

BEVELL ESTATES SUBDIVISION

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

The plat illustrates the proposed 3-lot, 5.0± acre subdivision which is located on the West side of Dauphin Island Parkway at the West terminus of Beach Avenue. The subdivision is served by city water and individual septic tanks.

The purpose of this application is to create a 3-lot subdivision from a metes and bounds parcel.

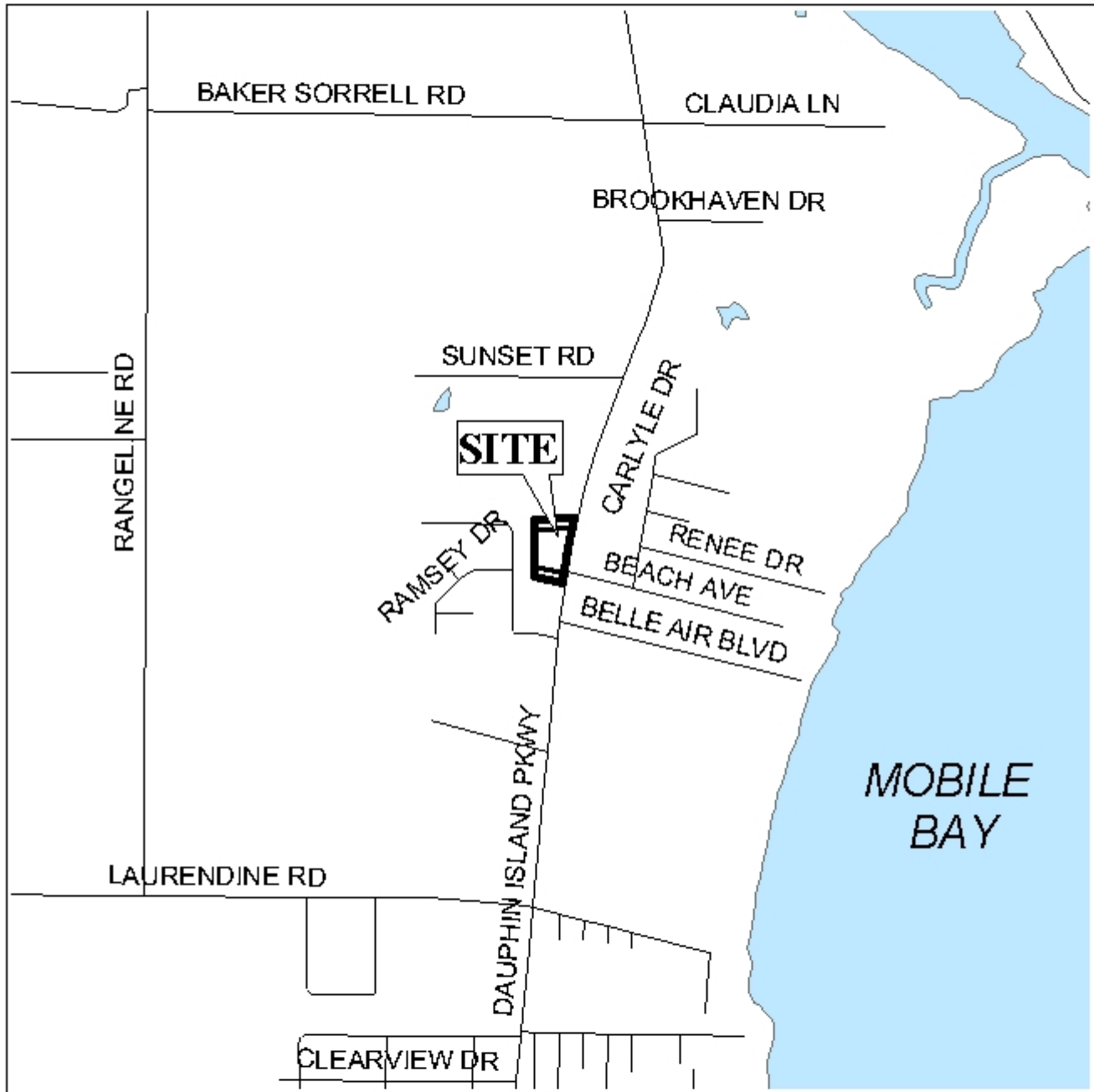
As illustrated on the preliminary plat, Lot 2 has access from Cedar Point Road South and an unimproved right-of-way to the west; therefore, the placement of a note on the final plat stating that access to the unimproved right-of-way along Lot 2 is denied, should be required.

Since the site is located in the County, 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 required twenty-five foot minimum building setback lines are not illustrated, but will be required on the final plat.

With modifications, the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) placement of a note on the final plat stating that Lot 2 is denied access to the unimproved right-of-way to the West; 2) the placement of a note on the final plat stating that if the site is developed commercially and adjoins residentially developed property a buffer, in compliance with Section V.A.7., will be provided; and 3) placement of the required 25-foot minimum building setback line on the final plat.

LOCATOR MAP



APPLICATION NUMBER 17 DATE August 5, 2004

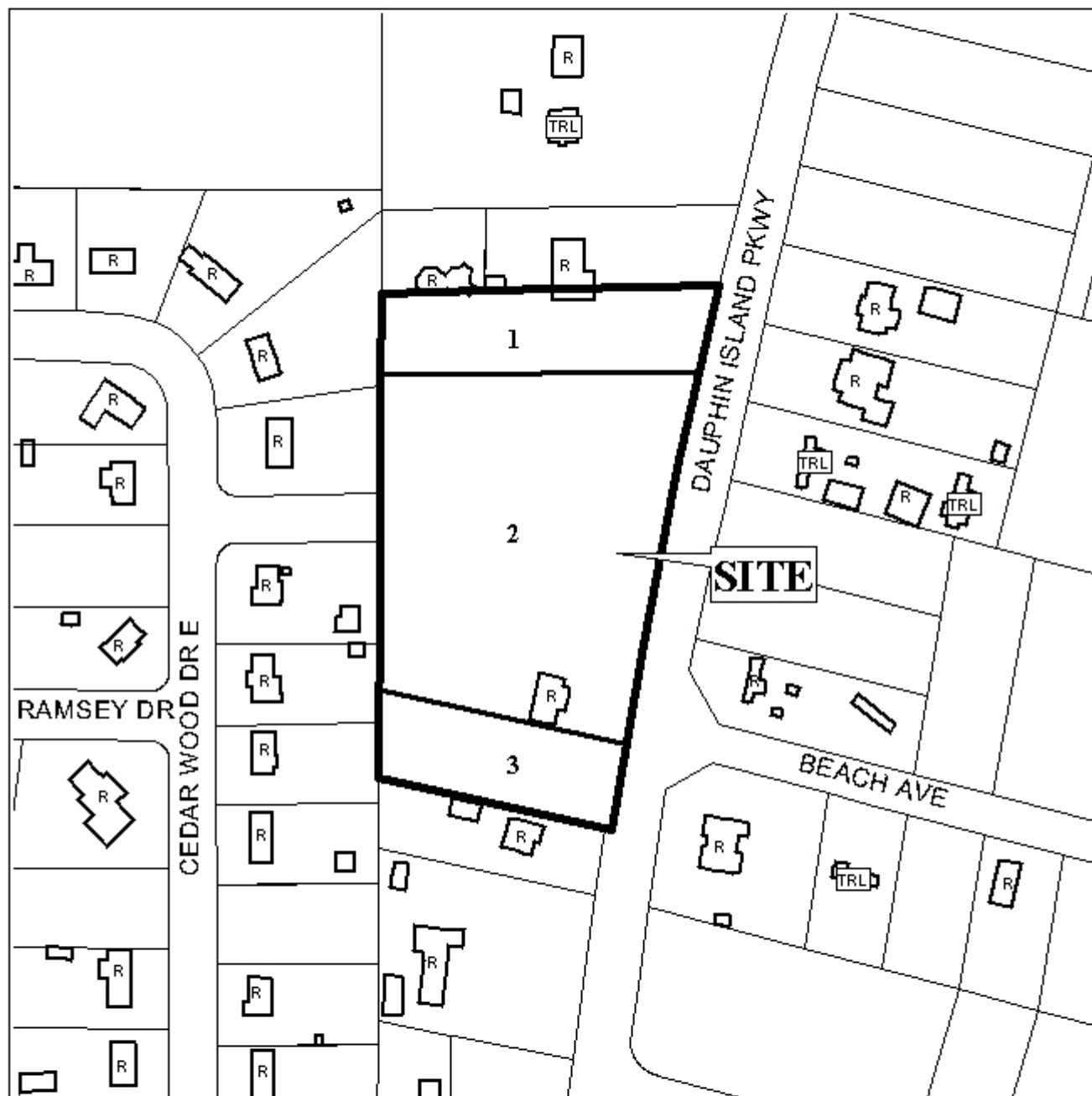
APPLICANT Bevel Estates Subdivision

REQUEST Subdivision



NTS

BEVEL ESTATES SUBDIVISION



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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

