

ADDITION TO BELLIGRATH ROAD **COUNTRY CLUB ESTATES SUBDIVISION**

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

The plat illustrates the proposed 26-lot, 10.2± acres subdivision which is located at 8031 Bellingrath Road (East side of Bellingrath Road, 585'± South of Mardanne Drive). The subdivision is served by public water and public sanitary sewer.

The purpose of this subdivision is to divide two existing metes and bounds parcels, which have existed since prior to 1984, into 26 legal lots of record.

Firstly, the application is in conflict with section V.A.8 of the Subdivision Regulations as the Planning Commission already has an active Subdivision application (with some recorded units) named "Addition to Bellingrath Road Country Club Estates." As such, the subdivision should be renamed.

The site fronts Bellingrath Road, a planned major street, to the West. The Major Street Plan component of the Comprehensive Plan specifies a 100-foot right-of-way for Bellingrath Road. The current right-of-way of Bellingrath Road in the area of this application is 60-foot, as depicted on the submitted preliminary plat. As such, dedication sufficient to provide 50 feet from the centerline of Bellingrath Road should be provided. The plat seemingly depicts a 20-foot dedication, however, it is not labeled as such.

The plat illustrates new road construction for access to the new lots. The road is shown to have a 60-foot right-of-way and to be over 1100 feet in length, with no turnaround provided. As there is no turnaround provided, it can be assumed that the road is not intended to be a closed-end street. It should be noted that the applicant in this case, North Royal Properties, is also the applicant for the much larger Addition to Bellingrath Road Country Club Estates Subdivision immediately to the East of the proposed subdivision. The preliminary plat for the larger Addition to Bellingrath Road Country Club Estates Subdivision did not indicate a street stub out to the property currently in question. If the applicant's intent is for both subdivisions to tie in to each other through a common road network, a composite application with the larger Addition to Bellingrath Road Country Club Estates Subdivision should be submitted, as well as provision of a temporary turnaround at the end of the proposed new street until such time as the two subdivisions are tied together. If it is the case that the applicant intends for the proposed new street to remain a closed-end street, then the applicant should revise the plat to reflect a turnaround with a 100-foot right-of-way diameter in compliance with section V.B.14 of the Subdivision Regulations.

Because Bellingrath Road is a planned major street, access management is a concern. As such, Lots 1 and 26 should be denied access to Bellingrath Road. Each remaining lot shall be limited to one curb cut each onto the proposed street.

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 signing and recording of the final plat. 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.

This application is recommended for Holdover until the August 2, 2007, meeting (with revisions due by July 11, 2007) to reflect the following:

- 1) A letter from the applicant or the surveyor/engineer stating the applicant's intention as to whether or not the proposed street will be a closed-end street or whether it will tie-in to the street network of the larger Addition to Bellingrath Road Country Club Estates, and depending upon the intent of the applicant, provision of a temporary turnaround and submittal of a composite application (if not a closed-end street) or provision of a turnaround in compliance with Section V.B.14 of the Subdivision Regulations (if a closed-end street);
- 2) Renaming of the Subdivision to remove name conflict with the larger Addition to Bellingrath Road Country Club Estates as per Section V.A.8 of the Subdivision Regulations;
- 3) Labeling of the dedication along Bellingrath Road as such; and
- 4) Labeling of each lot in square feet, or provision of a table with the same information.

Revised for August 2, 2007

No additional information was submitted as required in the letter of decision. Therefore, the plat is recommended for denial for the following reasons:

- 1) the closed-end street does not comply with Sections V.B.6 or V.B.14 of the Subdivision Regulations;*
- 2) the application is in conflict with Section V.A.8 of the Subdivision Regulations as there is already an active application (with units recorded) named Addition to Bellingrath Road Country Club Estates; and*
- 3) the dedication along Bellingrath Road is not labeled as such.*

Revised for September 6th, 2007

No additional information was submitted as required in the letter of decision. Therefore, the plat is recommended for denial for the following reasons:

- 1) *the closed-end street does not comply with Sections V.B.6 or V.B.14 of the Subdivision Regulations;*
- 2) *the application is in conflict with Section V.A.8 of the Subdivision Regulations as there is already an active application (with units recorded) named Addition to Bellingrath Road Country Club Estates; and*
- 3) *the dedication along Bellingrath Road is not labeled as such.*

LOCATOR MAP



APPLICATION NUMBER 1 DATE September 6, 2007

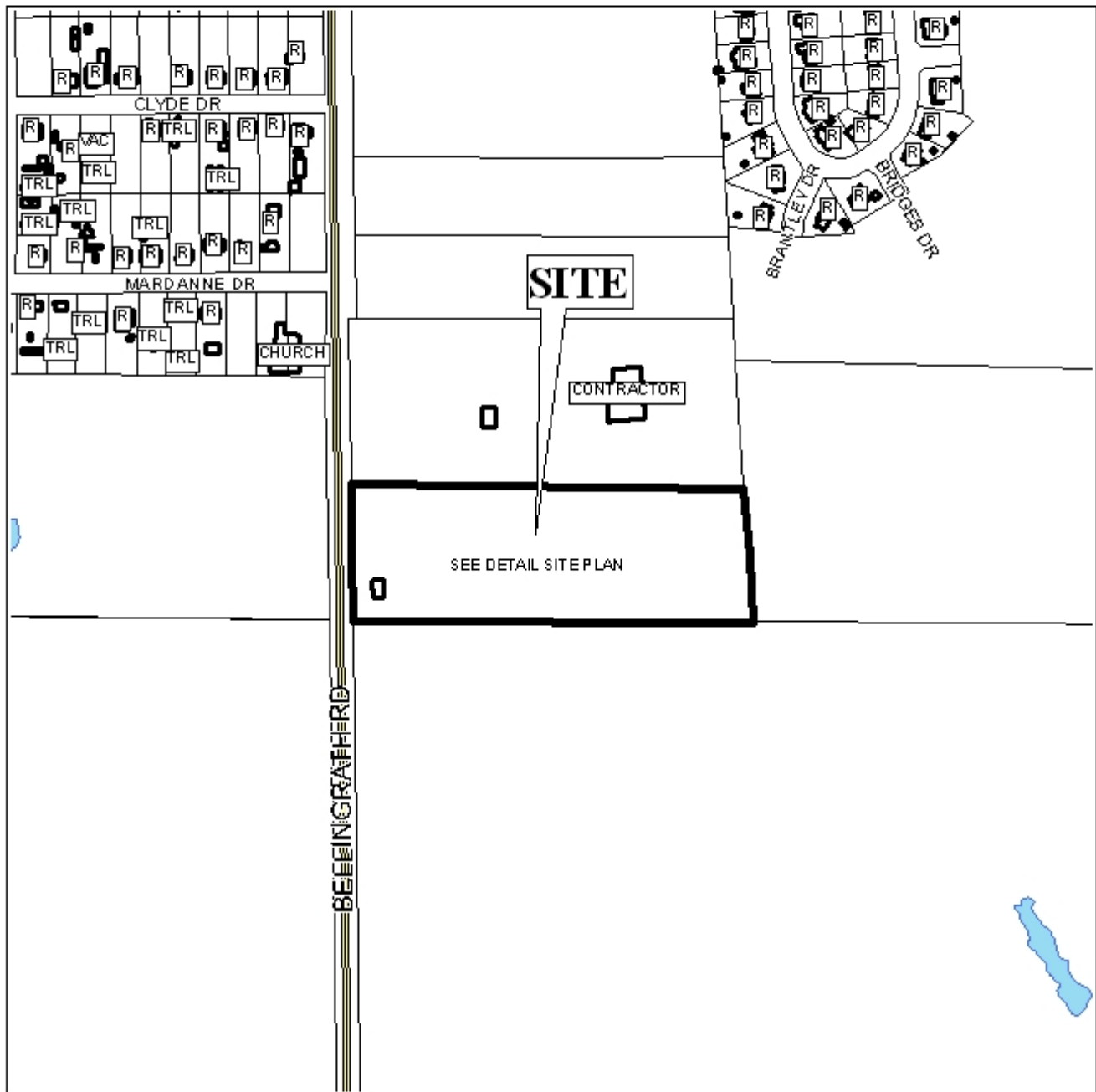
APPLICANT Addition to Bellingrath Road Country Club Estates Subdivision

REQUEST Subdivision

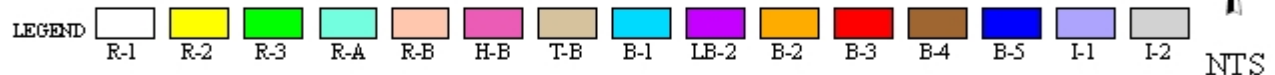


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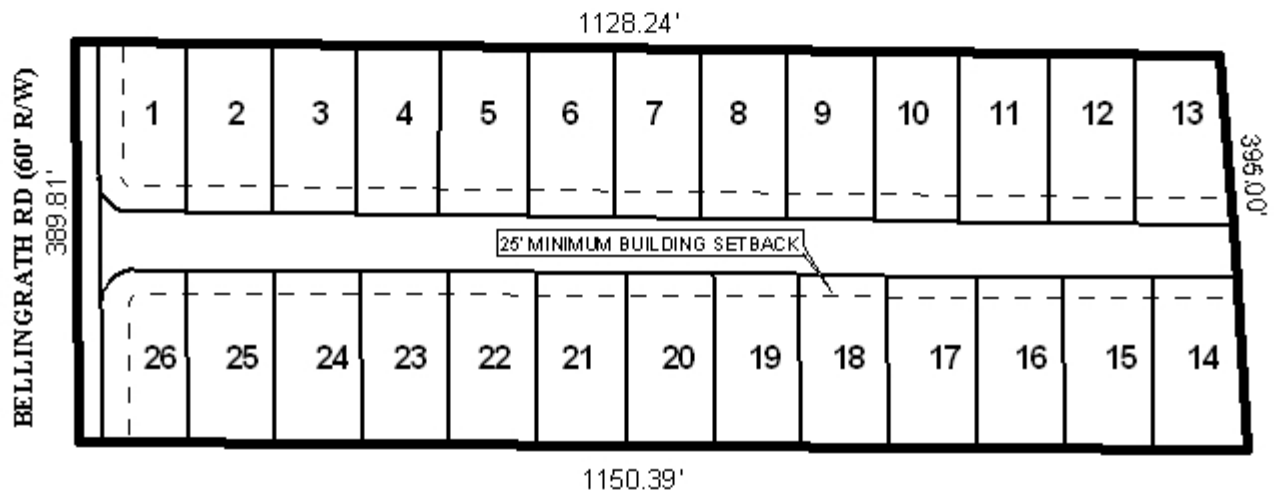
ADDITION TO BELLINGRATH ROAD COUNTRY CLUB ESTATES SUBDIVISION



APPLICATION NUMBER 1 DATE September 6, 2007



DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE September 6, 2007
 APPLICANT Addition to Bellingrath Road Country Club Estates Subdivision
 REQUEST Subdivision



NTS