

**JAMES THOMAS BARNES SUBDIVISION,**  
**RESUBDIVISION OF**

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

Mobile Area Water & Sewer System Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering, Inc.

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.

The plat illustrates the proposed two-lot, 3.4± acres subdivision which is located at the Southeast corner of Old Shell Road and Fairview Street East. The subdivision, which is located outside the Mobile City Limits, has public water and sanitary sewer services.

The purpose of this application is to subdivide an existing lot of record into two lots.

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 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 centerline along the site in excess of the required 25' from centerline. The plat indicates an existing 40' unopened service road along a portion of the Old Shell Road frontage is to be vacated and incorporated into the site. Therefore, vacation of the service road should be required prior to the signing of the final plat.

The plat 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 of the curb cuts conforming 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 illustrated 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, or a table depicting the same information should be provided.

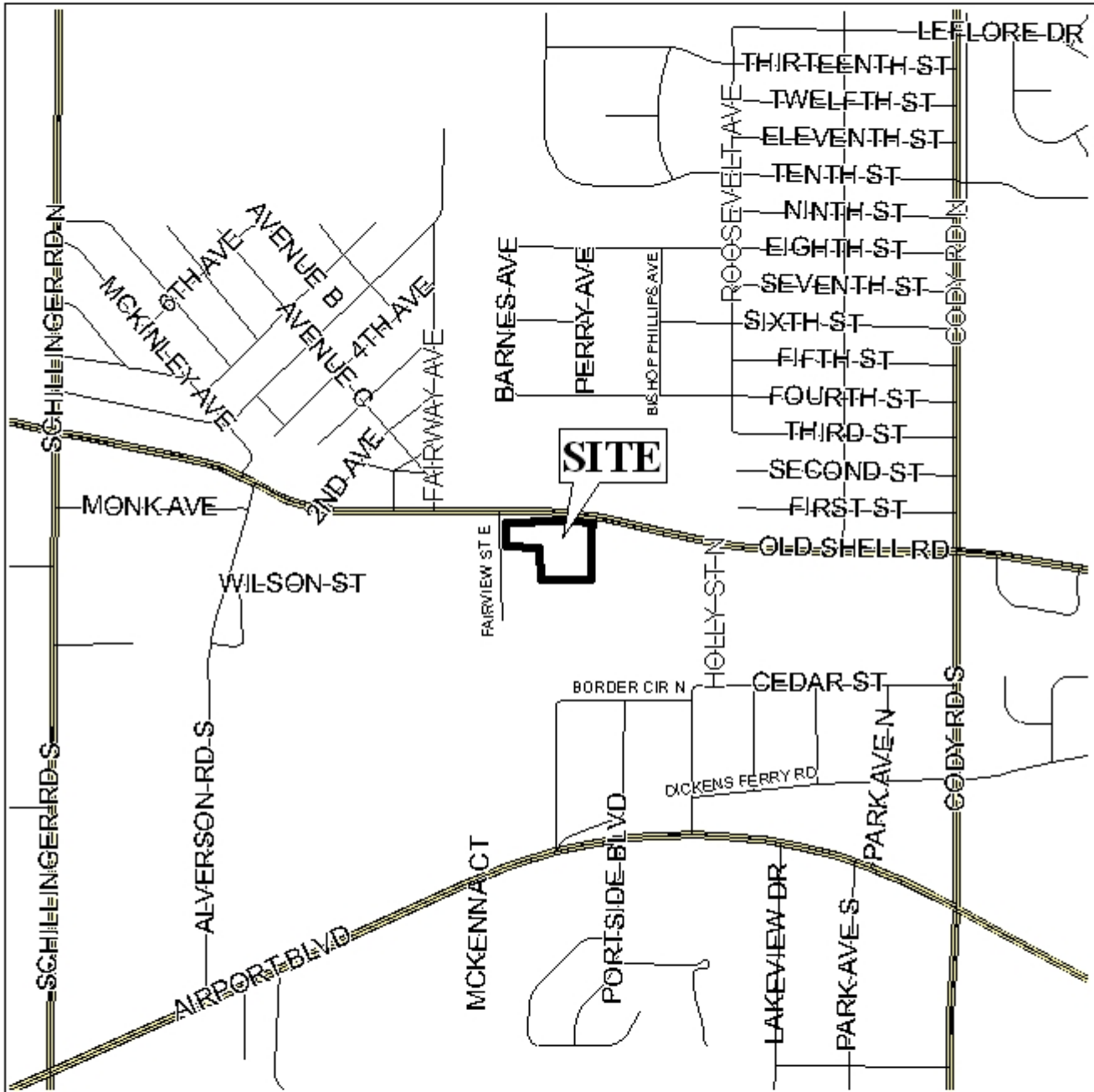
The plat includes a note stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations. This note should also be required on the final plat.

The site is in the unincorporated part of Mobile County; nevertheless, development should be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances. Submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits should be required. Certification should be submitted to the Planning Section of Urban Development and County Engineering. The plat includes a note addressing this issue and should also be required on the final plat.

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

- 1) vacation of the 40' service road along Old Shell Road prior to the signing of the final plat;
- 2) placement of a note on the final plat stating that Lot A is limited to one curb cut to Old Shell Road, with its size, location, and design to be approved by Mobile County Engineering and conform to AASHTO standards;
- 3) placement of a note on the final plat stating that 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 Mobile County Engineering and conform to AASHTO standards;
- 4) placement of a note on the final plat stating that Lot B is denied access to Fairview Street East until it is improved to County standards. Upon improvement to county standards, Lot B is limited to one curb cut to Fairview Road East, with the size, location, and design to be approved by Mobile County Engineering;
- 5) illustration of the 25' minimum building setback line along Old Shell Road and Fairview Street East;
- 6) labeling of each lot with its size in square feet, or the provision of a table on the plat depicting the same information;
- 7) 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
- 8) placement of a note on the 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 17 DATE November 1, 2007

APPLICANT James Thomas Barnes Subdivision, Resubdivision of

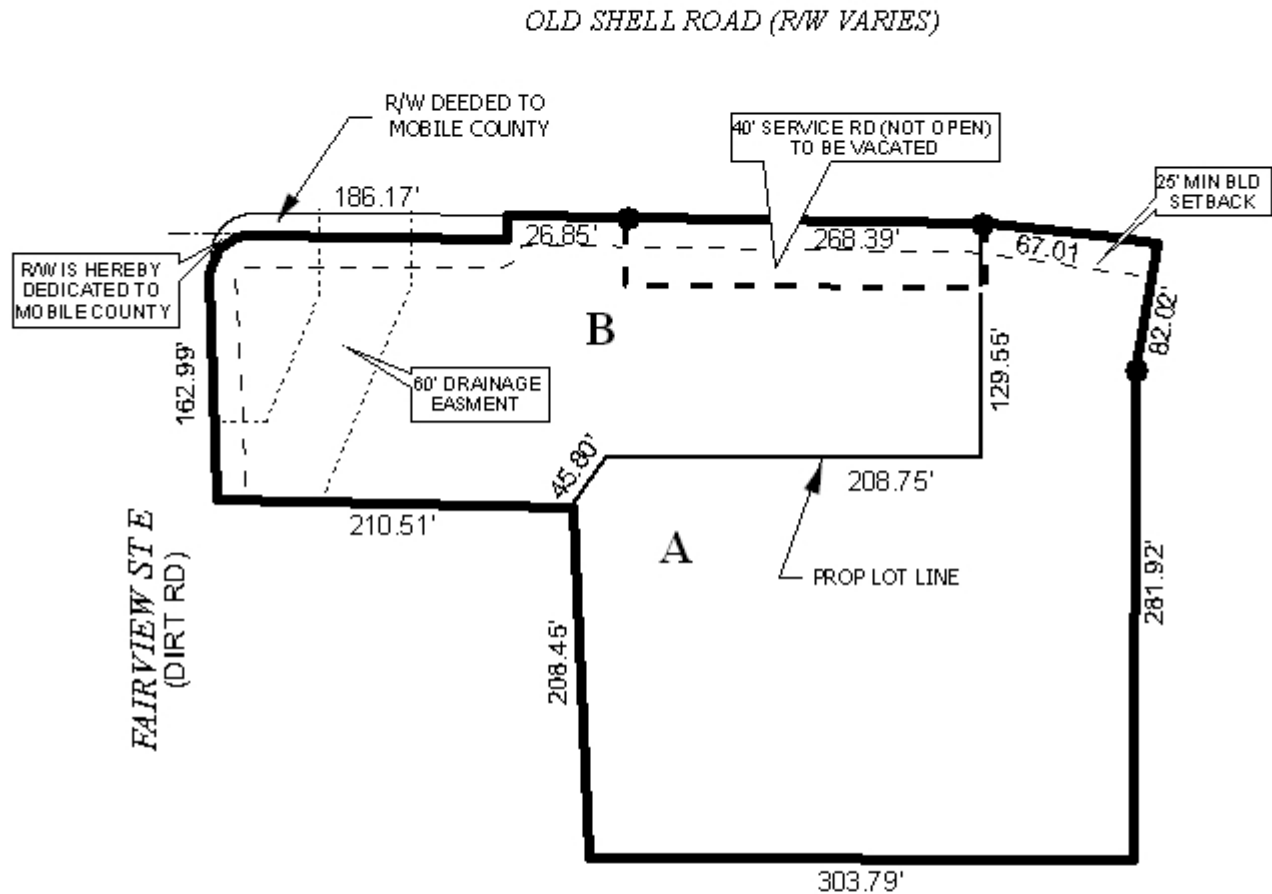
REQUEST Subdivision



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# DETAIL SITE PLAN



APPLICATION NUMBER 17 DATE November 1, 2007  
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REQUEST Subdivision

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