

RESUBDIVISION OF LOT 11, BLOCK C, GLEN ACRES **SUBDIVISION, FIRST ADDITION**

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

The plat illustrates the proposed 2-lot, 0.9± acre subdivision which is located at 1301 Wilkins Street and 8903 Glen Acres Drive North (Southwest corner of Wilkins Street and Glen Acres Drive North). The subdivision is served by public water and individual septic tanks.

The purpose of this subdivision is to create two legal lots of record from an existing legal lot of record.

The site fronts Glen Acres Drive North to the North, a minor street, not provided with curb and gutter, with a 50-foot right-of-way; and also fronts Wilkins Street to the East, a minor street, not provided with curb and gutter, with a 50-foot right-of-way. Section V.B.14 of the subdivision regulations requires a 60-foot right-of-way for minor streets, however, given the age and the level of development existing in the area already, a waiver of the dedication requirement seems appropriate. The Commission has recently approved several subdivision applications and waived the dedication requirements in other locations with similar conditions.

The plat illustrates the 25-foot minimum building setbacks on all street frontages.

Given the amount of street frontage, both of the proposed lots should be limited to one curb cut. The proposed Lot 11-A should be limited to one curb cut to Glen Acres Drive North, and the proposed Lot 11-B should be limited to one curb cut to Wilkins Street, with the size, design, and location of all curb cuts to be approved by Mobile County Engineering.

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.

The site will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed 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.

The plat should show the size, in square feet, of each lot, or a table with the same information should be provided.

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

- 1) provision of a note on the final plat stating that Lot 11-A is limited to one curb cut to Glen Acres Drive North, and Lot 11-B is limited to one curb cut to Wilkins Street, with the size, design, and location of all curb cuts to be approved by Mobile County Engineering;
- 2) labeling of each lot with the size, in square feet, or provision of a table with the same information;
- 3) provision 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
- 4) provision 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 23 DATE July 19, 2007

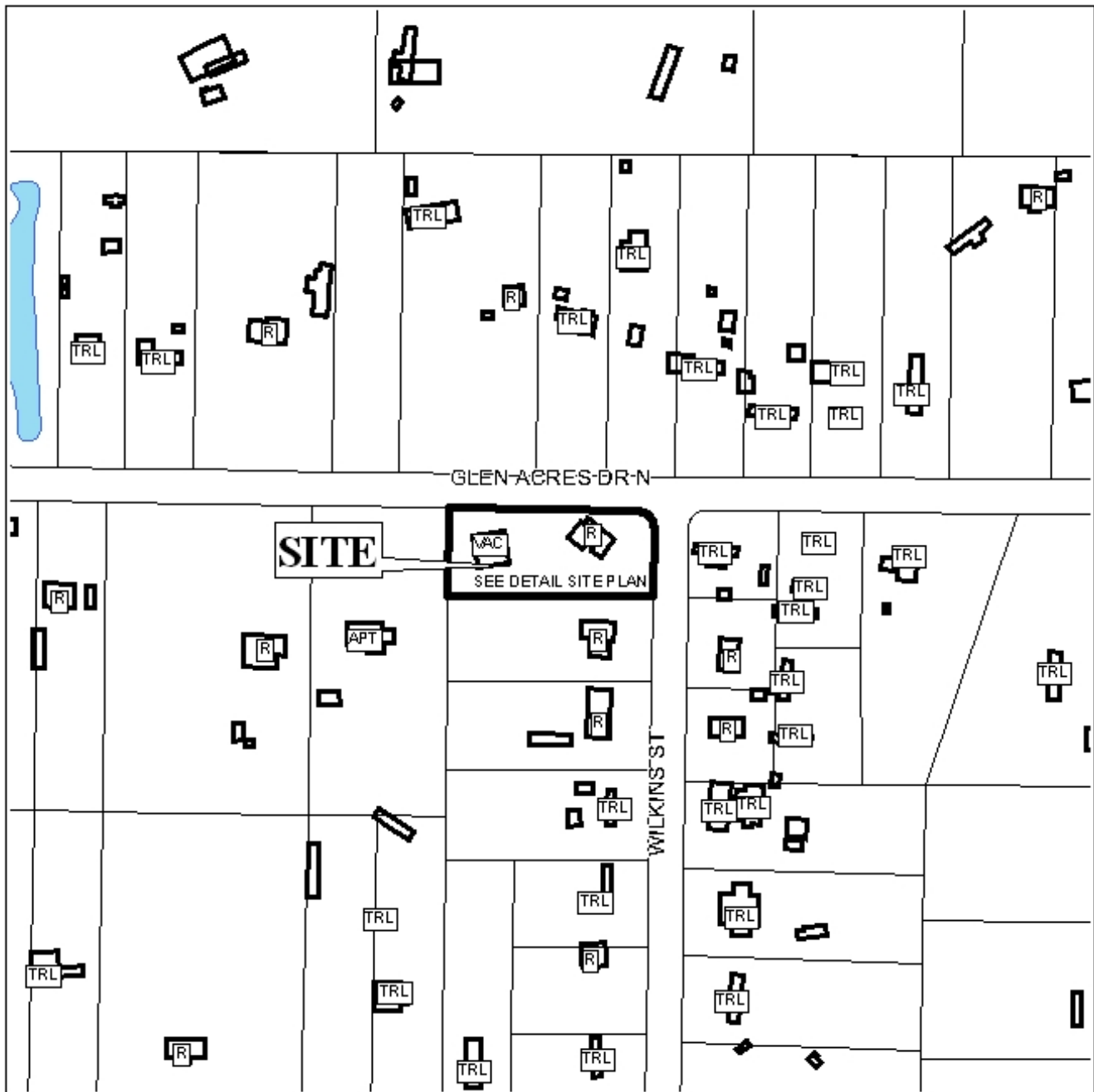
APPLICANT Resubdivision of Lot 11, Block C, Glen Acres Subdivision, First Addition

REQUEST Subdivision






NTS

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GLEN ACRES SUBDIVISION, FIRST ADDITION**



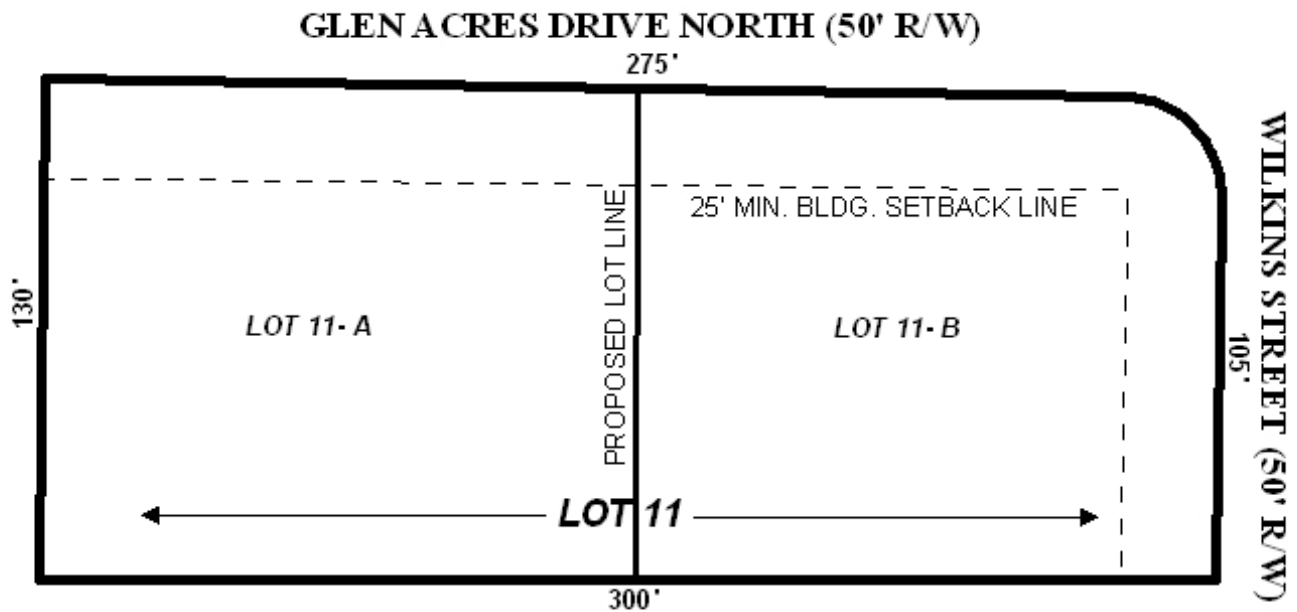
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LEGEND

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| 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 |



DETAIL SITE PLAN



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REQUEST Subdivision



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