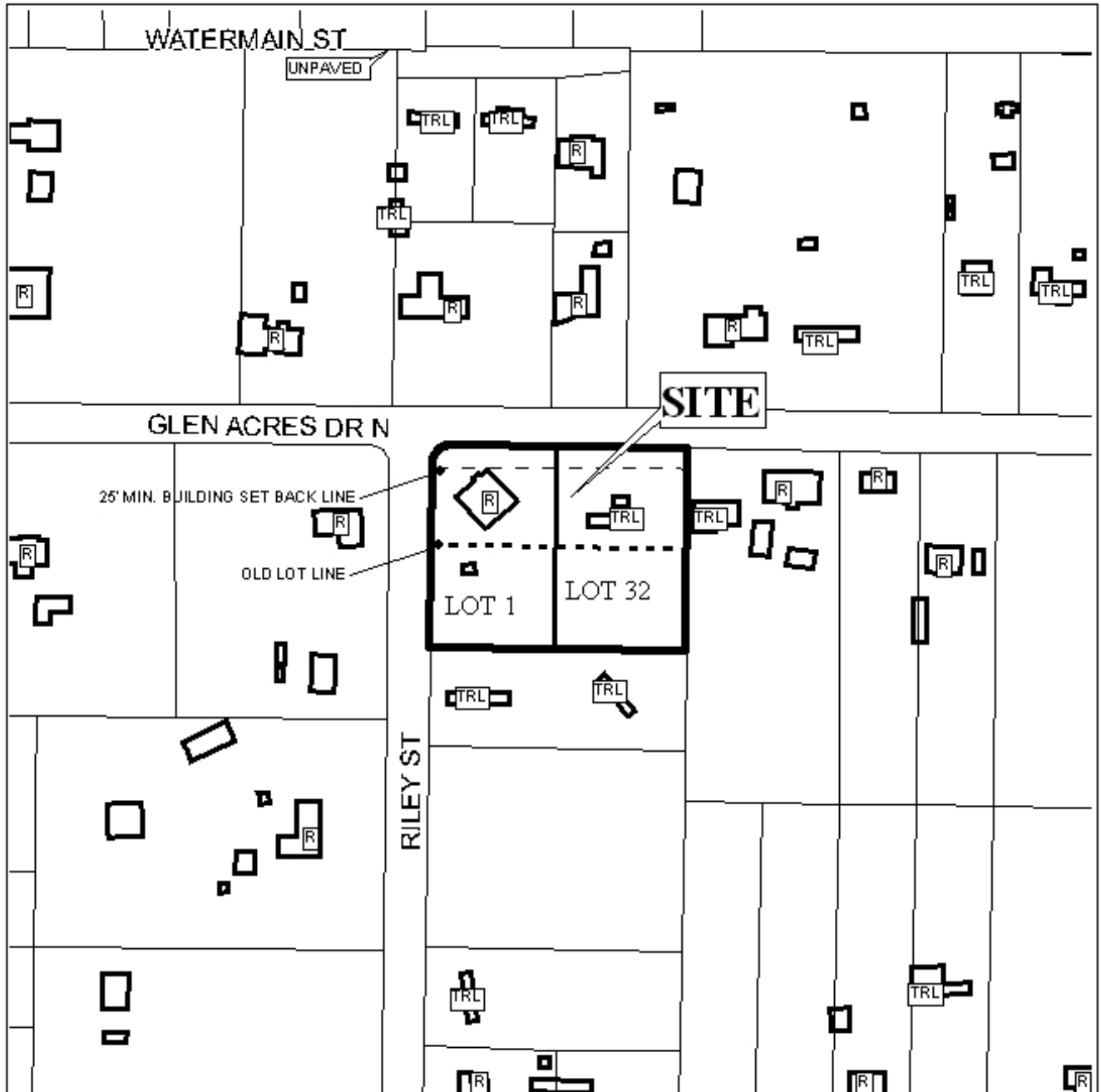
APPLICANT Glen Acres Subdivision, Resubdivision of Lots 1 and 32

REQUEST Subdivision
















NTS

GLEN ACRES SUBDIVISION, RESUBDIVISION OF LOTS 1 AND 32



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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

NTS