

BELOTE SUBDIVISION

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

The plat illustrates the proposed 1 lot, 1.8 \pm acre subdivision which is located at the Northwest corner of Schillinger Road South and Old Government Street. The subdivision is served by city water and sanitary facilities.

The purpose of the application is to create a legal lot of record from four existing metes and bounds parcels.

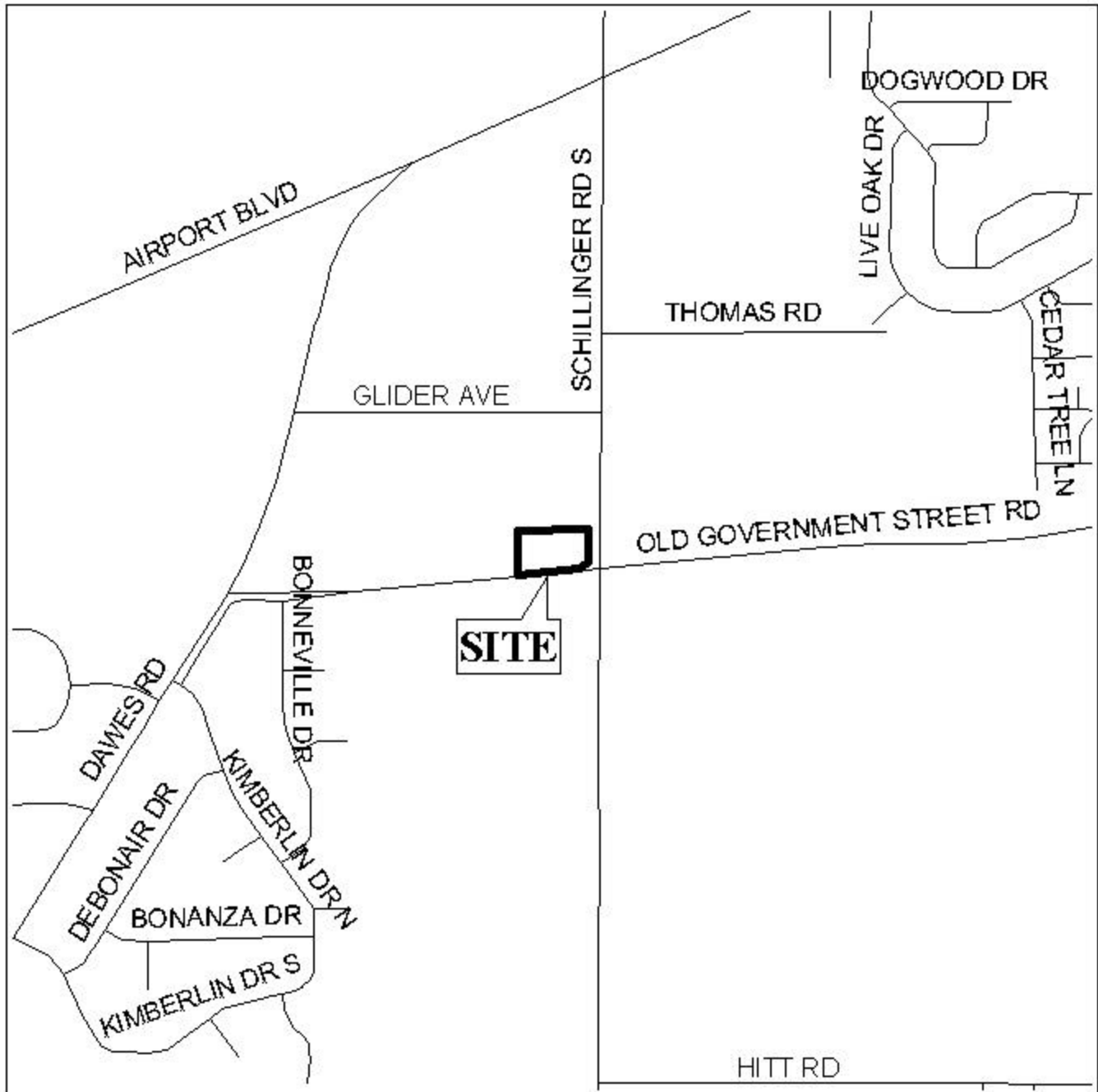
The site fronts Schillinger Road, a planned major street, which has an existing right-of-way in compliance with the Major Street Plan. As the site fronts a major street, access management is critical; thus a note should be placed on the final plat stating that the site is limited to one curb cut to Schillinger Road, with the location and design to be approved by County Engineering.

Old Government Street Road has an existing right-of-way width of 35-feet and extensive improvements have been made within the substandard width right-of-way. However, to ensure that adequate right-of-way is provided from the centerline, the dedication of right-of-way to provide 30-feet from the centerline of Old Government Street Road should be required. As a means of access management, a note should be placed on the final plat stating that the site is limited to two curb cuts to Old Government Street Road, with the location and design to be approved by County Engineering.

The site adjoins residential property to the West. Placement of a note on the final plat stating that a buffer, in compliance with Section V.A.7. will be provided where the site adjoins residential property, should be required.

With modifications, the final plat will meet 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 the site is limited to one curb to Schillinger Road and two curb cuts to Old Government Street Road, with the location and design to be approved by County Engineering; 2) the dedication of any necessary right-of-way, to provide 30-feet from the centerline of Old Government Street Road; and 3) the placement of a note on the final plat stating that a buffer, in compliance with Section V.A.7., will be provided where the site adjoins residential property.

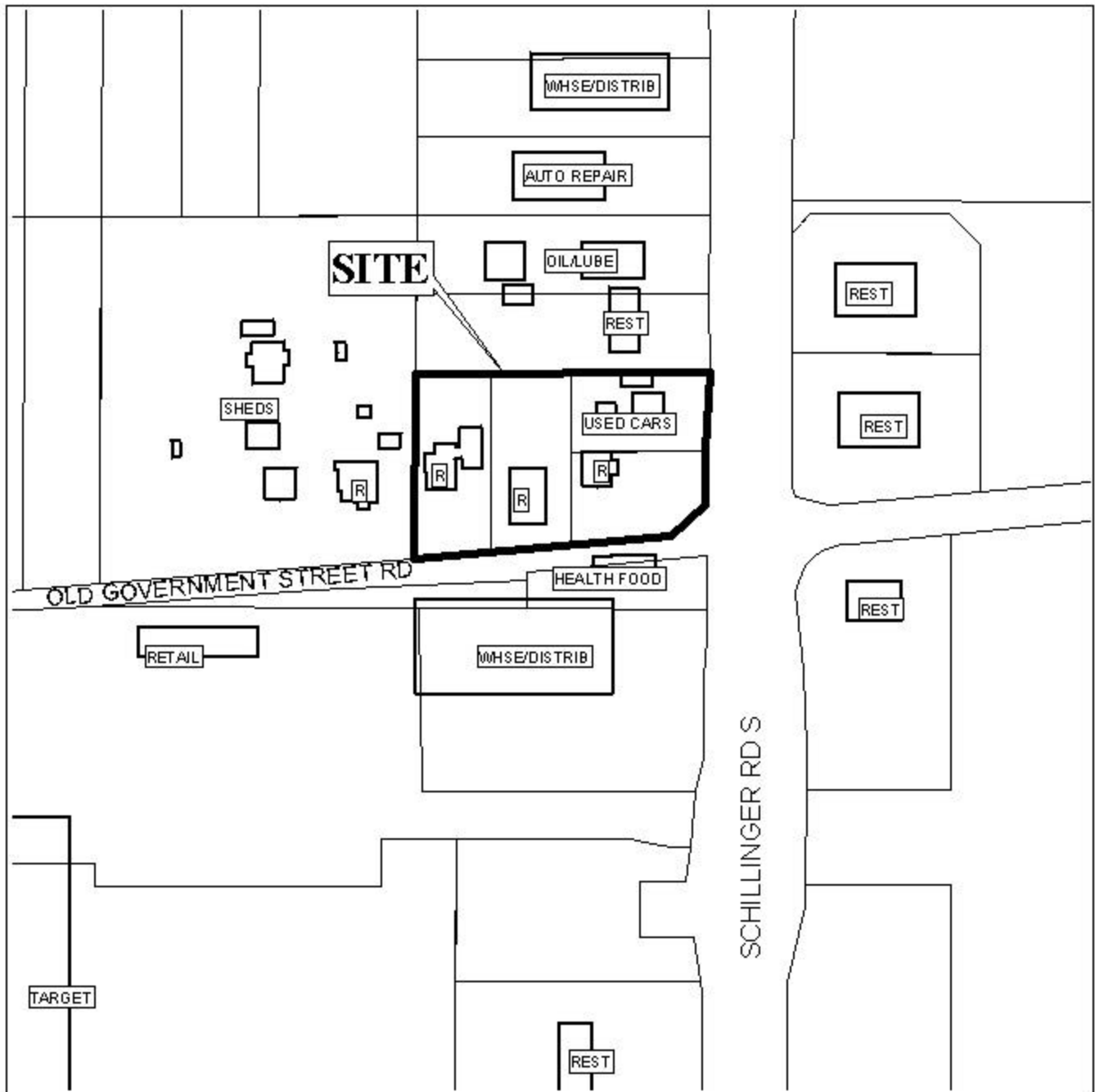
LOCATOR MAP



APPLICATION NUMBER 14 DATE March 20, 2003
APPLICANT Belote Subdivision
REQUEST Subdivision



BELOTE SUBDIVISION



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LEGEND

