

HOLDOVER

Revised

FRIENDSHIP SUBDIVISION

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

The plat illustrates the proposed 1 lot, 15.5 \pm acres subdivision which is located on the West side of Cody Road North, 50' \pm North of Fourteenth Street, extending to the North side of Fourteenth Street 90' \pm West of Cody Road North and 350' \pm West of Lincoln Boulevard, and extending to the South side of Sellers Lane, 655' \pm West of Cody Road North. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a 1-lot subdivision from two large metes and bounds parcels and two legal lots.

The site fronts Cody Road, a planned major street, which has an existing right-of-way of 50-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 Cody Road should be required. Additionally, as a means of access management, the placement of a note on the final plat stating that the site is limited to the two existing curb cuts to Cody Road should be required. Furthermore, the site should be denied access to Fourteenth Street, Lincoln Boulevard and Sellers Lane, which are in residential neighborhoods.

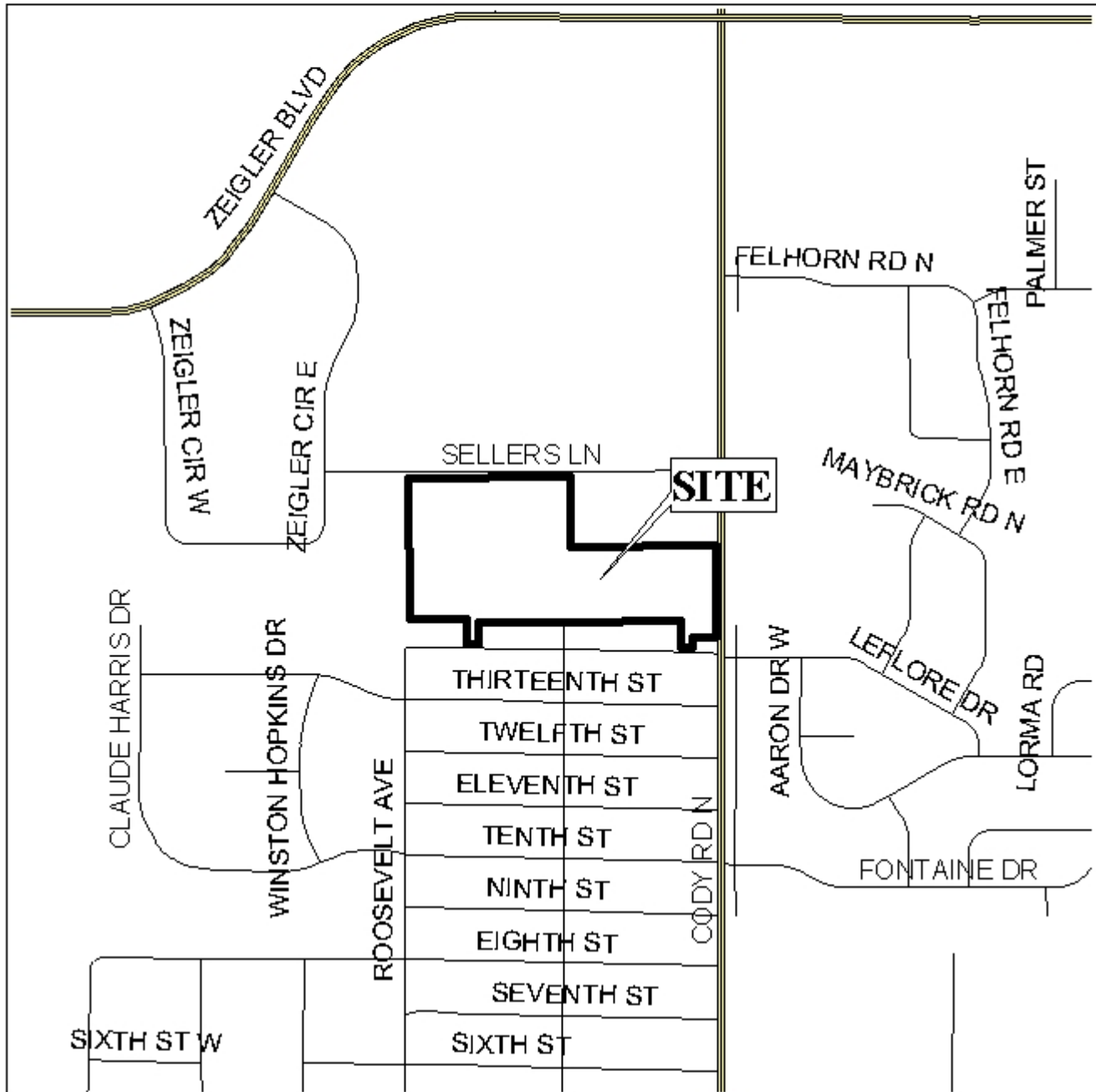
This site is located in the County, thus a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

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 Cody Road; 2) the placement of a note on the final plat stating that the site is limited to the two existing curb cuts to Cody Road; and 3) the placement of a note on the final plat stating that access to Fourteenth Street, Lincoln Boulevard and Sellers Lane are denied.

Revised for the September 1st meeting:

This application was heldover from the Commission's August 18th meeting until the September 1st meeting at the applicant's request. At the time of mailout, no additional information had been received, thus the application is recommended for approval as outlined above.

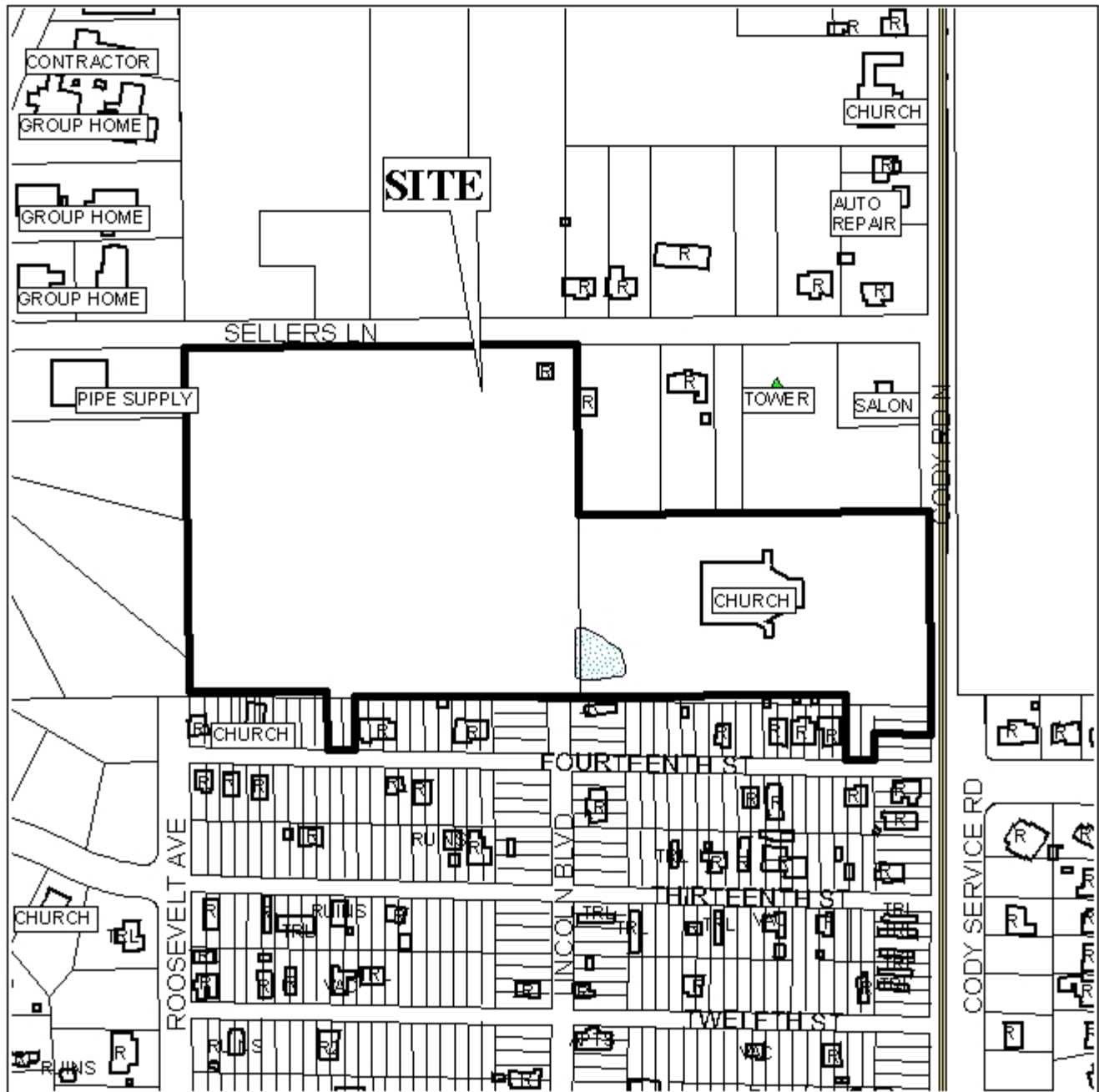
LOCATOR MAP



APPLICATION NUMBER Holdover DATE September 1, 2005
APPLICANT Friendship Subdivision
REQUEST Subdivision



FRIENDSHIP SUBDIVISION



APPLICATION NUMBER Holdover DATE September 1, 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



NTS