

RESUBDIVISION OF **JAMES THOMAS BARNES SUBDIVISION**

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

The plat illustrates the proposed 2-lot, 3.2± acres subdivision which is located at 7421 & 7425 Old Shell Road (Southeast corner of Old Shell Road and Fairview Street). The subdivision is served by public water and public sanitary sewer.

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

The site fronts Old Shell Road, which appears on the major street plan, to the North, and Fairview Street, a minor street, to the West. James Thomas Barnes Subdivision was originally approved in 2005. As a condition of the original approval, dedications of right-of-way were required along Old Shell Road and Fairview Street. The subdivision was recorded with sufficient right-of-way, therefore, no additional dedication should be required.

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

The proposed Lot A is 63 feet wide at the 25-foot minimum building setback line, and 256.81 feet long (exclusive of the 25-foot setback). Section V.D.3 of the Subdivision Regulations states that lots cannot be more than 3.5 times the width of the lot at the building setback line, which is 220.5 feet in this case. That being said, the lot widens to 304 feet 129 feet into the lot, giving the lot a modified flag shape. Given the large widening of the lot, a waiver of Section V.D.3 of the Subdivision Regulations could be considered appropriate.

Given the amount of street frontage, and the fact that Old Shell Road is a planned major street (with funding in place for fiscal year 2008), access management is a concern. As such, the proposed Lot A should be limited to one curb cut, and the proposed Lot B should be limited to two curb cuts to Old Shell Road. As Fairview Street East is unpaved, access should be denied to it until such time as it is improved to County Standards. Should Fairview Street East be improved to County standards, then the site should be limited to one curb cut. The size, location, and design of all should be approved by 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

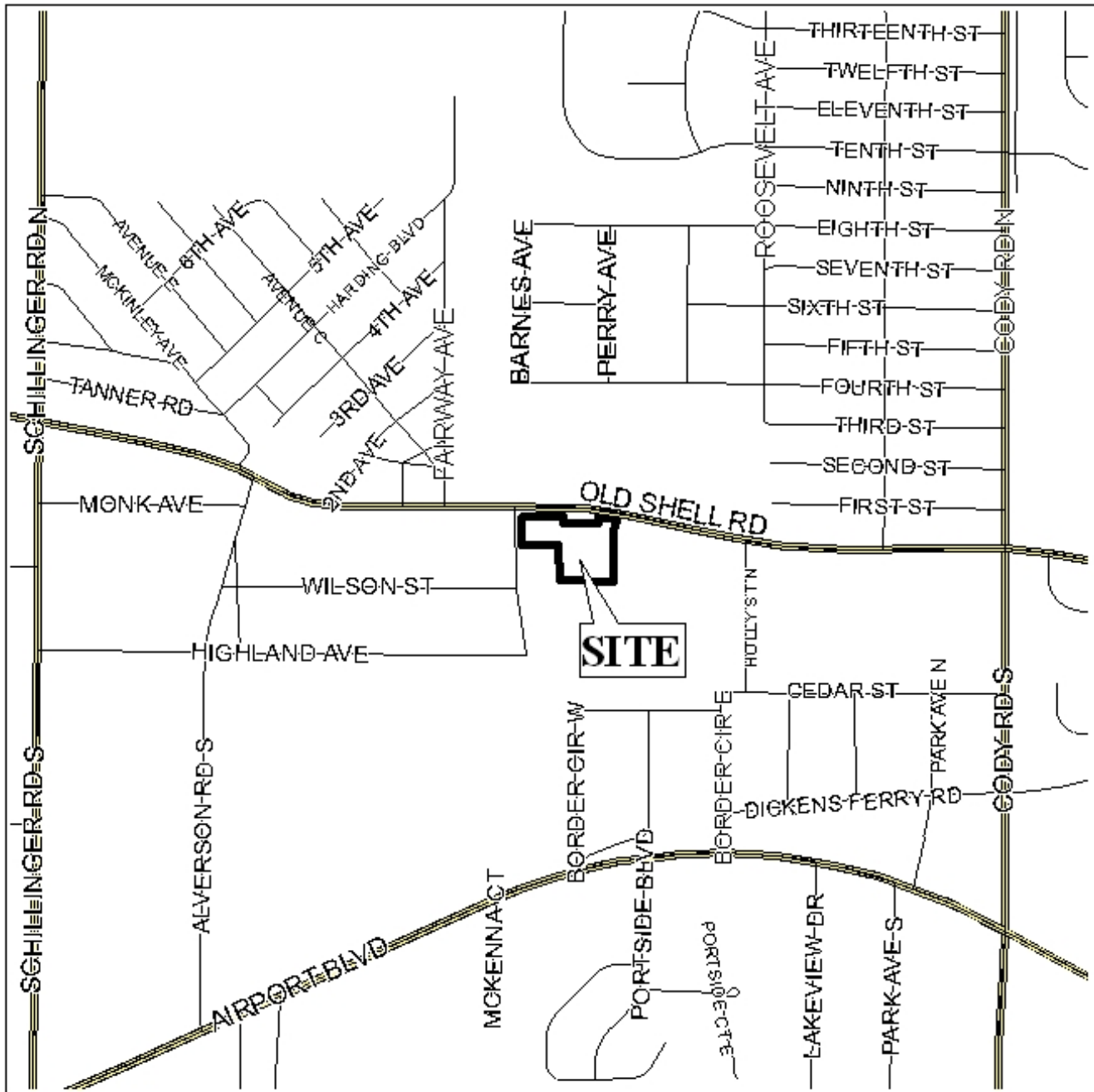
requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

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

With a waiver of Section V.D.3 of the Subdivision Regulations, 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 A is limited to one curb cut, and Lot B is limited to two curb cuts to Old Shell Road with the size, location, and design of all should be approved by County Engineering;
- 2) provision of a note on the final plat stating that access is denied to Fairview Street East until it is improved to County Standards, with a maximum of one curb cut at that time;
- 3) labeling of each lot with the size, in square feet, or provision of a table with the same information;
- 4) provision of 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; and
- 5) 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 24 DATE July 19, 2007

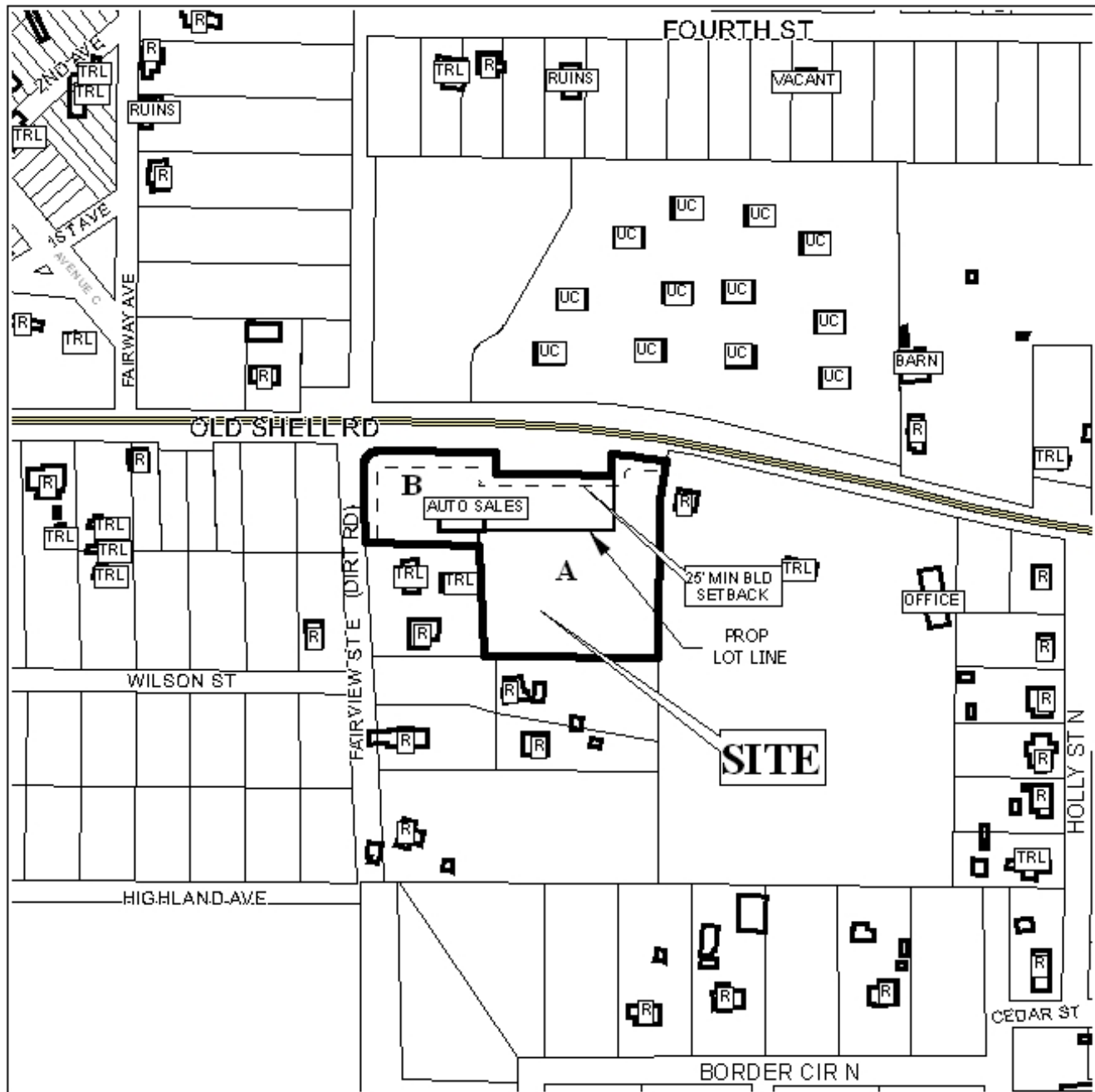
APPLICANT Resubdivision of James Thomas Barnes Subdivision

REQUEST Subdivision



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RESUBDIVISION OF JAMES THOMAS BARNES SUBDIVISION



APPLICATION NUMBER 24 DATE July 19, 2007

LEGEND

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
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