

VALLIMAR SUBDIVISION ADDITION, RESUBDIVISION OF AND ADDITION TO

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

The plat illustrates the proposed 5 lot, 13.4 ± acres subdivision which is located on the South side of Blackwell Nursery Road, 715' ± West of Snow Road, extending to the Northwest corner of Blackwood Drive North and Blakewood Drive West. The subdivision is served by public water and individual septic systems.

The existing lot configuration (5 lots) was approved by the Commission in April 2003. Conditions placed on that approval prohibited future resubdivision of three flag shaped lots, and limited the flag shaped lots to one common driveway easement.

The current application includes additional property (Lot 2 fronting Blakewood Drive North) and reduces the overall number of lots from six lots to five. Additionally, the flag lots are now 50-foot wide (which would accommodate a street); the previous layout had lot widths ranging from 25-37.5 feet wide.

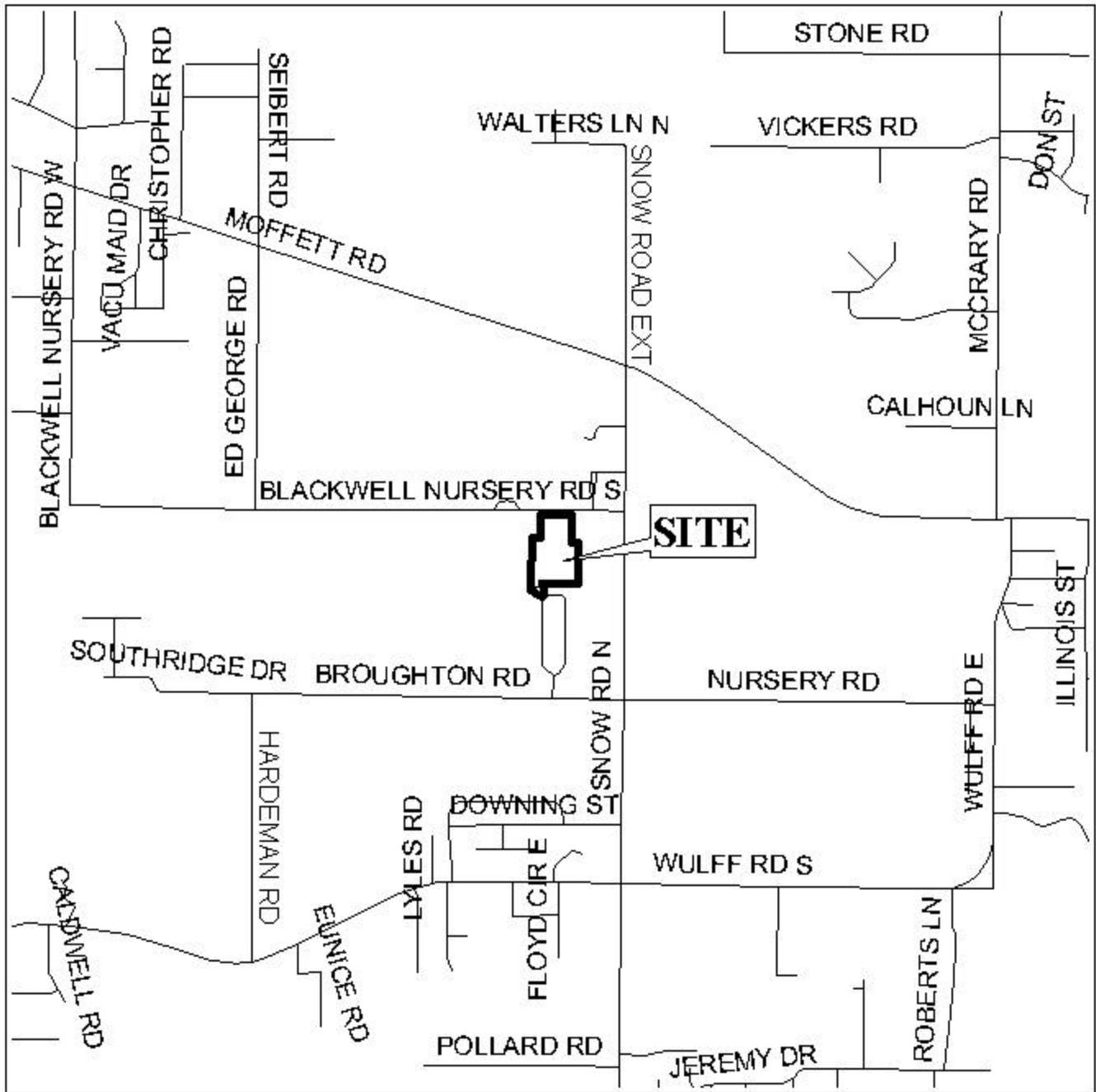
As outlined above, the current application provides better compliance with the Regulations than the existing subdivision. However, as Lot 2 has only 36-feet of frontage, the placement of a note on the final plat stating that there shall be no future subdivision of Lot 2, should be required. Additionally, a note should be placed on the final plat stating that Lots 1 and 3 are limited to one shared curb cut to Blackwell Nursery Road, should also be required.

As proposed, Lots 1 and 3 would exceed the width to depth ratio, therefore a waiver of Section V.D.3. would 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.

With a waiver of Section V.D.3., the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that Lots 1 and 3 are limited to one shared curb cut to Blackwell Nursery Road, with the size, location and design to be approved by County Engineering; 2) the placement of a note on the final plat stating that there will be no further resubdivision of Lot 2; and 3) 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.

LOCATOR MAP



APPLICATION NUMBER 35 DATE January 8, 2004

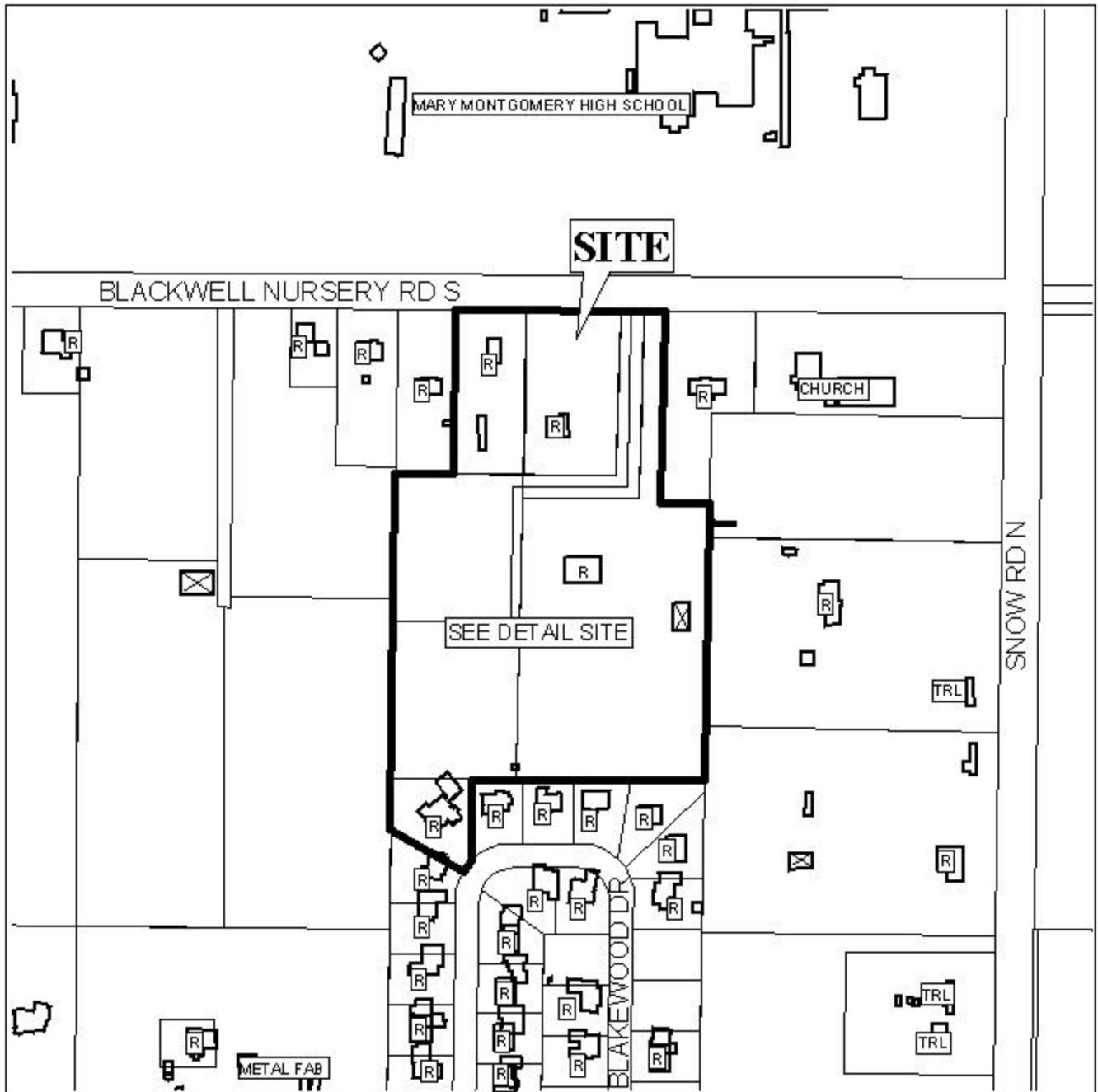
APPLICANT Vallimar Subdivision Addition, Resubdivision of and Addition to

REQUEST Subdivision



NTS

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LEGEND



NTS

