

GEAR & AXLE OF MOBILE SUBDIVISION

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

The plat illustrates the proposed 1 lot, 2.9 \pm acres subdivision which is located on the East side of Bellingrath Road, 4/10 mile \pm North of Laurendine Road. The subdivision is served by public water and individual septic systems.

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

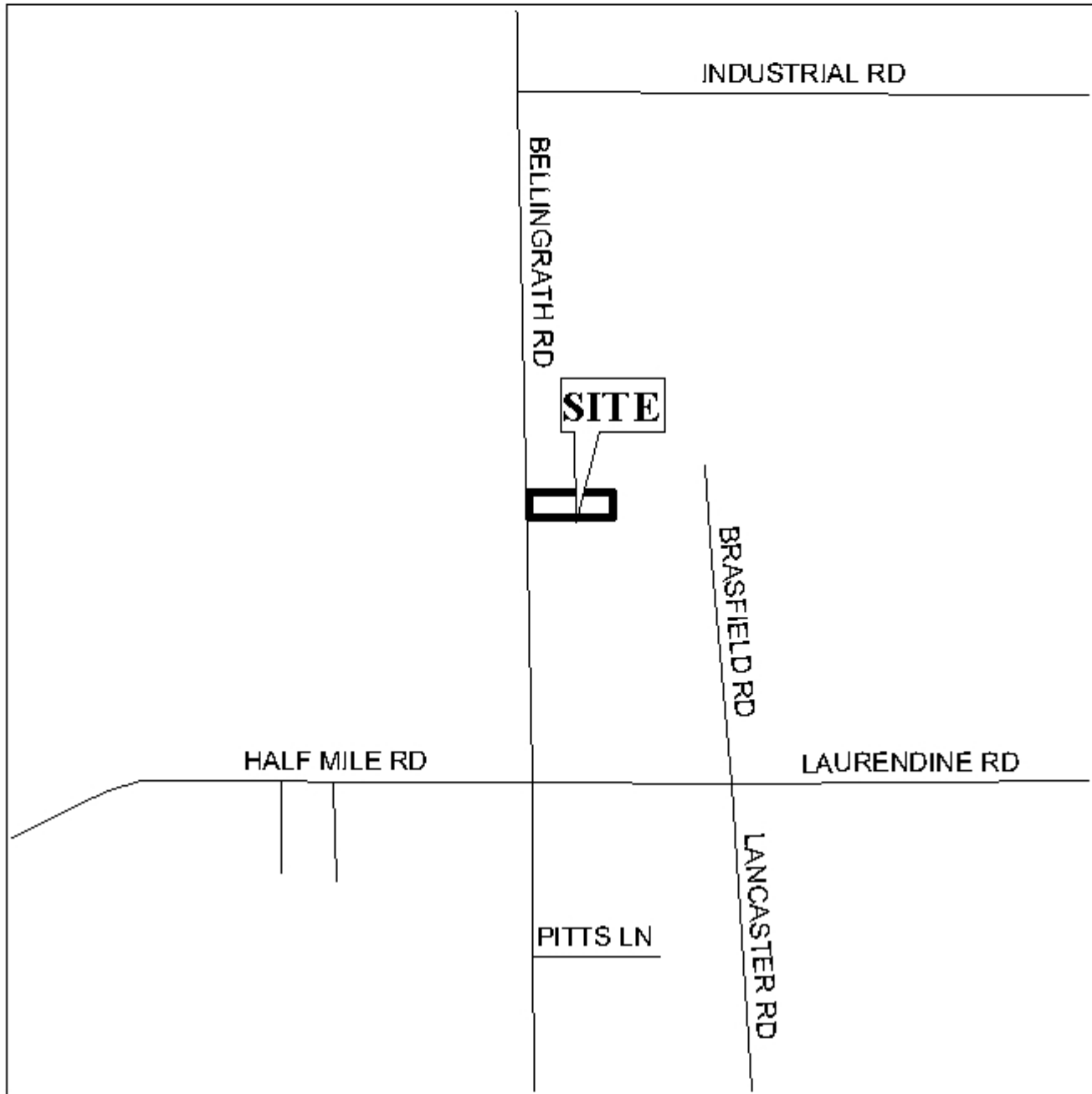
The site fronts Bellingrath Road, a planned major street, which has an existing right-of-way shown of 60 feet; the Major Street Plan requires a 100-foot right-of-way. Therefore, the dedication of adequate right-of-way to provide 50-feet from the centerline of Bellingrath Road, should be required.

Additionally, as a means of access management, a note should be placed on the final plat stating that the site is limited to one curb cut to Bellingrath Road, with the size, location and design to be approved by County Engineering.

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.

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 sufficient right-of-way to provide 50-feet from the centerline of Bellingrath Road; 2) the placement of a note on the final plat stating that the site is limited to one curb cut to Bellingrath Road, with the size, location and design to be approved by County Engineering; and 3) 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.

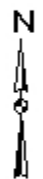
LOCATOR MAP



APPLICATION NUMBER 12 DATE April 1, 2004

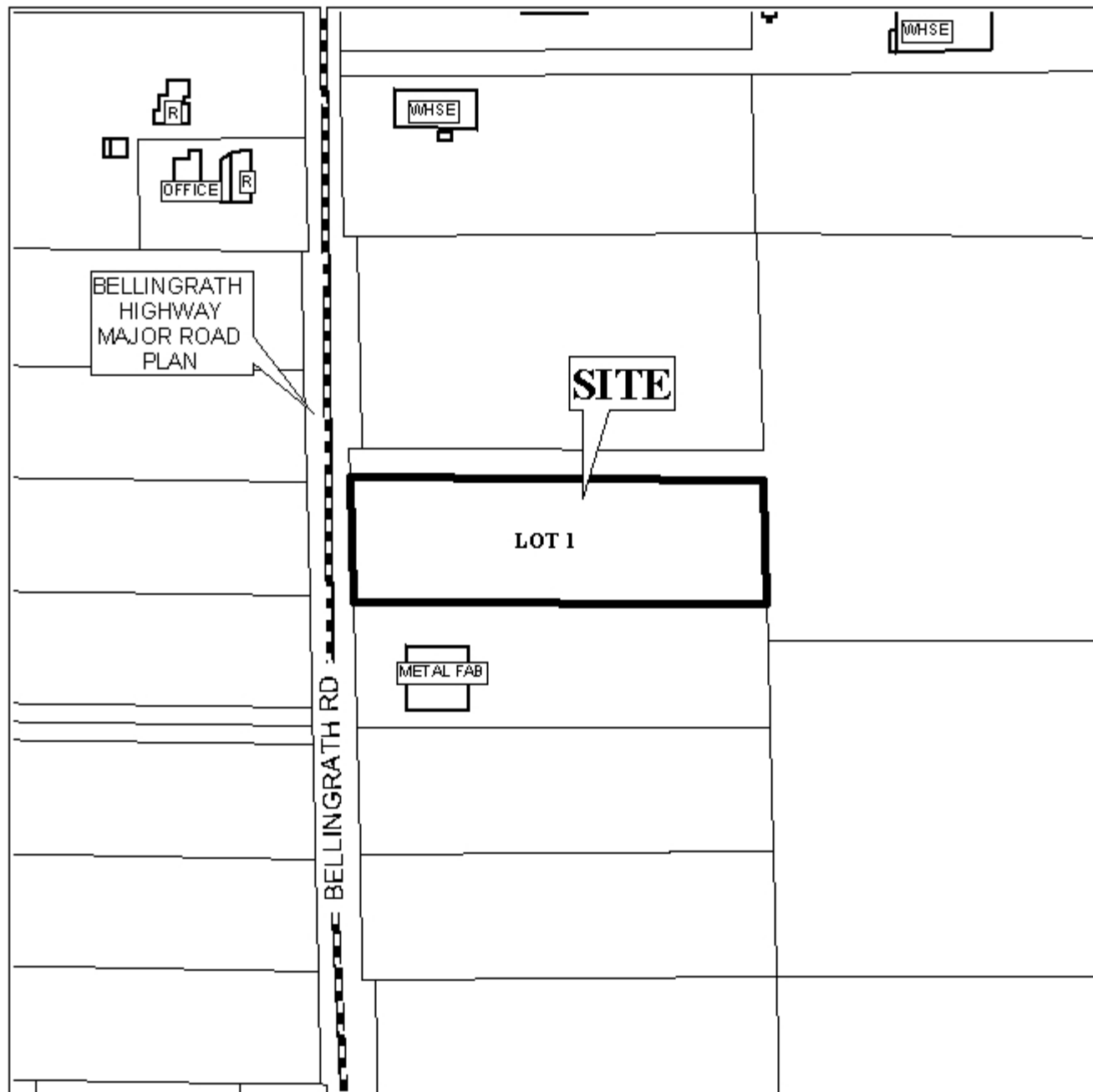
APPLICANT Gear & Axle of Mobile Subdivision

REQUEST Subdivision



NTS

GEAR AND AXLE OF MOBILE SUBDIVISION



APPLICATION NUMBER 12 DATE April 1, 2004

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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