

## **M & M COMMERCIAL PARK SUBDIVISION,** **SECOND ADDITION**

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

The plat illustrates the proposed 3 lot, 7.6 ± acre subdivision which is located on the South side of Laurendine Road, 230'+ East of Bellingrath Road. The applicant states that the subdivision is served by public water and on-site sewer systems.

The purpose of this application is to resubdivide one parcel into three lots. It appears that the parcel has had parts sold off without benefit of the subdivision process; it is unclear through a search of Mobile County Probate Court records if the parcel under consideration was created prior to July 1984, when Mobile County adopted the City's subdivision process. Documentation should be provided to verify when the parcel was created, and if after 1984, the plat should be revised to include all portions of the parent parcel that have been divided since that time.

The site fronts onto Bellingrath Road and Laurendine Road, both proposed major streets with rights-of-way of 80 feet. As proposed major streets, each road should have a minimum right-of-way width of 100 feet, thus sufficient right-of-way should be dedicated to Mobile County to provide 50 feet, as measured from the centerline of each road. The 25-foot minimum building setback line should be adjusted to reflect the right-of-way dedication.

As both Bellingrath Road and Laurendine Road are proposed major streets, access management is a concern. It is recommended that Lot 4 be limited to two curb-cuts onto Bellingrath Road, that Lot 5 be limited to one curb-cut onto Bellingrath Road (due to its limited frontage), and that Lot 6 be limited to two curb-cuts onto Laurendine Road, with the size, design and location of all curb-cuts to be approved by the Mobile County Engineering Department.

While the site is located in the county, compliance with the City of Mobile stormwater and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Urban Development prior to the issuance of permits.

This site is located in Mobile 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.

Based upon the preceding, the plat is recommended for Holdover until the February 15<sup>th</sup> meeting, with revisions due by January 23<sup>rd</sup>, to allow for the following: 1) provision of documentation showing the creation of the parcel prior to 1984, or revision of the plat to include the parent parcel and all divisions of said parcel since 1984, with accompanying labels and postage for additional notification.

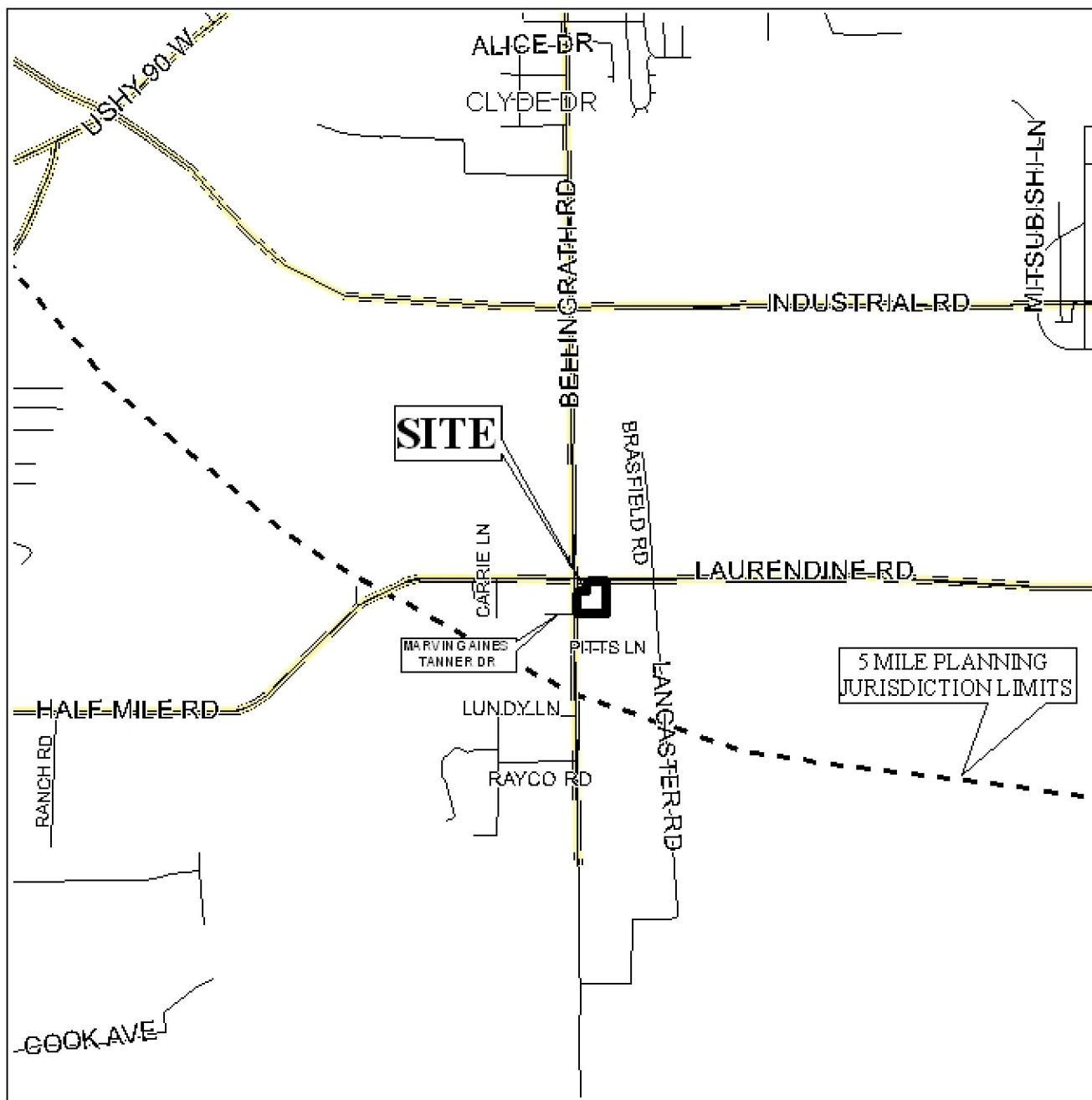
**M & M COMMERCIAL PARK SUBDIVISION,**  
**SECOND ADDITION**

The site was located outside of the City's planning jurisdiction when adjacent parcels and lots were sold off, thus inclusion of the "parent" parcel and subsequent subdivisions is NOT required. The site became part of the PJ after the 1998 annexation.

Based upon the preceding, the plat is recommended for TENTATIVE APPROVAL, subject to the following conditions:

- 1) dedication of sufficient right-of-way to Mobile County to provide 50 feet, as measured from the centerline of Bellingrath Road and Laurendine Road;
- 2) adjustment of the 25-foot minimum building setback line to reflect the right-of-way dedication;
- 3) placement of a note on the final plat stating that Lot 4 is limited to two curb-cuts onto Bellingrath Road, that Lot 5 is limited to one curb-cut onto Bellingrath Road, and that Lot 6 is limited to two curb-cuts onto Laurendine Road, with the size, design and location of all curb-cuts to be approved by the Mobile County Engineering Department;
- 4) placement of a note on the plat stating that a letter from a licensed engineer certifying compliance with the City of Mobile's stormwater and flood control ordinances must be provided to the Mobile County Engineering Department and the Planning Section of Urban Development prior to the issuance of permits;
- 5) labeling of each lot with its size in square feet, or provision of a table on the plat with the same information; and
- 6) placement of a note 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.

# LOCATOR MAP

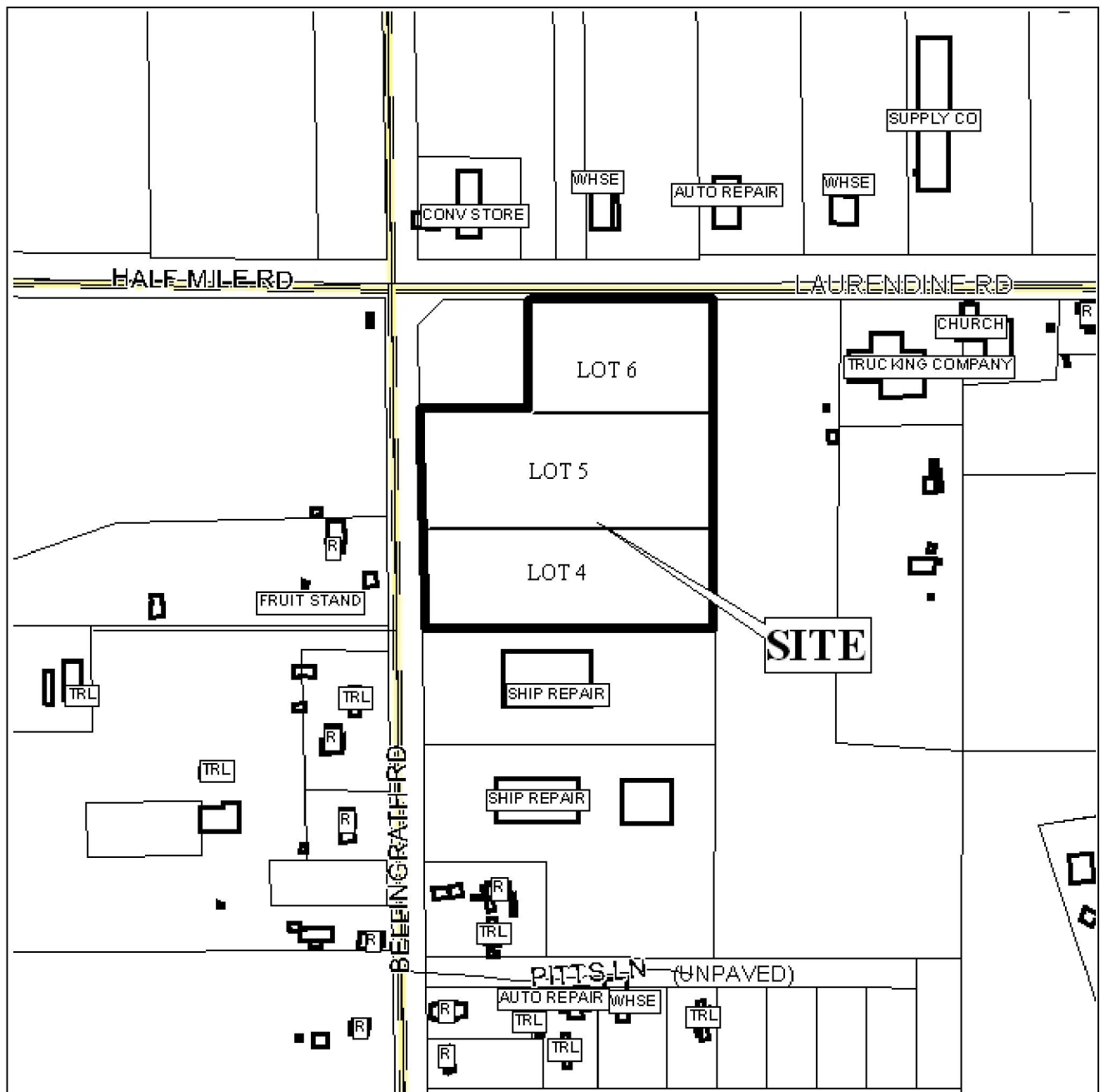


APPLICATION NUMBER 4 DATE January 18, 2007  
APPLICANT M & M Commercial Park Subdivision, Second Addition  
REQUEST Subdivision

















NTS

# M & M COMMERCIAL PARK SUBDIVISION, SECOND ADDITION



APPLICATION NUMBER 4 DATE January 18, 2007

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

N  
NTS