

BELLINGRATH ROAD COUNTRY CLUB ESTATES **SUBDIVISION, WILLARD DRIVE ADDITION**

Engineering Comments: Development of property must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 14-lot, 8.6± acre subdivision located on the North side of Willard Drive North, extending from the North terminus of Braklyn Court to 375'± East of the East terminus of Willard Drive North. The subdivision is served by public water and sanitary facilities.

The purpose of this application is to resubdivide 14 existing lots of record, creating a common area at the rear of the lots. This common area comprises the portions of the existing lots located in the AE floodplain. The boundaries of the AE floodplain were amended by a Letter of Map Revision based on Fill (LOMR-F) dated January 27, 2005. As a result of the subdivision, none of the lots will be located in the floodplain; only the common area will.

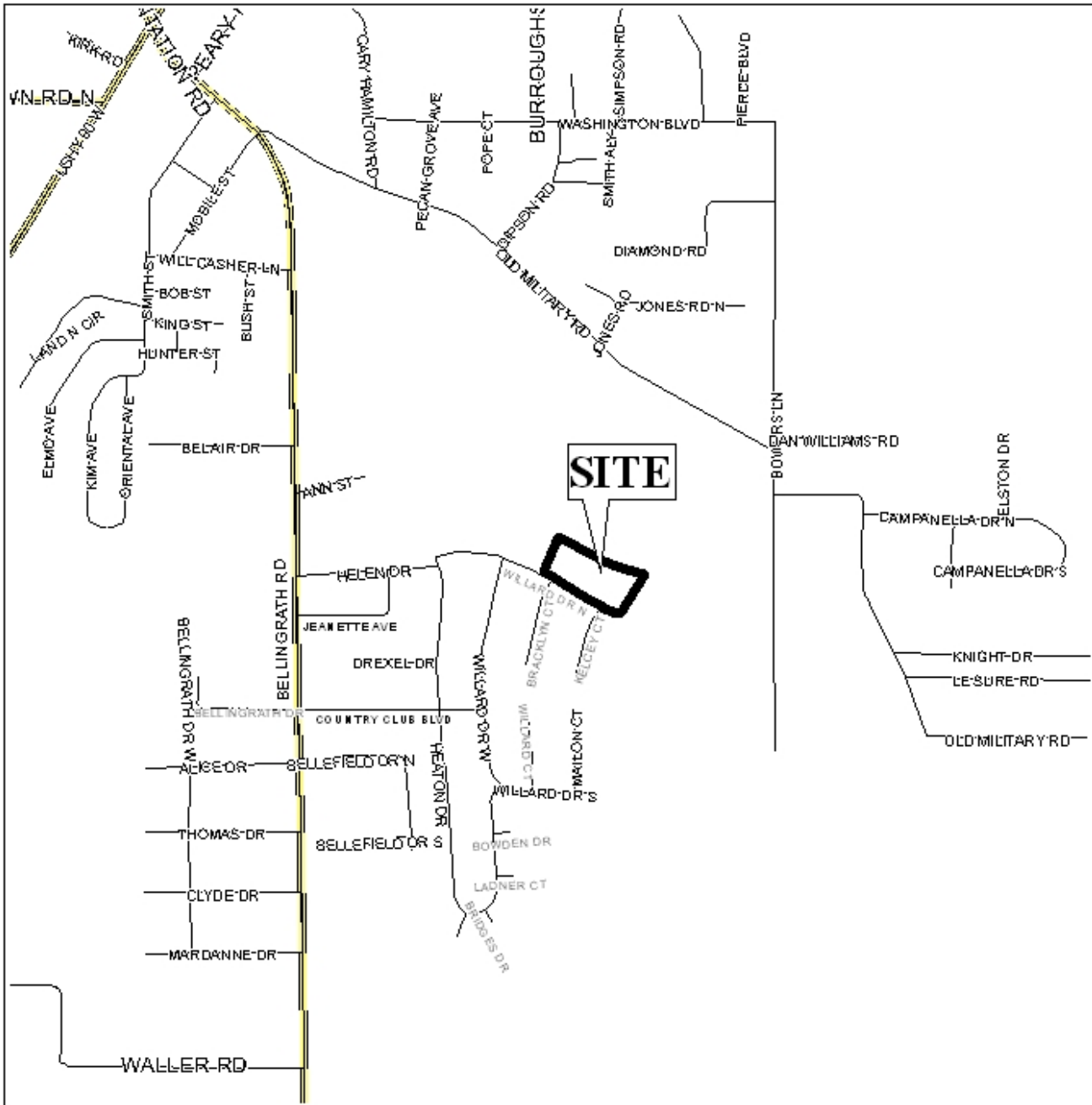
The site fronts Willard Drive North, which has a 60-foot right-of-way.

The legal description's bearings do not correspond to the drawing and should be revised on the final plat.

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 meets the minimum standards of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) the revision of the bearings in the legal description to correspond with the drawings, shown on the final plat; and 2) 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.

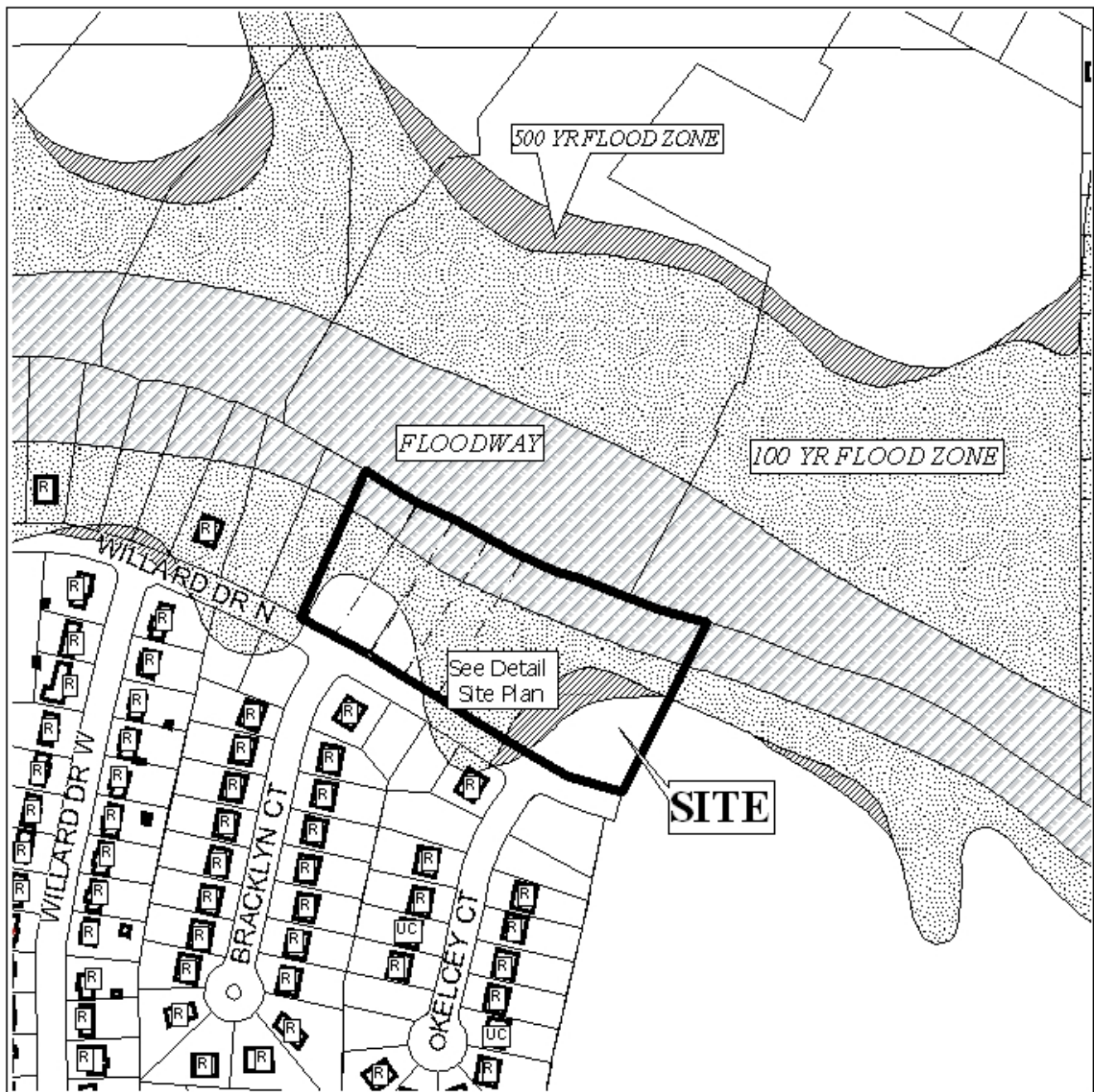
LOCATOR MAP



APPLICATION NUMBER 5 DATE September 21, 2006
 APPLICANT Bellingrath Road Country Club Estates, Willard Drive Addition
 REQUEST Subdivision



BELLINGRATH ROAD COUNTRY CLUB ESTATES, WILLARD DRIVE ADDITION



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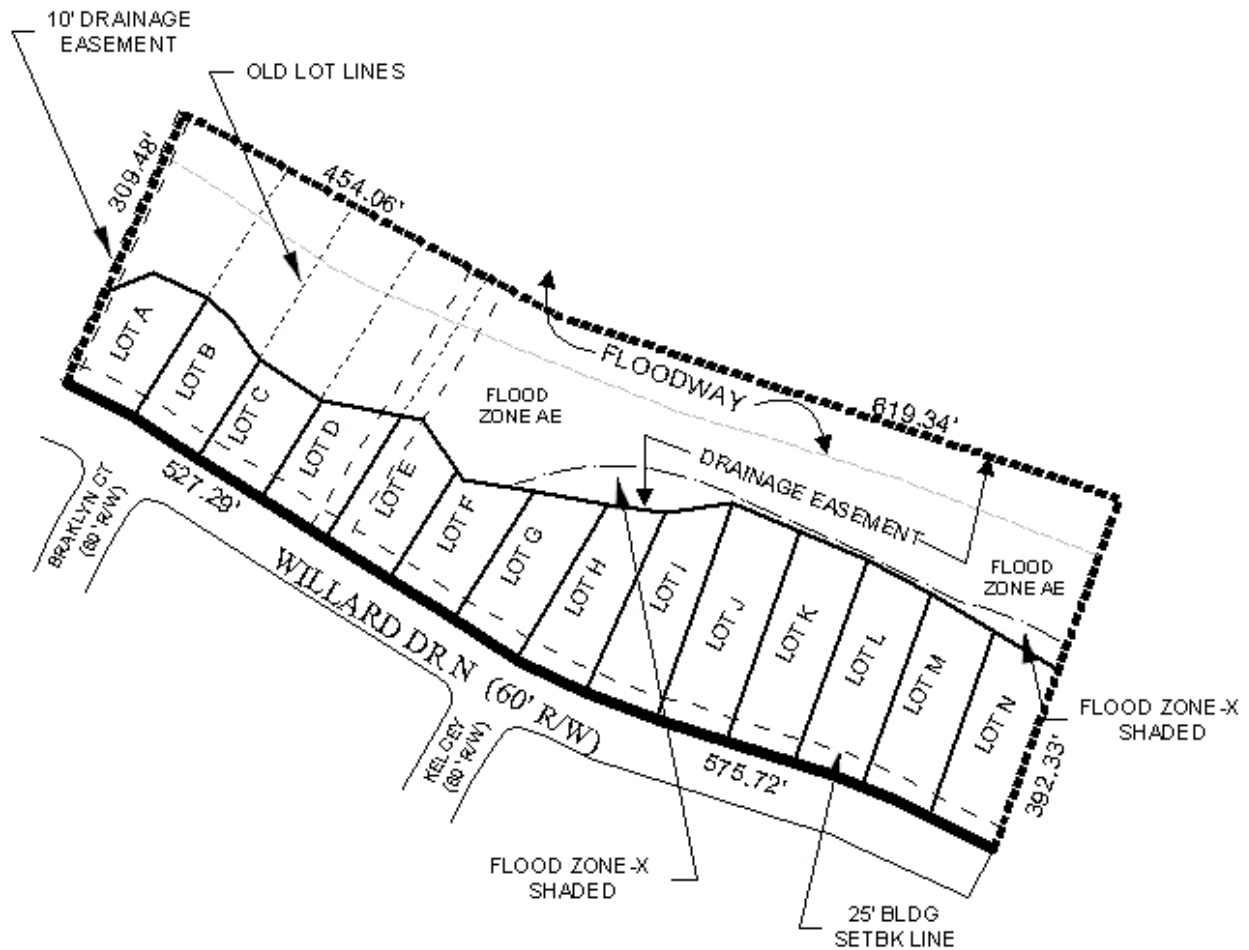
LEGEND

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
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DETAIL SITE PLAN



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REQUEST Subdivision



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