

LIVINGSTONE ESTATES SUBDIVISION

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

The plat illustrates the proposed 6 lot, 19.0 ± acres subdivision which is located at the Southwest corner of Jeff Hamilton Road and McFarland Road. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide a large metes and bounds parcel into eight lots.

The site fronts McFarland Road, a planned major street, which has an existing right-of-way shown of 80-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 McFarland Road, should be required. Additionally, as a means of access management, a note should be placed on the final plat stating that Lots 2 and 3 are limited to one shared curb cut to McFarland Road and Lots 4 and 5 are limited to one shared curb cut to McFarland Road, with the size, location and design to be approved by County Engineering, should be required. Also, Lot 6 is limited to one curb cut to McFarland Road and two curb cuts to Jeff Hamilton Road and Lot 1 is limited to one curb cut each to McFarland Road and Jeff Hamilton Road, with the size, location and design to be approved by County Engineering, should be required.

The reason for the limitation on the number of curb cuts allowed at the site is because of the potential for commercial development and there is an existing school directly across the street from the site.

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 25-foot minimum building setback lines are not shown, but would be required on the final plat.

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 McFarland Road; 2) the placement of a note on the final plat stating that Lots 2 and 3 are limited to one shared curb cut to McFarland Road and Lots 4 and 5 are limited to one shared curb cut to McFarland Road, with the size, location and design to be approved by County Engineering; 3) the placement of a note on the final plat stating that Lot 6 is limited to one curb cut to McFarland Road and two curb cuts to Jeff Hamilton Road, with the size, location and design to be approved by County Engineering; 4) the placement of a note on the final plat stating that Lot 1 is limited to one curb cut each to McFarland Road and to Jeff Hamilton Road, with the size, location and design to be approved by County Engineering; 5) 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 6) the placement of the 25-foot minimum building setback lines on the final plat.

LOCATOR MAP



APPLICATION NUMBER 11 DATE July 21, 2005

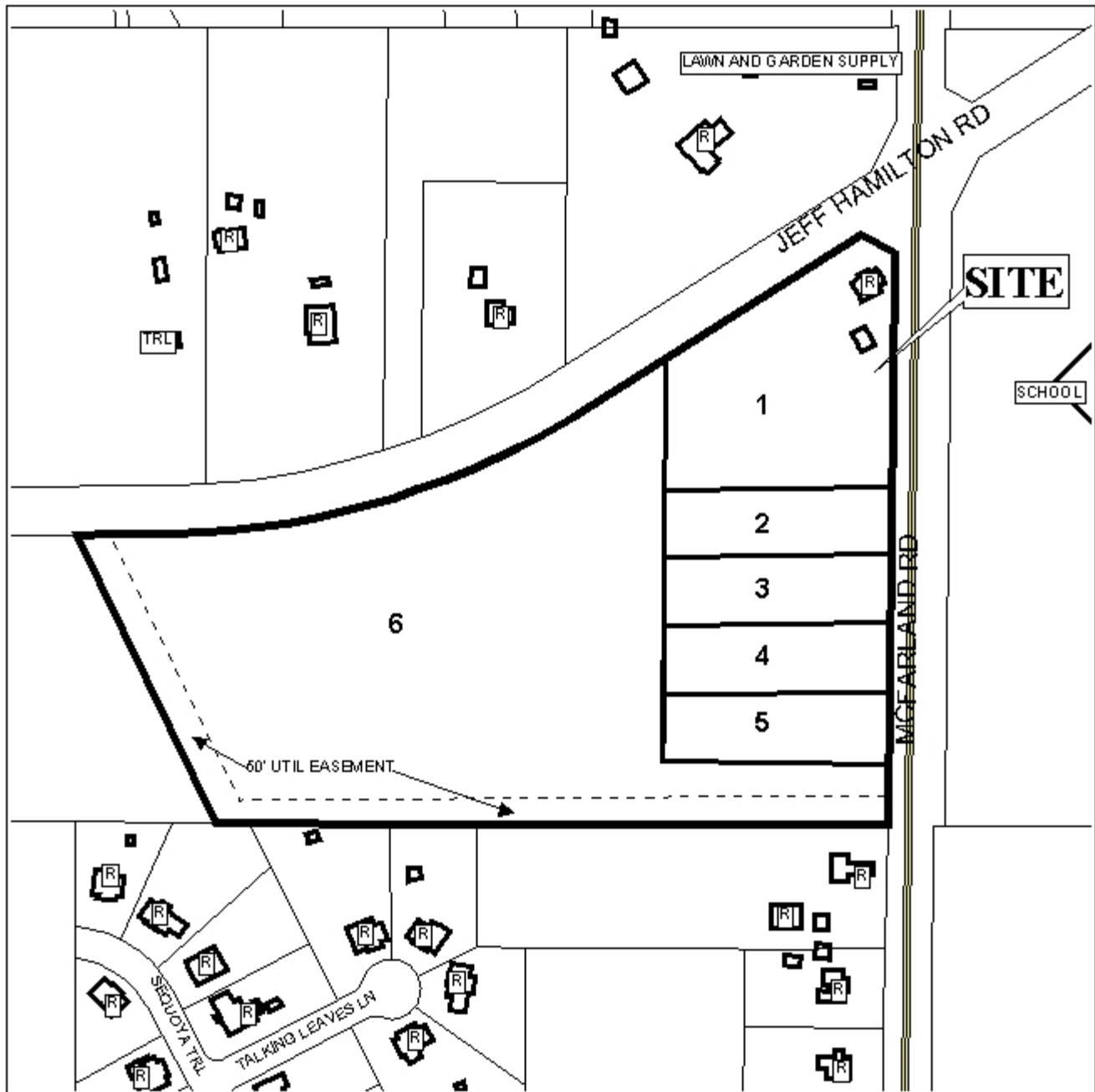
APPLICANT Livingstone Estates Subdivision

REQUEST Subdivision



NTS

LIVINGSTONE ESTATES SUBDIVISION



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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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