

KENSINGTON PLACE SUBDIVISION, **FIRST ADDITION**

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

The plat illustrates the proposed 18-lot, 11.0± acre subdivision which is located on the North side, 150'± West of Kensington Place, extending to the West termini of Tunbridge Wells Drive North and Tunbridge Wells Drive South. The subdivision is served by city water and sewer facilities.

The purpose of this application is to create an 18-lot subdivision from a metes and bounds parcel.

The site fronts Moffett Road, a planned major street, and the existing right-of-way is illustrated as variable. The Major Street Plan requires a 100-foot right-of-way; therefore, the dedication of adequate right-of-way to provide 50-feet from the centerline of Moffett Road should be required. Additionally, lots 9-12 of the proposed subdivision front Moffett Road and the proposed new street; therefore, lots 9-12 should be denied direct access to Moffett Road.

Illustrated on the preliminary plat is an island within the proposed cul-de-sac. This island should be denoted as common area and a note placed on the final plat stating the maintenance thereof shall be the responsibility of the property owners.

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, shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of necessary right-of-way to provide 50-feet from the centerline of Moffett Road; 2) placement of a note on the final plat stating that Lots 9-12 are denied access to Moffett Road; 3) the placement of a note on the final plat stating that the maintenance of the island as common area is the responsibility of the property owners association; 4) placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed will provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and 5) the construction and dedication of the proposed street to county standards.

LOCATOR MAP



APPLICATION NUMBER 15 DATE April 1, 2004

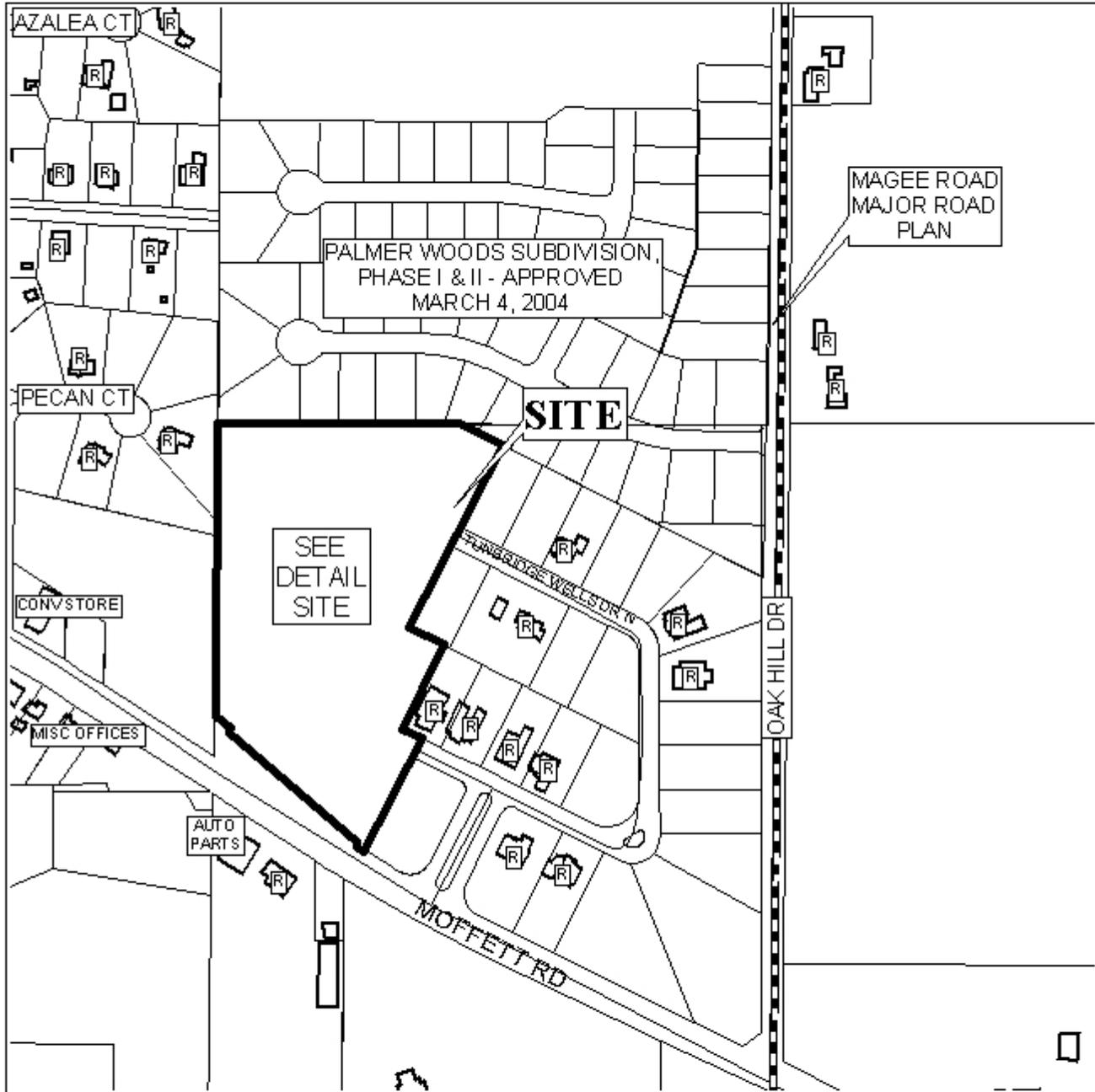
APPLICANT Kensington Place Subdivision, First Addition

REQUEST Subdivision



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KENSINGTON PLACE SUBDIVISION, FIRST ADDITION



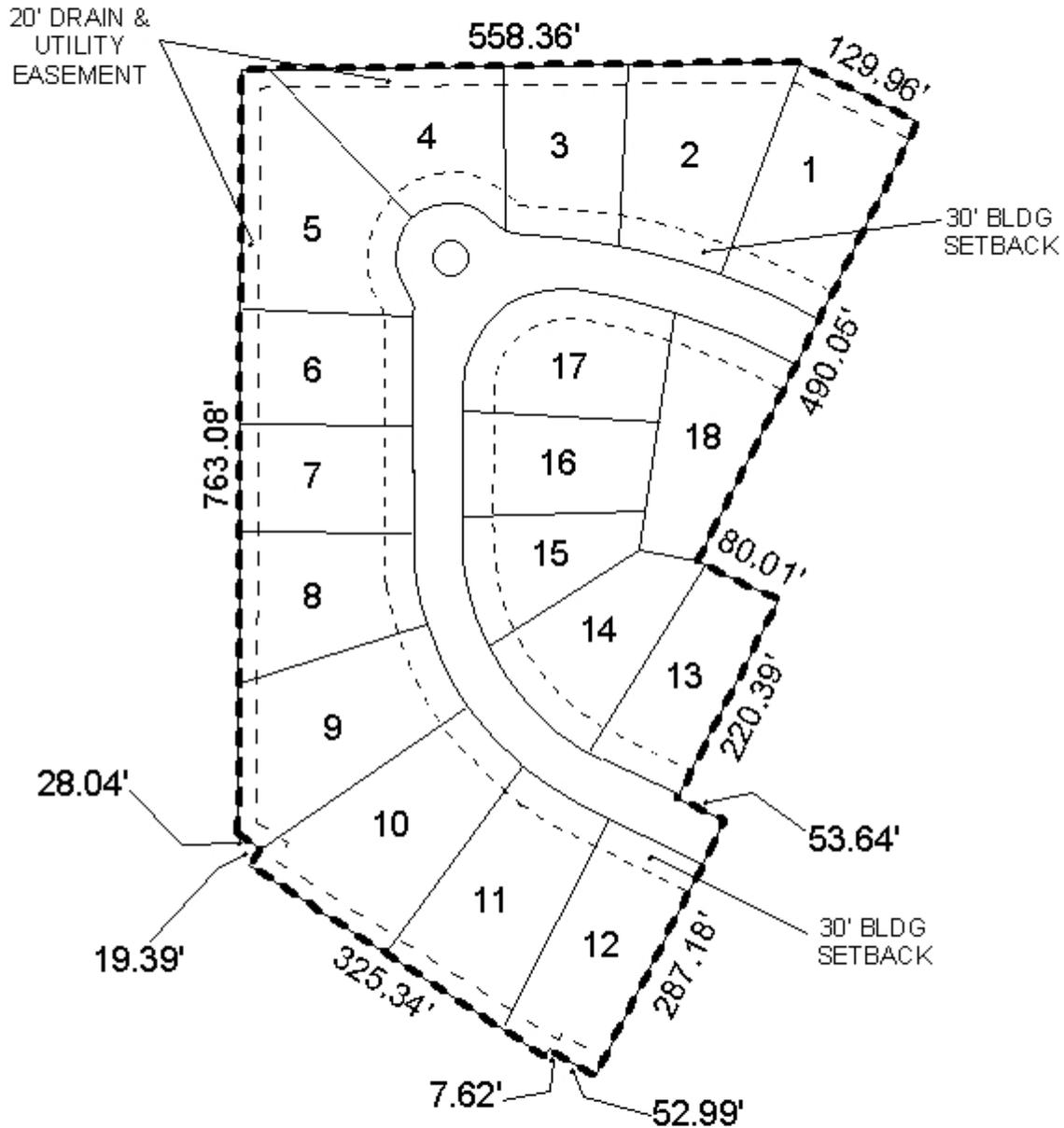
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LEGEND

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	



DETAIL SITE PLAN



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