

## **RENDU TERRACE WEST SUBDIVISION**

Engineering Comments: Development of property must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 2-lot, 10.9± acre subdivision which is located on the North side of Old Shell Road, 420'± East of Fairway Avenue. The subdivision is served by city water and sewer facilities.

The purpose of this application is to create a 2-lot subdivision from a metes and bounds parcel.

The site fronts Old Shell Road, a planned major street, and the existing right-of-way is illustrated as 60-feet. The Major Street Plan requires a 100-foot right-of-way; therefore, the dedication of adequate right-of-way to provide 50-feet from the centerline of Old Shell Road should be required. Additionally, since the site will have approximately 1000-feet of road frontage on a major street, access management is a concern; therefore, a note should be placed on the final plat stating that Lot 1 should be limited to one curb cut to Old Shell Road, with the location and design to be approved by County Engineering. Lot 2 should be limited to two curb cuts to Old Shell Road, with the size, location and design to be approved by County Engineering.

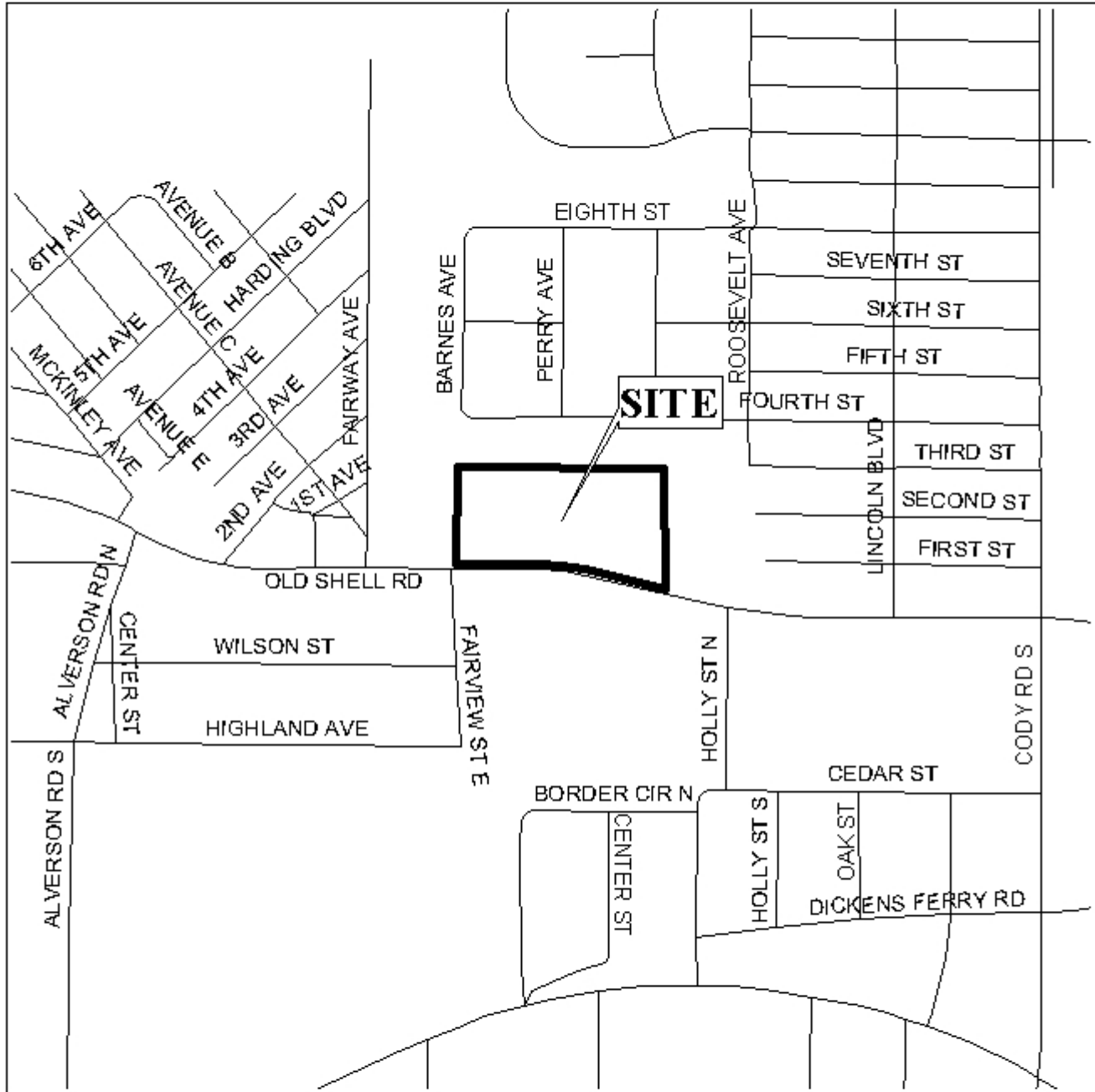
Additionally, as illustrated on the Vicinity Map there is an approximate 20-foot wide right-of-way along the west property line. This right-of-way should either be vacated, or adequate right-of-way dedicated to provide 25-feet from the centerline of this unnamed right-of-way. Access to this unnamed right-of-way should be denied unless it is paved to County standards.

The site is located in the County, thus a note should be placed on the final plat stating that any lots which are developed commercially (multi-family) and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

The required twenty-five foot minimum building setback lines are not illustrated, but will be required on the final plat.

With modifications, the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of necessary right-of-way to provide 50-feet from the centerline of Old Shell Road; 2) placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Old Shell Road, with the size, location and design to be approved by County Engineering; 3) placement of a note on the final plat stating that Lot 2 is limited to two curb cuts to Old Shell Road, with the size, location and design to be approved by County Engineering; 4) the dedication of necessary right-of-way to provide 25-feet from the centerline of the unnamed right-of-way along the west boundary of the site or thereof; 5) the placement of a note on the final plat stating that a buffer, in compliance with Section V.A.7., will be provided where lots are developed commercially (multi-family) when the lots adjoin residentially developed property; and 6) placement of the required 25-foot minimum building setback line on the final plat.

## LOCATOR MAP



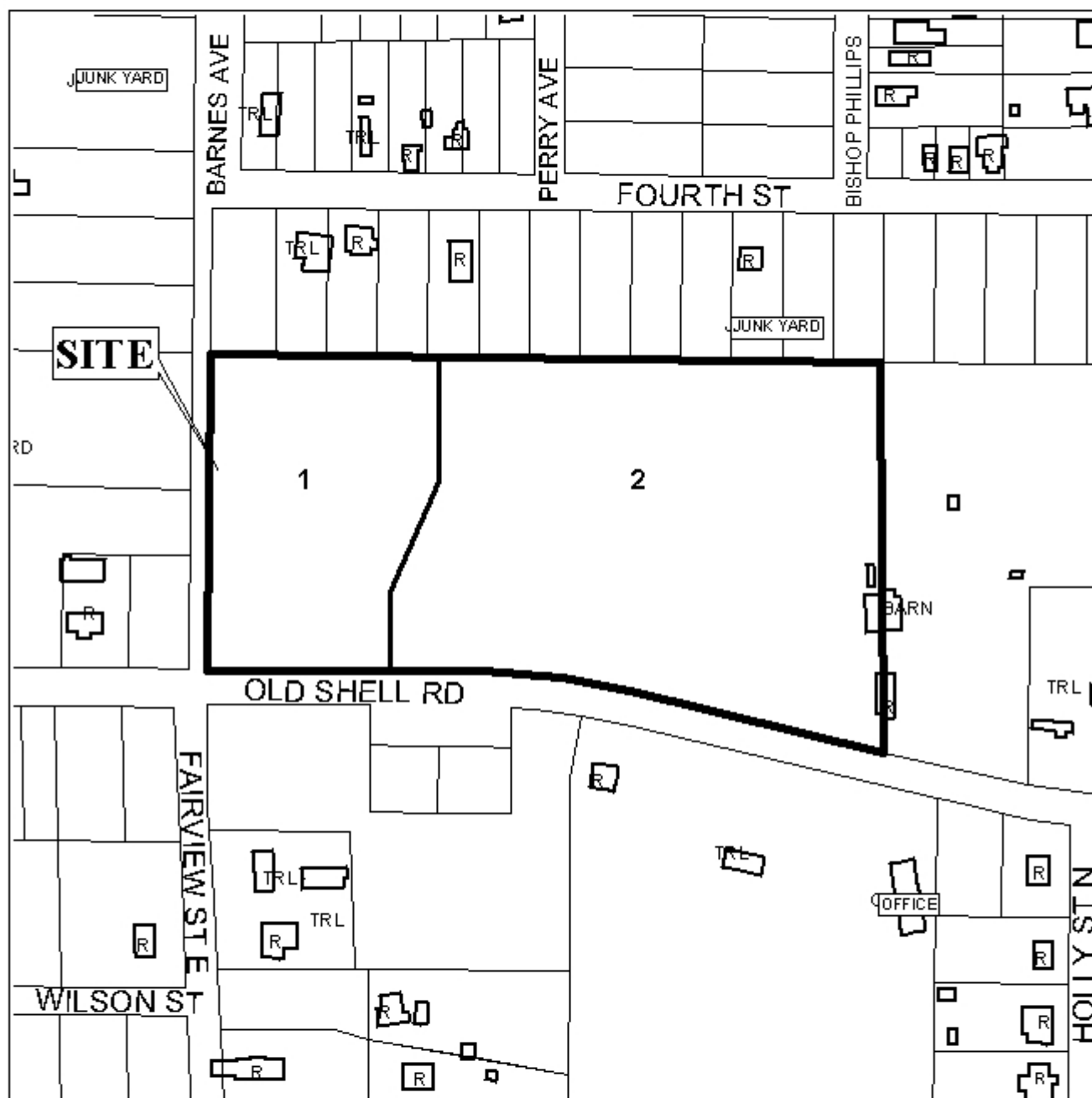
APPLICATION NUMBER 19 DATE April 1, 2004

APPLICANT Rendu Terrace West Subdivision

REQUEST Subdivision



# RENDU TERRACE WEST SUBDIVISION



APPLICATION NUMBER 19 DATE April 1, 2004

LEGEND



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