BACKLUND SUBDIVISION

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

The plat illustrates the proposed 2-lot, 11.9+ acre subdivision which is located on the East side of Bellingrath Road, 2,250'+ North of Laurendine Road extending to the West side of Brasfield Road, 1,970'+ North of Laurendine Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create two legal lots of record from a recorded subdivision, and to provide frontage onto a county maintained substandard surface public right-of-way for the newly created lot.

The site fronts Bellingrath Road and Brasfield Road. Bellingrath Road is a proposed major street, as illustrated on the Major Street Plan. The preliminary plat indicates that Bellingrath Road has 60-foot existing right-of-way; however, the Major Street Plan requires that the right-of-way be 100-feet. Therefore, the dedication of right-of-way sufficient to provide 50-feet as measured from the centerline of Bellingrath Road, should be required.

The preliminary plat illustrates 100-feet right-of-way on Brasfield Road; however, the right-of-way is a county maintained dirt road. Due to the fact that Brasfield Road lacks adequate road surface, and the lot is already commercially developed the subdivision should be denied because it would create a lot (commercial) with sole access to a substandard road.

The 25-foot minimum building setback lines, required in Section V.D.9., are not shown, but would be required on the final plat, if approved.

This site is located in Mobile 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 is recommended for Denial for the following reasons: 1) the subdivision would create a lot (commercial) with access to a substandard road.

LOCATOR MAP

WALLER RD

BELLINGRATH RD

INDUSTRIAL RD
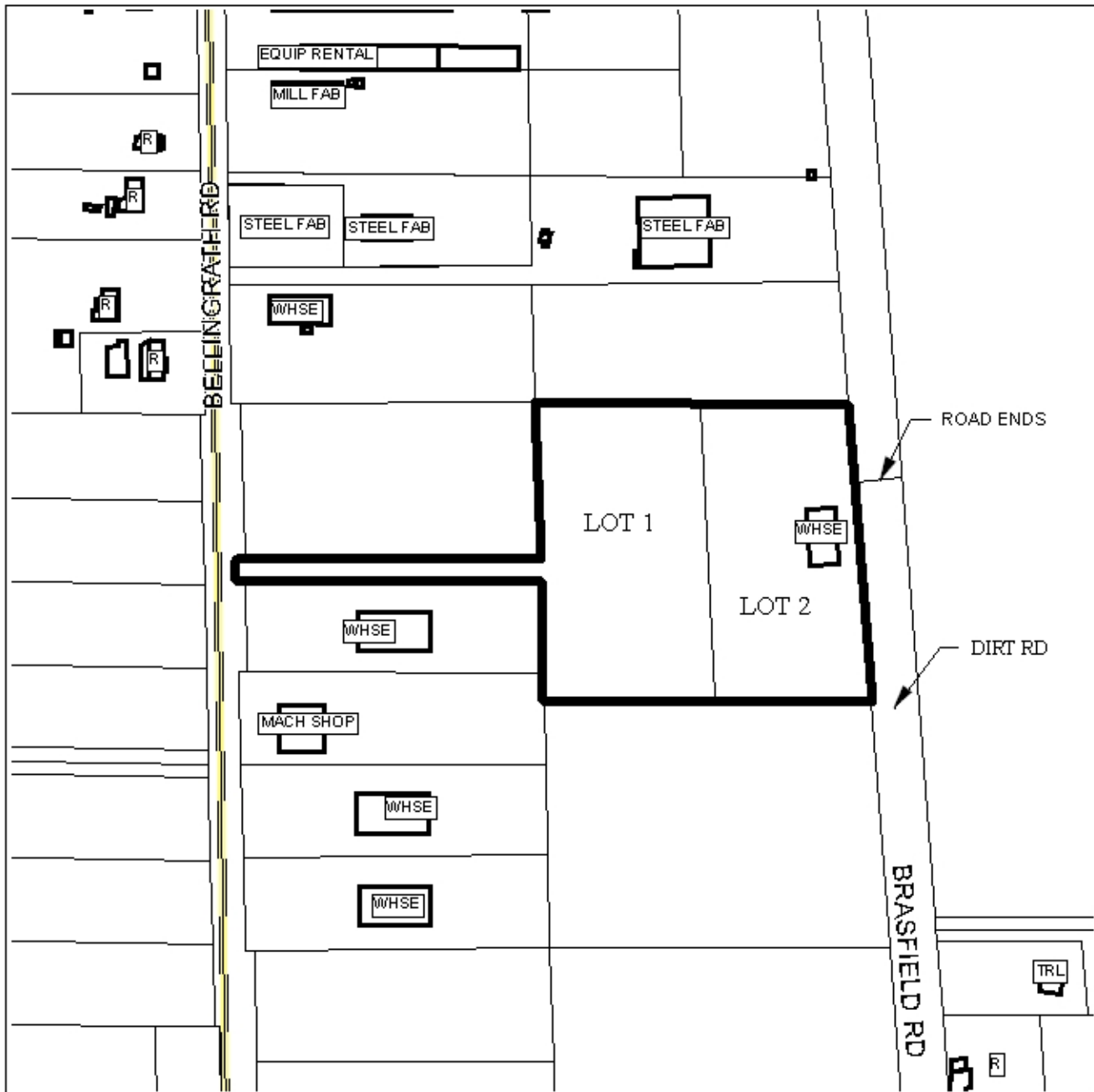
SITE

BRASFIELD RD

DONALD O. BEECH RD

HALF MILE RD

CARRIE LN

OSCAR THOMPSON RD

MARVIN GAINES TANNER DR

LAURENDINE RD

LANCASTER RD

PITTS LN

LUNDY LN

LUNDY LN W

RAYGO RD

APPLICATION NUMBER _____3_____ DATE _September 21, 2006_

APPLICANT _____Backlund Subdivision_____

REQUEST _____Subdivision_____

N

NTS

BACKLUND SUBDIVISION

EQUIP RENTAL

MILL FAB

R

R

STEEL FAB   STEEL FAB

STEEL FAB

R

WHSE

R

BELLINGRATH RD

ROAD ENDS

LOT 1

WHSE

LOT 2

WHSE

DIRT RD

MACH SHOP

WHSE

WHSE

BRASFIELD RD

TRL

R

APPLICATION NUMBER _____3_____ DATE _September 21, 2006_

LEGEND

| R-1 | R-2 | R-3 | R-A | R-B | H-B | B-1 | LB-2 | B-2 | B-3 | B-4 | B-5 | I-1 | I-2 |

N

NTS