

## **NELSON ESTATES SUBDIVISION**

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

The plat illustrates the proposed 12 lot, 5.0  $\pm$  acres subdivision which is located on the West side of Leroy Stevens Road, 450'  $\pm$  North of Cottage Hill Road. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a 12-lot subdivision from a metes and bounds parcel.

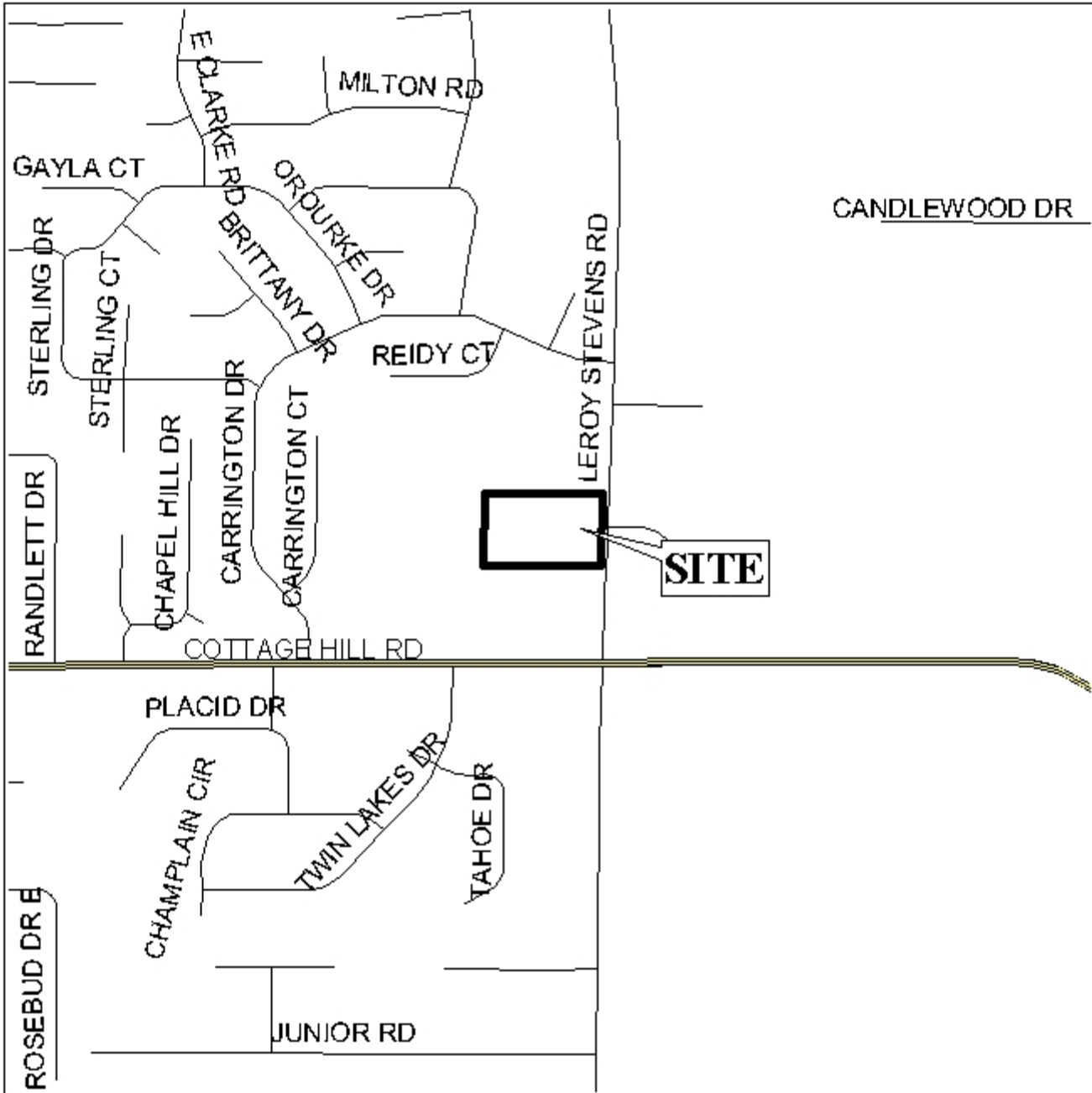
As a means of access management, the placement of a note on the final plat stating that Lots 1 and 12 are denied direct access to Leroy Stevens Road, should be required. Additionally, any new road for the site is to be dedicated and constructed to meet County Standards.

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 Lots 1 and 12 being corner lots, the dedication of a 20' radius at Leroy Stevens Road should be required.

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 12 are denied direct access to Leroy Stevens Road; 2) dedication and construction of new roads to meet County Standards; 3) the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and 4) the dedication of a 20' radius at Leroy Stevens Road.

## LOCATOR MAP



APPLICATION NUMBER 11 DATE August 4, 2005

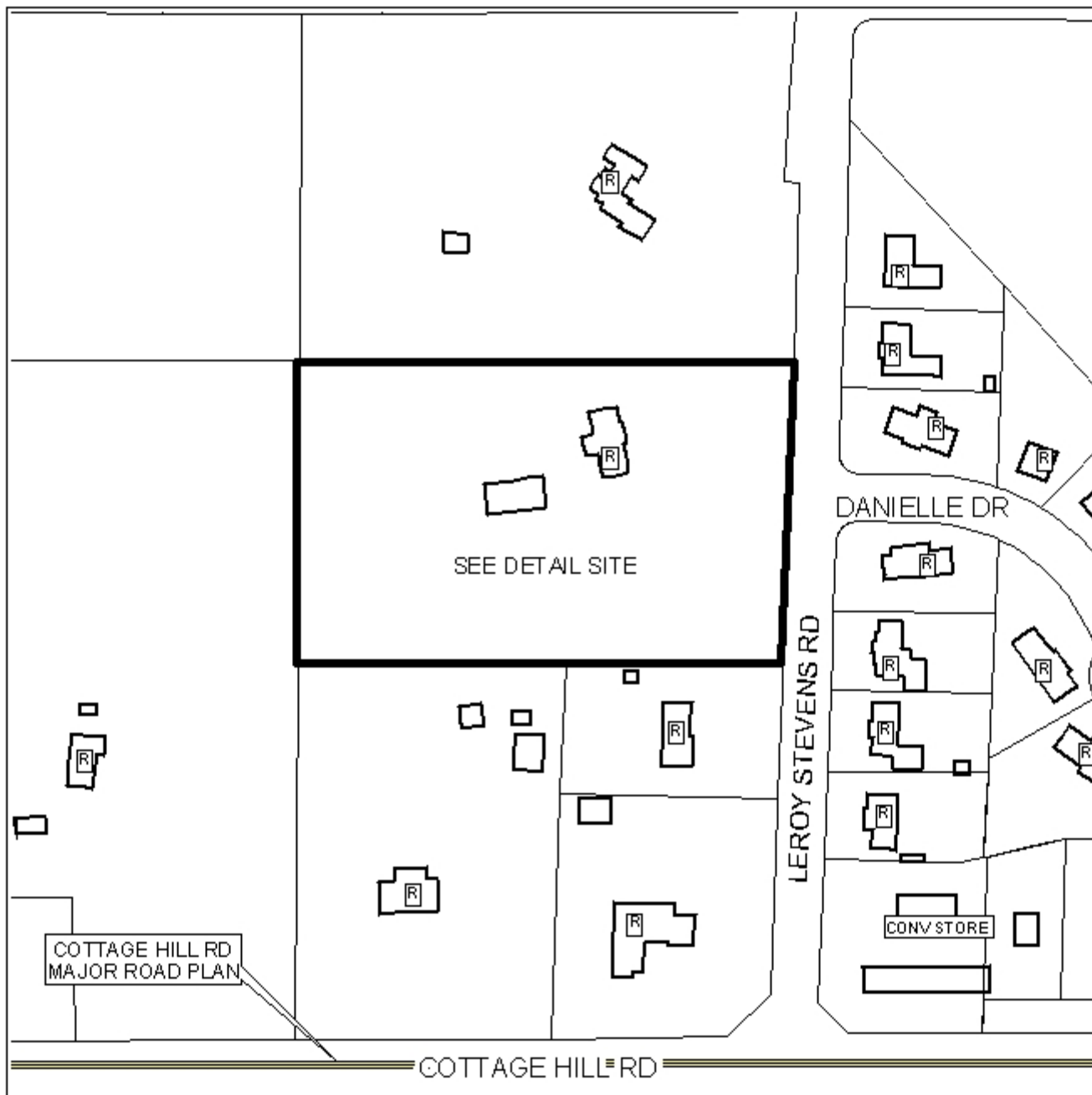
APPLICANT Nelson Estates Subdivision

REQUEST Subdivision



NTS

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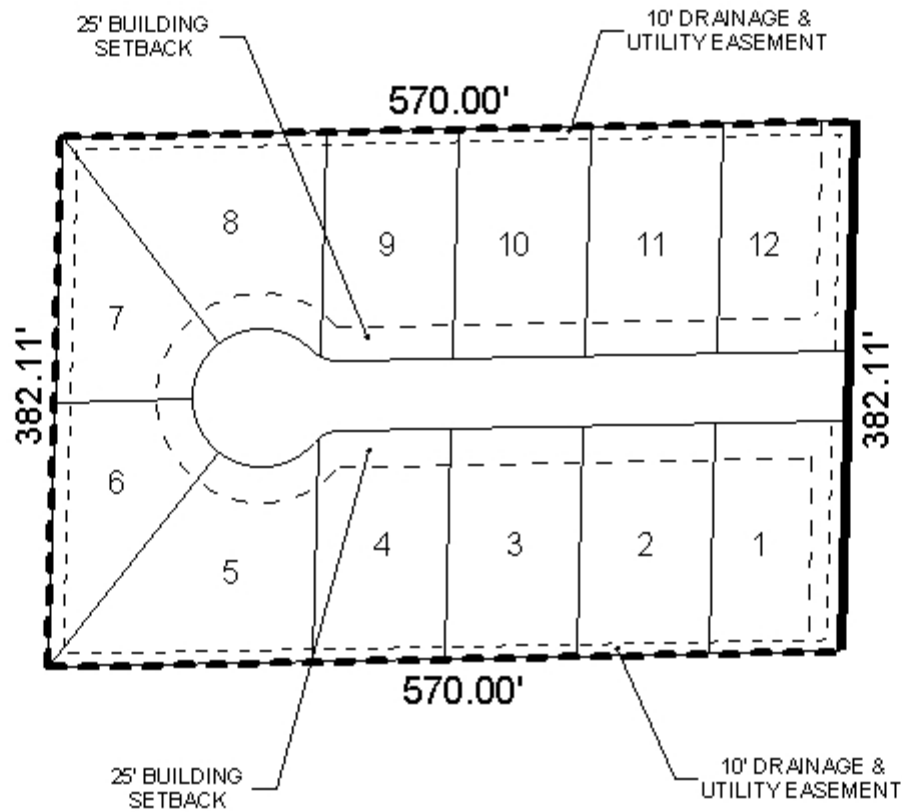


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LEGEND



## DETAIL SITE PLAN



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REQUEST Subdivision



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