

# **BELMONT LAKE ESTATES SUBDIVISION, PHASE**

## **II**

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

The plat illustrates the proposed 5 lot, 3.0 ± acres subdivision which is located on the North side of Belmont Park Drive, 470' ± East of Dawes Lane Extension. The subdivision is served by public water and individual septic systems.

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

Lots 1 and 5 of the proposed subdivision front both Belmont Park Drive and the new street; therefore, both lots should be denied direct access to Belmont Park Drive.

The detention area is labeled as common area, thus a note on the final plat stating that the maintenance of the common area is the responsibility of the property owners, should be required.

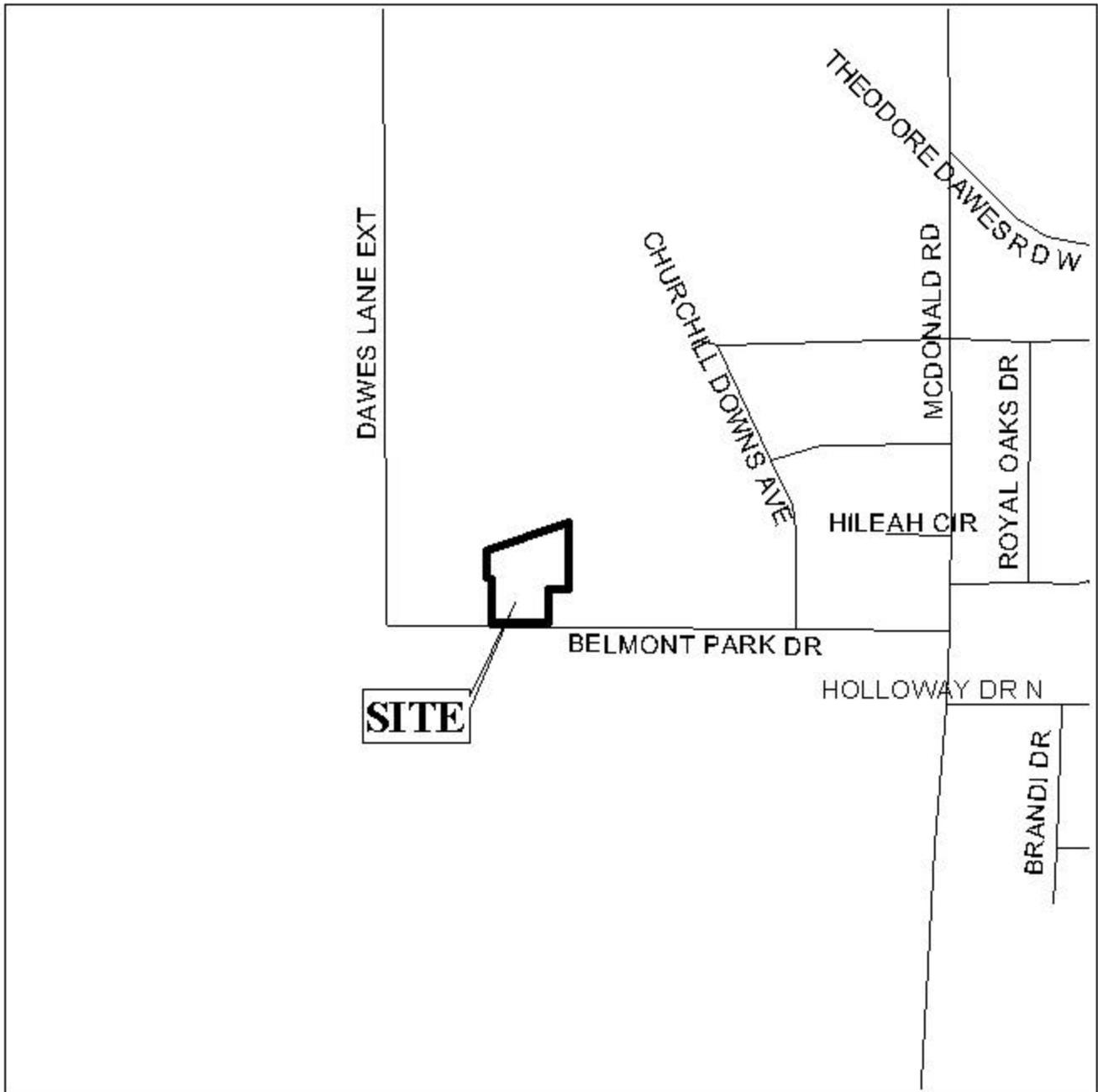
As illustrated on the plat, the drainage easement along Lot 1 and portions of Lot 2 is only five feet wide; the Subdivision Regulations require a minimum width of 7½ feet.

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

Also, as indicated on the Vicinity Map, the site is adjacent to a lake and thus could be considered an environmentally sensitive area. Therefore, the developer must obtain any necessary approvals from all applicable federal, state and local agencies prior to issuance of any permits.

With modifications, the plat meets 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 Lots 1 and 5 are denied direct access to Belmont Park Drive; 2) the placement of a note on the final plat stating that maintenance of all common areas are the responsibility of the property owners; 3) that the drainage easement along Lot 1 and portions of Lot 2 to be increased to 7½ feet; 4) the 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; and 5) the developer obtain any necessary approvals from all applicable federal, state and local agencies prior to the issuance of any permits.

# LOCATOR MAP

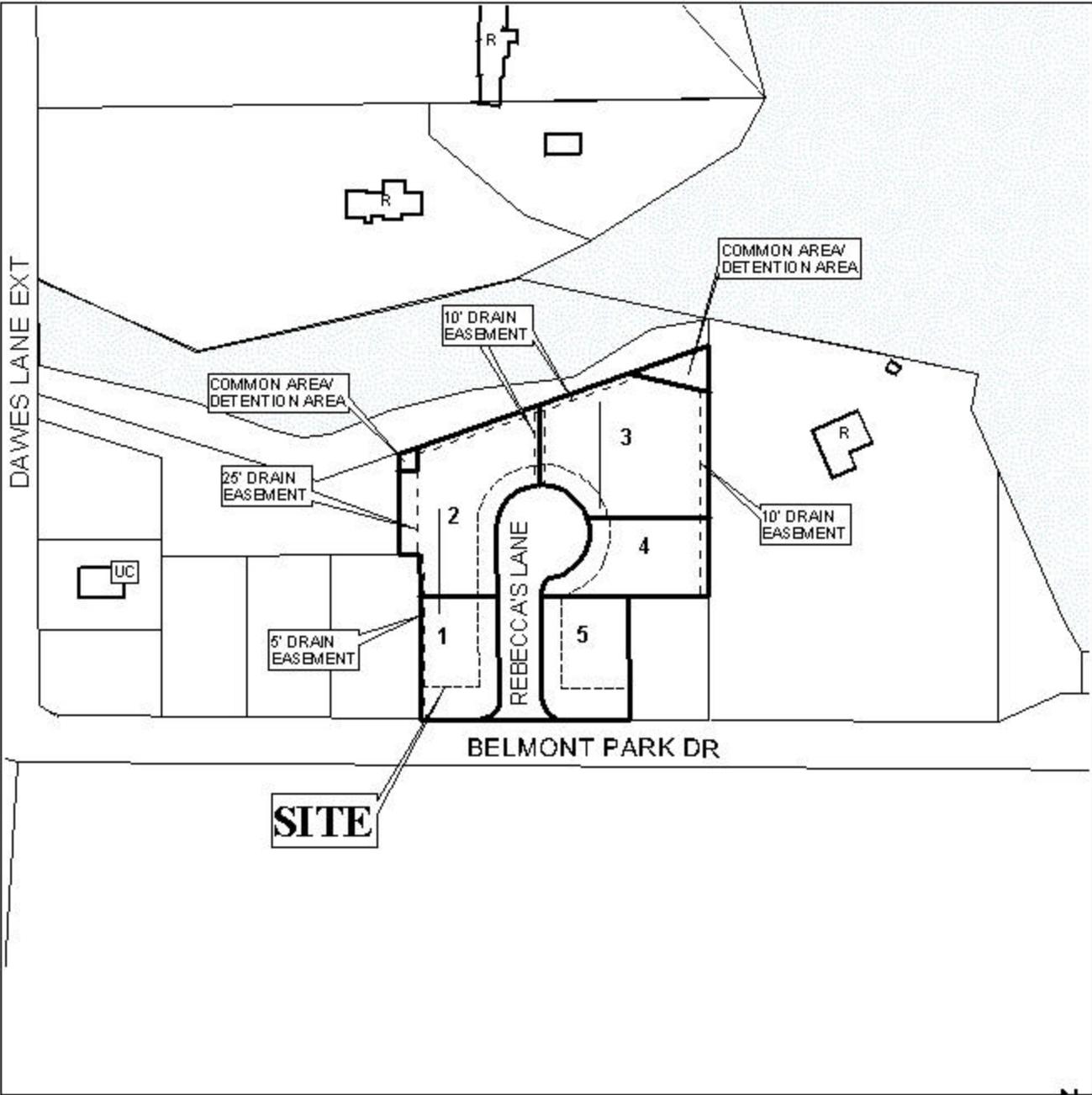


APPLICATION NUMBER 9 DATE November 20, 2003  
APPLICANT Belmont Lake Estates Subdivision, Phase II  
REQUEST Subdivision



NTS

# BELMONT LAKE ESTATES SUBDIVISION, PHASE II



APPLICATION NUMBER 9 DATE November 20, 2003

LEGEND

R-1	R-2	R-3	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	

NTS