

## **A. K. DAVIS SUBDIVISION**

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

The plat illustrates the proposed 2-lot, 0.5± acre subdivision which is located on the Northwest corner of Mardanne Drive and Bellingrath Road. The subdivision is served by city water and sanitary sewer.

The purpose of this application is to create a two-lot subdivision from a legal lot of record.

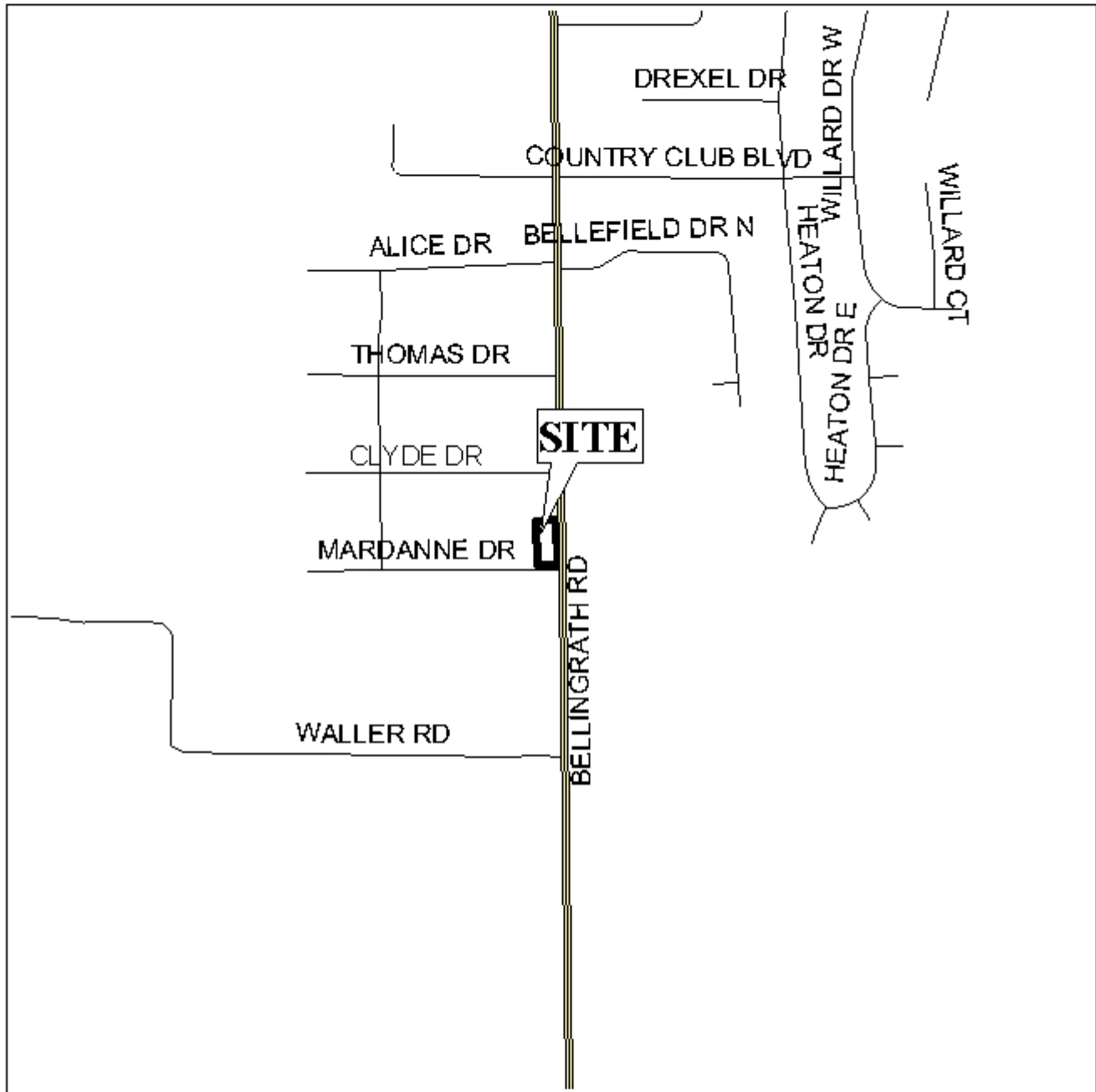
The site fronts Bellingrath Road, a planned major street, and the existing right-of-way is shown as 60 feet. The Major Street Plan requires a 100-foot right-of-way; therefore, the provision of a 75-foot setback (which includes the required minimum building setback of 25-feet), from the centerline of Bellingrath Road, to provide for the right-of-way of the planned major street should be required. Additionally, since the site will provide approximately 230-foot of road frontage on a major street, access management is a concern; therefore, a note should be placed on the final plat stating that Lot 1 is limited to one curb cut to Bellingrath Road, with the size, location and design to be approved by County Engineering, and Lot 2 is denied access to Bellingrath Road.

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 line along Mardanne Drive is 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) the provision of a 75-foot setback (which includes the required minimum building setback of 25-feet), from the centerline of Bellingrath Road; 2) the placement of a note on the final plat stating that Lot 1 is limited to one curb cut, to Bellingrath Road, with the size, location and design to be approved County Engineering; and 3) the placement of a note on the final plat stating that Lot 2 is denied access to Bellingrath Road. 4) the placement of a note on the final plat stating that any lot 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 5) placement of the required 25-foot minimum building setback line along Mardanne Drive.

## LOCATOR MAP



APPLICATION NUMBER 17 DATE April 7, 2005

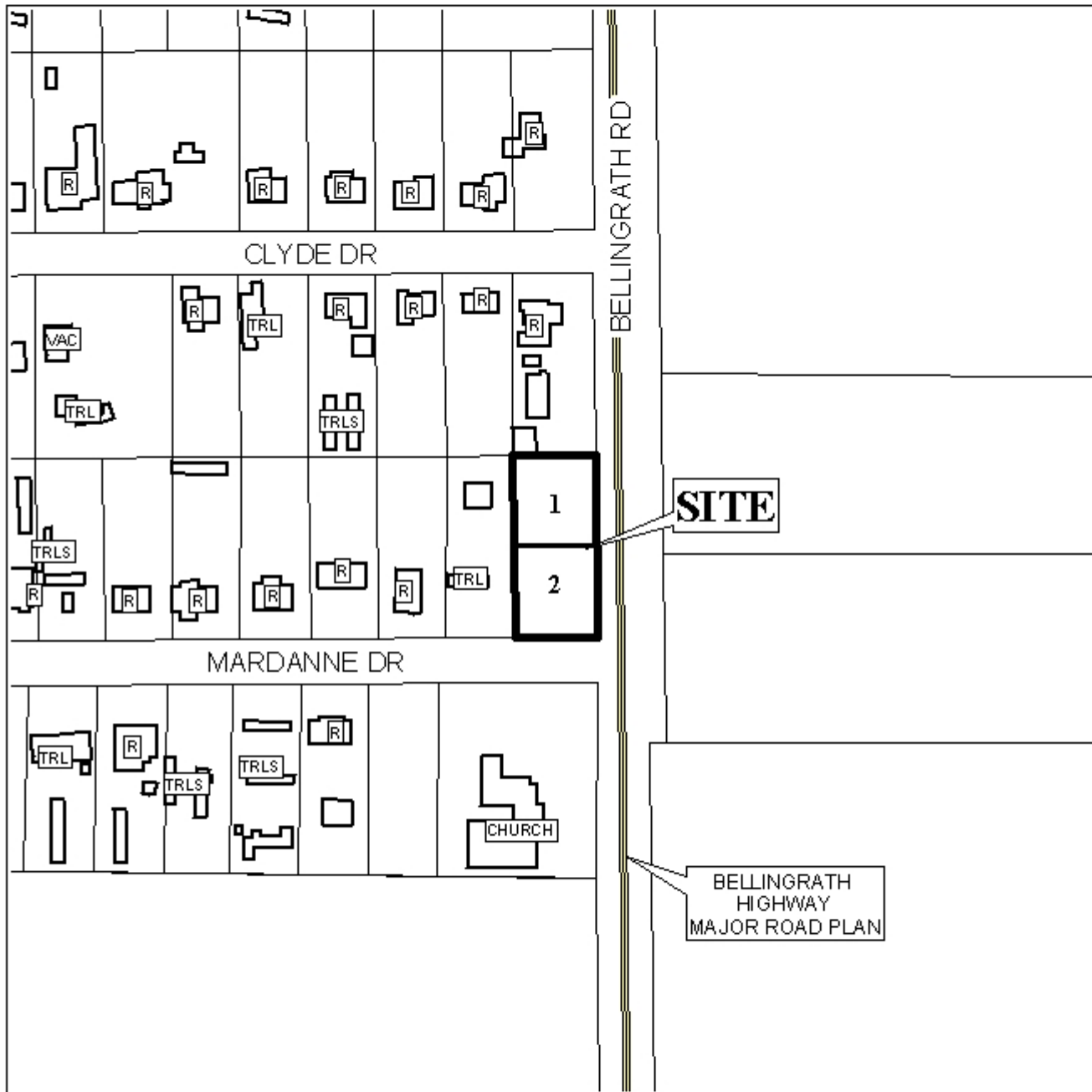
APPLICANT A. K. Davis Subdivision

REQUEST Subdivision



NTS

# A. K. DAVIS SUBDIVISION



APPLICATION NUMBER 17 DATE April 7, 2005

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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NTS