

F & S SUBDIVISION, **RESUBDIVISION OF LOT 2**

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

MAWSS Comments: MAWSS has only water services available. Water line extension will be required.

The plat illustrates the proposed 2-lot, 5.8± acres subdivision which is located at the Northeast corner of Demetropolis Road and Executive Park Drive (Private Street). The subdivision is served by public water and public sanitary sewer.

The plat illustrates a 10-foot by 303.9-foot section of land that has been excepted from Lot 2. Probate Court records indicate that this strip of land was deeded off to the owners of Lot 1, F&S Subdivision, in 2002, whereas the F&S Subdivision was recorded in 2001. Given the preceding information, it appears that an improper subdivision has occurred, and therefore, Lot 1 should be included in this resubdivision.

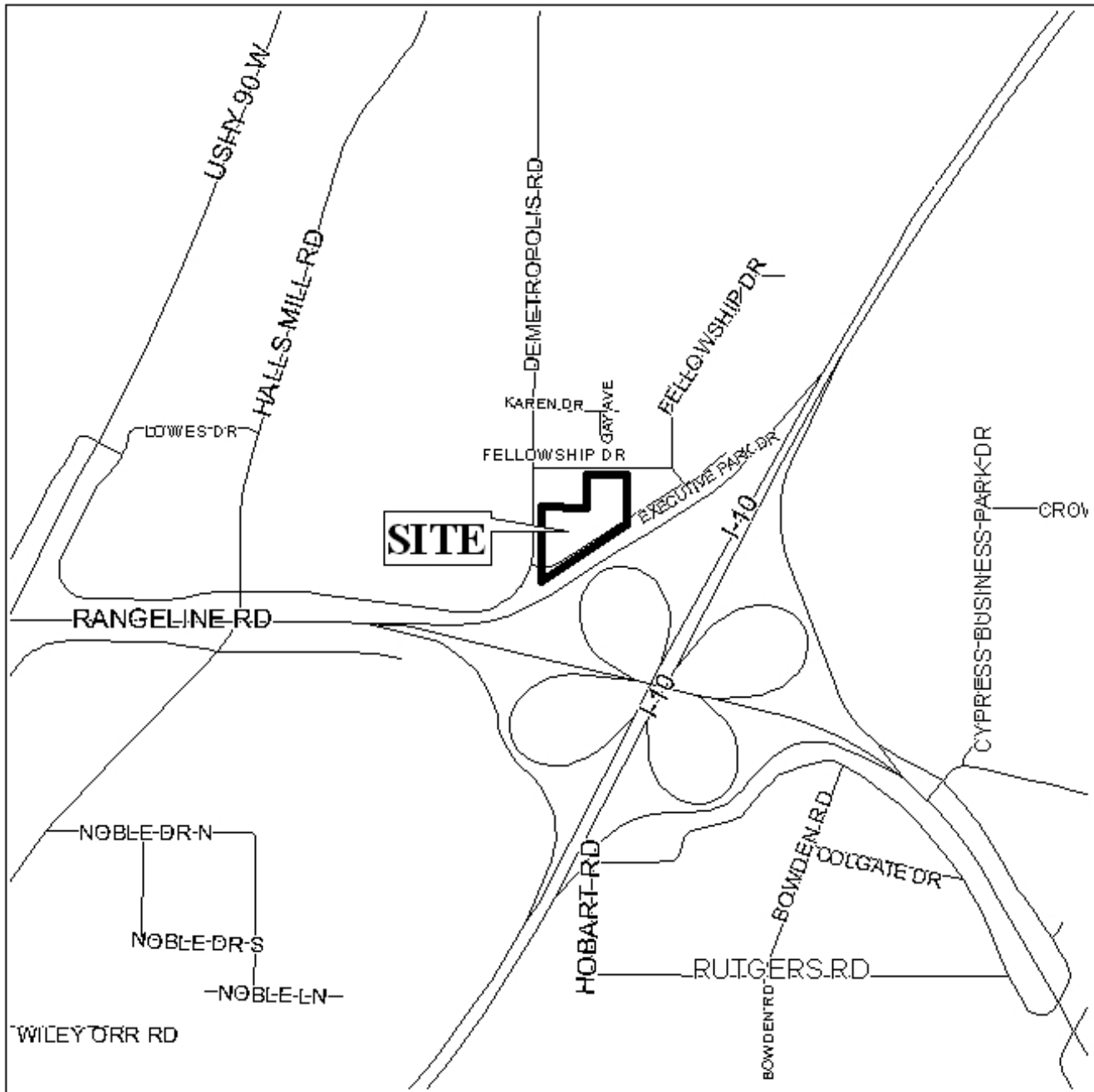
The plat also illustrates a private street, Executive Park Drive, which connects with Demetropolis Road on the proposed Lot 2A, and runs eastwardly through the proposed Lot 2A and proposed Lot 2B and then continues Northerly, connecting to the private portion of Fellowship Drive. The private street then connects to several parcels which have no frontage on a public right-of-way except I-10. As I-10 is a limited access highway, and therefore, no curb-cuts are permitted, justification should be submitted documenting the need for private street approval for Executive Park Drive. The private portion of Fellowship Drive is not included in this subdivision application.

GIS indicates that the current Lot 2 is divided into two separate tax parcels, one owned by F & S Developments LLC and the other owned by F & S Investment Company. It is unclear if these two entities are, in fact, the same company, or why the lot is divided into two separate tax parcels. Probate Court records, in this case, do not appear to indicate that another improper subdivision has occurred. Nevertheless, an explanation of this discrepancy should be provided.

This case is recommended for holdover until the July 5, 2007, meeting (with updated information due by noon, June 11, 2007) to address the following:

- 1) inclusion of Lot 1 in the resubdivision to include the 10-foot by 303.9-foot strip that was deeded off improperly in 2002;
- 2) submittal of additional information regarding the Executive Park Drive private street which provides access to other parcels;
- 3) submittal of an explanation as to why the existing Lot 2 is divided into two separate tax parcels;
- 4) notation on the preliminary plat of the existing right-of-way for Demetropolis Road;
- 5) submittal of new labels and fees for those labels for new notifications; and
- 6) submittal of additional lot fees.

LOCATOR MAP



APPLICATION NUMBER 16 DATE June 7, 2007

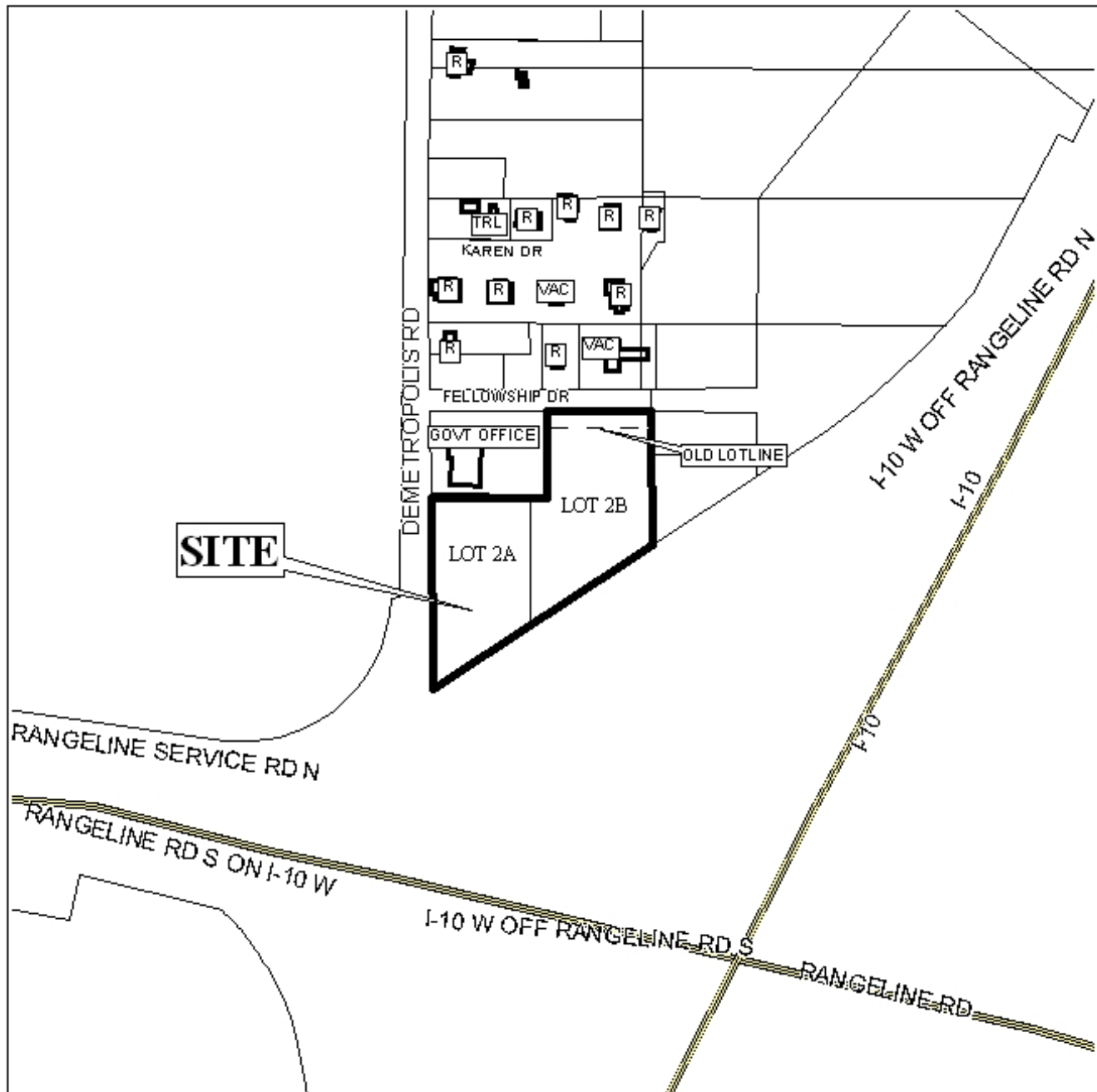
APPLICANT F & S Subdivision, Resubdivision of Lot 2

REQUEST Subdivision



NTS

F & S SUBDIVISION, RESUBDIVISION OF LOT 2



APPLICATION NUMBER 16 DATE June 7, 2007

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