

BARNES SUBDIVISION

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

The plat illustrates the proposed 1 lot, 3.7 ± acres subdivision which is located at the Southeast corner of Old Shell Road and Fairview Street East. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to combine a metes and bounds parcel and two lots into one lot.

The site fronts Old Shell Road, a planned major street, and the existing right-of-way is shown as 60-feet. The Major Street Plan requires a 100-foot right-of-way; therefore, the dedication of sufficient right-of-way to provide 50-feet from the centerline of Old Shell Road should be required. Additionally, as a means of access management, the placement of a note on the final plat stating that the number, location, size, and design of all curb cuts to Old Shell Road must be approved by County Engineering, should be required.

It should be noted that when the two existing lots of record were recorded, 20' was dedicated for future widening, and 40-feet was dedicated for service road. At this point, the 40-foot service road is no longer needed, and if a vacation request for the 40-foot service road right-of-way was approved, the 40-feet could be incorporated into the site.

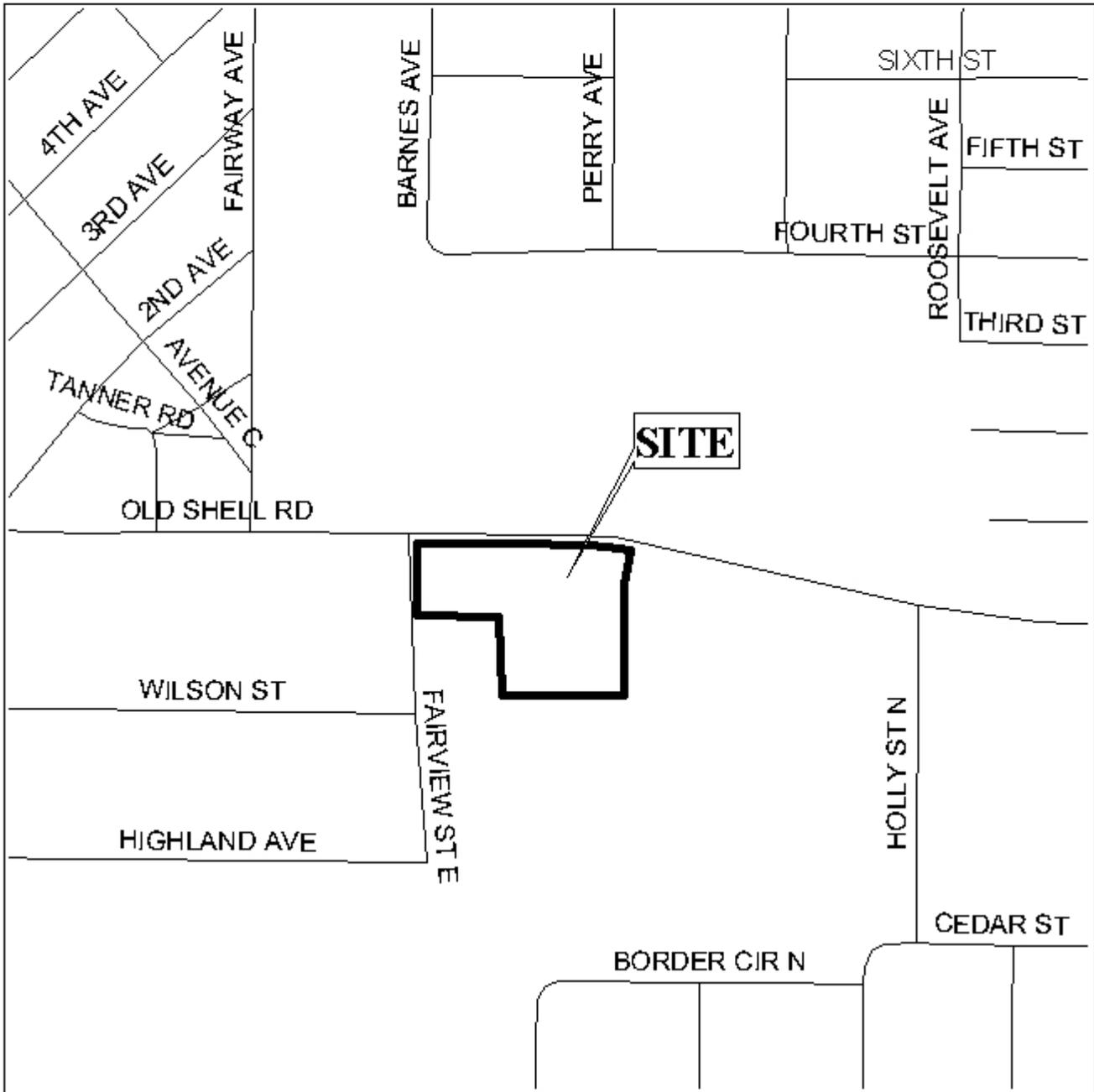
Fairview Road has an existing right-of-way of 40-feet and as such is substandard in width; therefore, the dedication of adequate right-of-way to provide 25-feet from the centerline should be required.

The 25-foot minimum building setback lines along Old Shell Road and Fairview Street East are not shown but would be required on the final plat (this would be from the dedication). Additionally, as the site is a corner lot, the dedication of a 25' radius should be required.

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 plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of sufficient right-of-way to provide 50-feet from the centerline Old Shell Road; 2) the dedication of a 25-foot radius at the corner of Old Shell Road and Fairview Street East; 3) the placement of a note on the final plat stating that the number, location, size, and design of all curb cuts to Old Shell Road must be approved by County Engineering; 4) dedication of adequate right-of-way to provide 25-feet from the centerline of Fairview Street East; 5) the 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 6) the placement of the 25-foot minimum setback lines on the final plat (from the dedications).

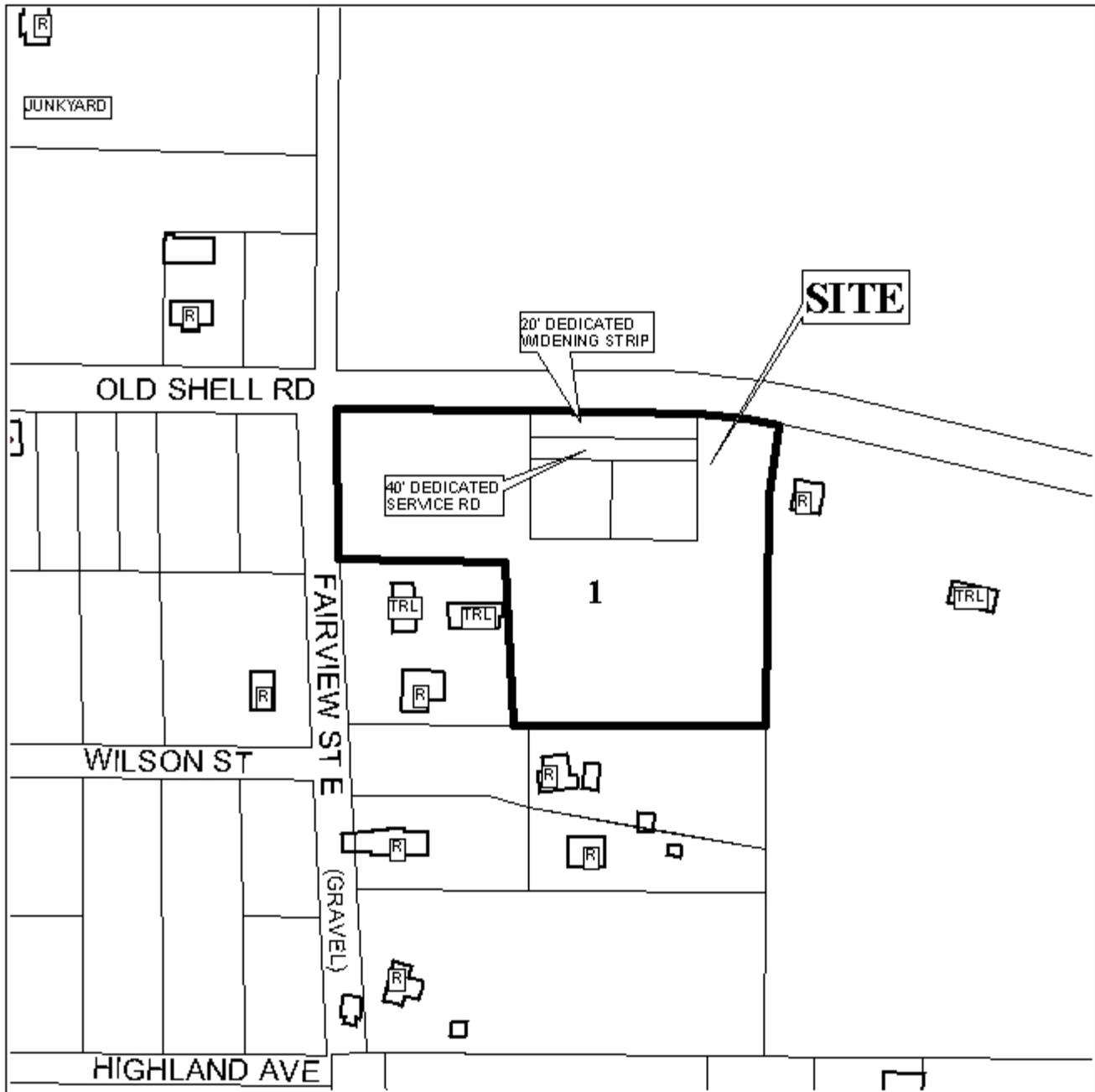
LOCATOR MAP



APPLICATION NUMBER 4 DATE December 2, 2004
APPLICANT Barnes Subdivision
REQUEST Subdivision



BARNES SUBDIVISION



APPLICATION NUMBER 4 DATE December 2, 2004

LEGEND

