

**F & S SUBDIVISION,**  
**RESUBDIVISION OF LOTS 1 & 2**

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

The plat illustrates the proposed 3-lot, 6.2± acre subdivision which is located at 4425 Demetropolis Road (Southeast corner of Demetropolis Road and Fellowship Drive). 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, and to correct an improper subdivision that occurred in 2002.

The site fronts Demetropolis Road to the West, which functions as a collector street, and has adequate right-of-way. The site also fronts Fellowship Drive to the North, a minor street with adequate right-of-way, and Executive Park Drive to the South, a minor street with adequate right-of-way.

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

Given the amount of street frontage, the proposed Lot 1A should be limited to the existing curb cuts, the proposed Lot 2A should be limited to two curb cuts to Demetropolis Road, and one curb cut to Executive Park Drive, and the proposed Lot 3A should be limited to one curb cut to Fellowship Drive and one curb cut to Executive Park Drive, with the size, location, and design of all curb cuts to be approved by County Engineering.

The plat does not label the amount of road frontage along Executive Park Drive for the proposed Lot 2A or the proposed Lot 3A, as such, this labeling should be required prior to the signing of the final plat. Also, the right-of-way width of Executive Park Drive is not illustrated, and illustration of such should be provided.

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.

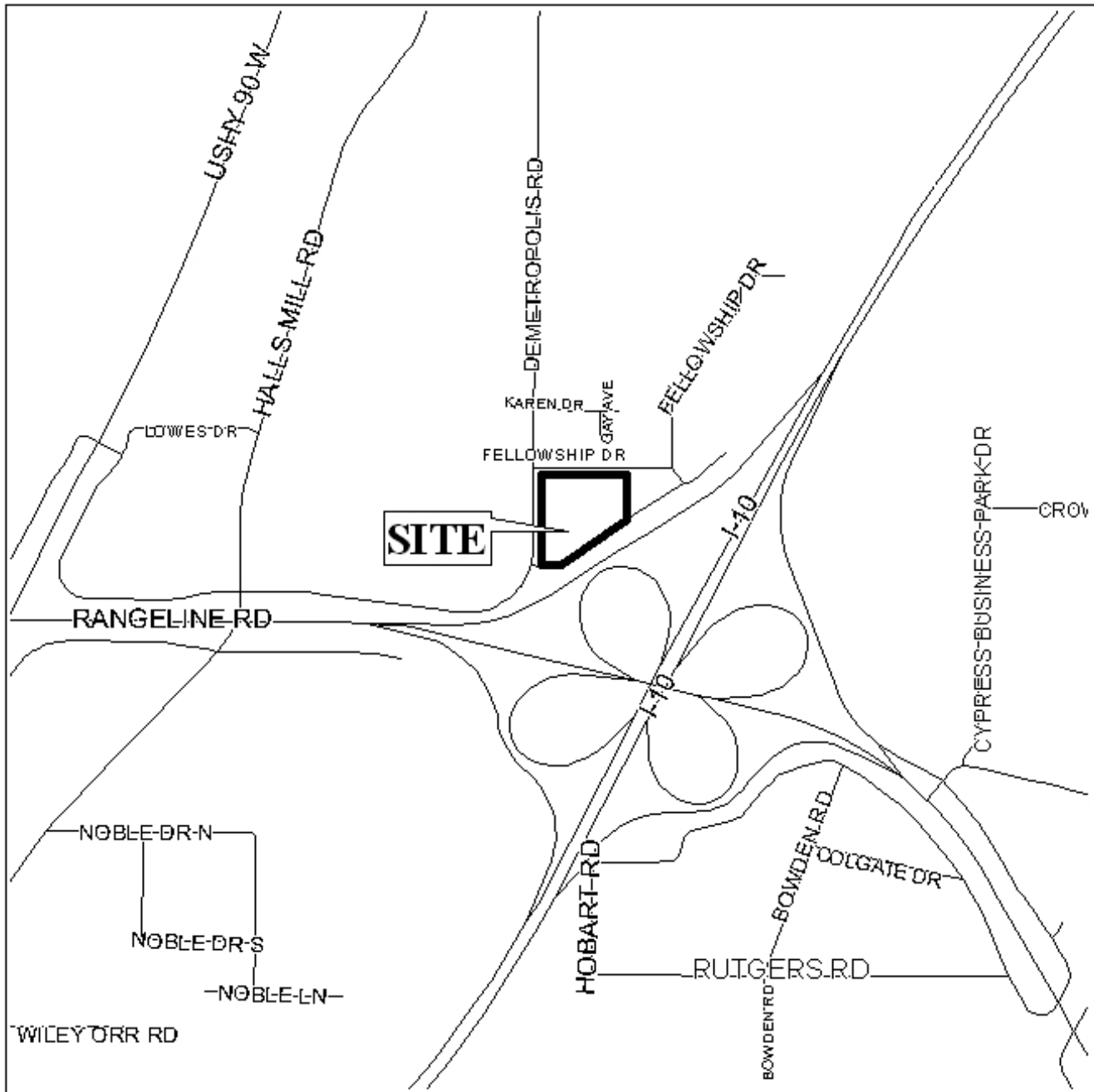
The site will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood 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 1A is limited to the existing curb cuts, Lot 2A is limited to two curb cuts to Demetropolis Road, and one curb cut to Executive Park Drive, and Lot 3A is limited to one curb cut to Fellowship Drive and one curb cut to Executive Park Drive, with the size, location, and design of all curb cuts to be approved by County Engineering;
- 2) labeling of the amount of road frontage along Executive Park Drive for the Lot 2A and Lot 3A;
- 3) labeling of the right-of-way width of Executive Park Drive;
- 4) labeling of each lot with the size, in square feet, or provision of a table with the same information;
- 5) 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
- 6) 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 25 DATE July 19, 2007

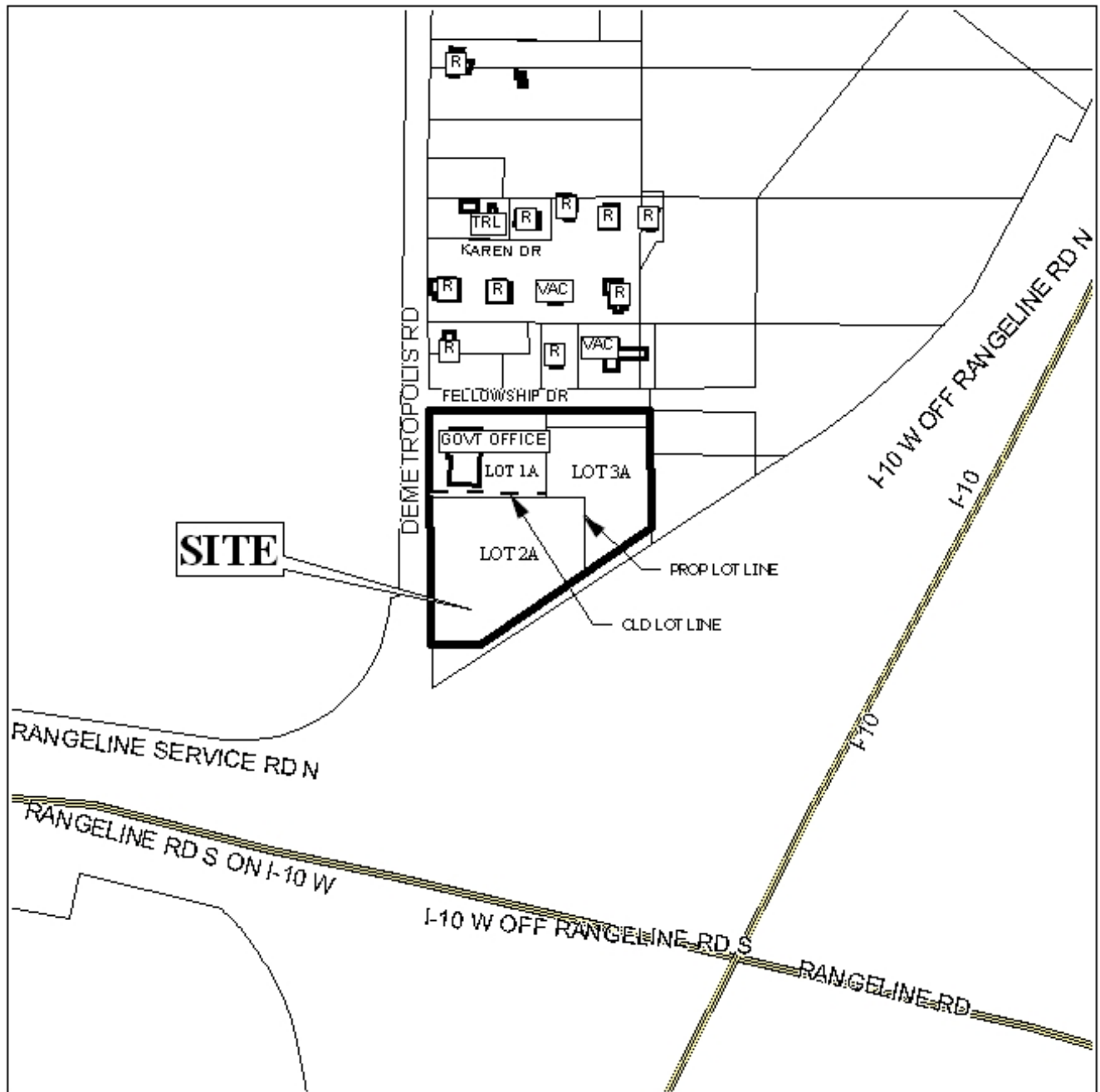
APPLICANT F & S Subdivision, Resubdivision of Lots 1 & 2

REQUEST Subdivision



NTS

# F & S SUBDIVISION, RESUBDIVISION OF LOTS 1 AND 2



APPLICATION NUMBER 25 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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