

**BELLINGRATH SUBDIVISION, UNIT 4, OLD
MILITARY ADDITION TO, RESUBDIVISION OF LOTS
2 & 3**

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

The plat illustrates the proposed 5 lot, 2.0 ± acre subdivision which is located on the South side of Old Military Road, 200'± West of the South terminus of Jones Road. The subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create a five-lot subdivision from two lots.

Old Military Road is a minor street with a variable-width right-of-way. As Old Military Road lacks curb and gutter, the minimum required right-of-way width is 60 feet, or 30 feet in each direction as measured from the centerline of the roadway. The preliminary plat indicates that the existing lots have sufficient distance from the centerline; this is due to the right-of-way dedication requirement that resulted from the Planning Commission's February 2001 approval of the parent subdivision, The Old Military Addition to Bellingrath, Unit 4. Therefore, no additional dedication or setback will be required.

Access management is a concern due to the limited width of each proposed lot. It is recommended that each lot be limited to one curb-cut each onto Old Military Road, with the size, design and location to be approved by the Mobile County Engineering Department.

The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the subdivision, but would be required on the Final Plat, if approved.

The depth to width ratio for lots 1 through 5 minimally exceeds the 3.5 ratio recommended in Section V.D.3. of the Subdivision Regulations. Other lots / parcels in the area reflect greater width to depth ratios, thus a waiver of Section V.D.3. could be considered appropriate.

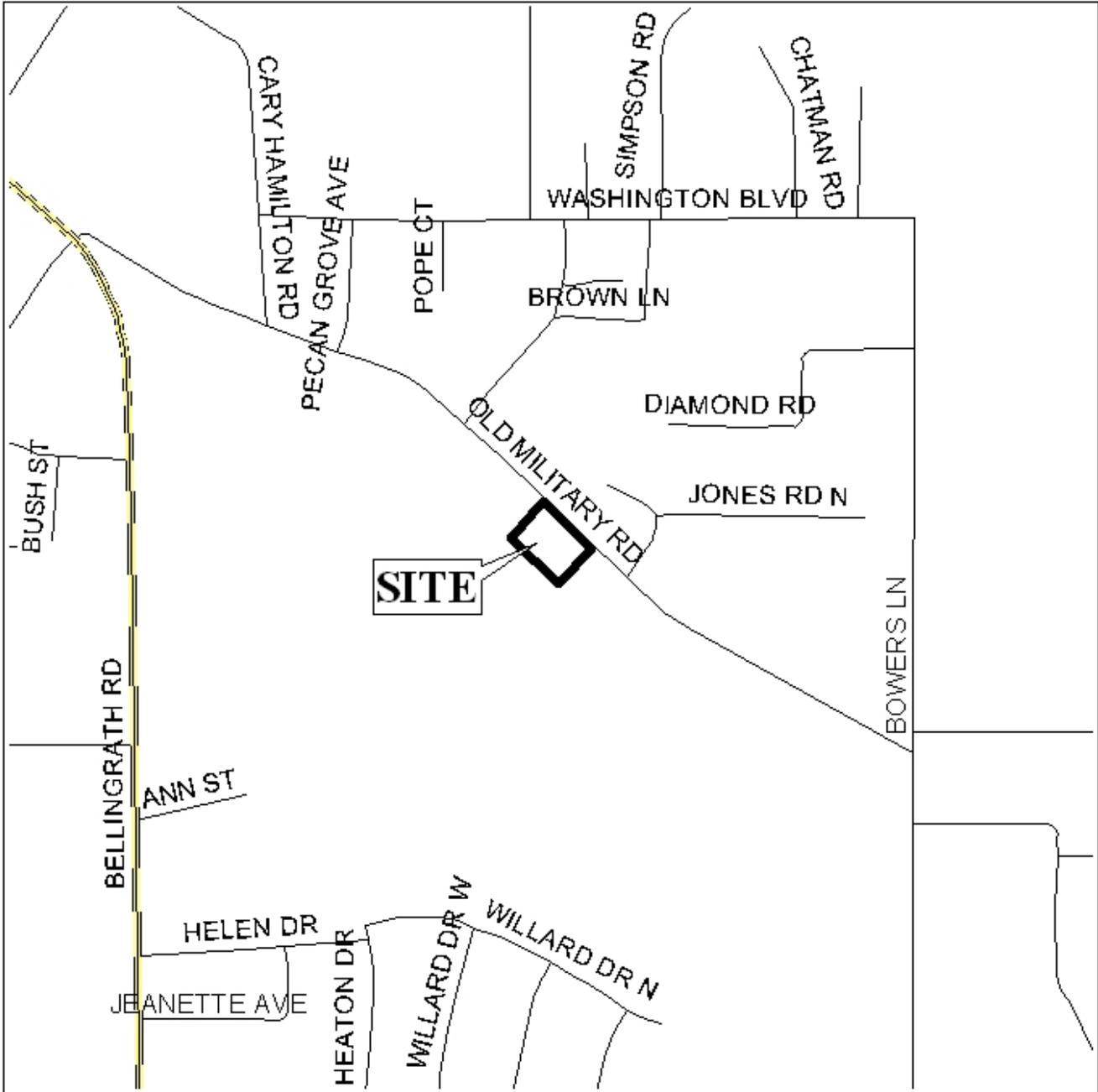
This site is located in Mobile County, thus a note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

It should also be noted that the legal description should be revised so that it reflects the fact that the site consists of two legal lots of record, rather than just using a metes and bounds description.

With a waiver of Section V.D.3., the plat is recommended for Tentative Approval, subject to the following conditions: 1) placement of a note on the Final Plat stating that each lot is limited to one curb-cut each onto Old Military Road, with the size, design and location to be approved by the Mobile County Engineering Department; 2) depiction of the 25-foot minimum building setback line; 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; and 4) revision of the legal description to describe the site as Lots 2 and 3 of the Old Military Addition to Bellingrath Subdivision, Unit 4.

LOCATOR MAP



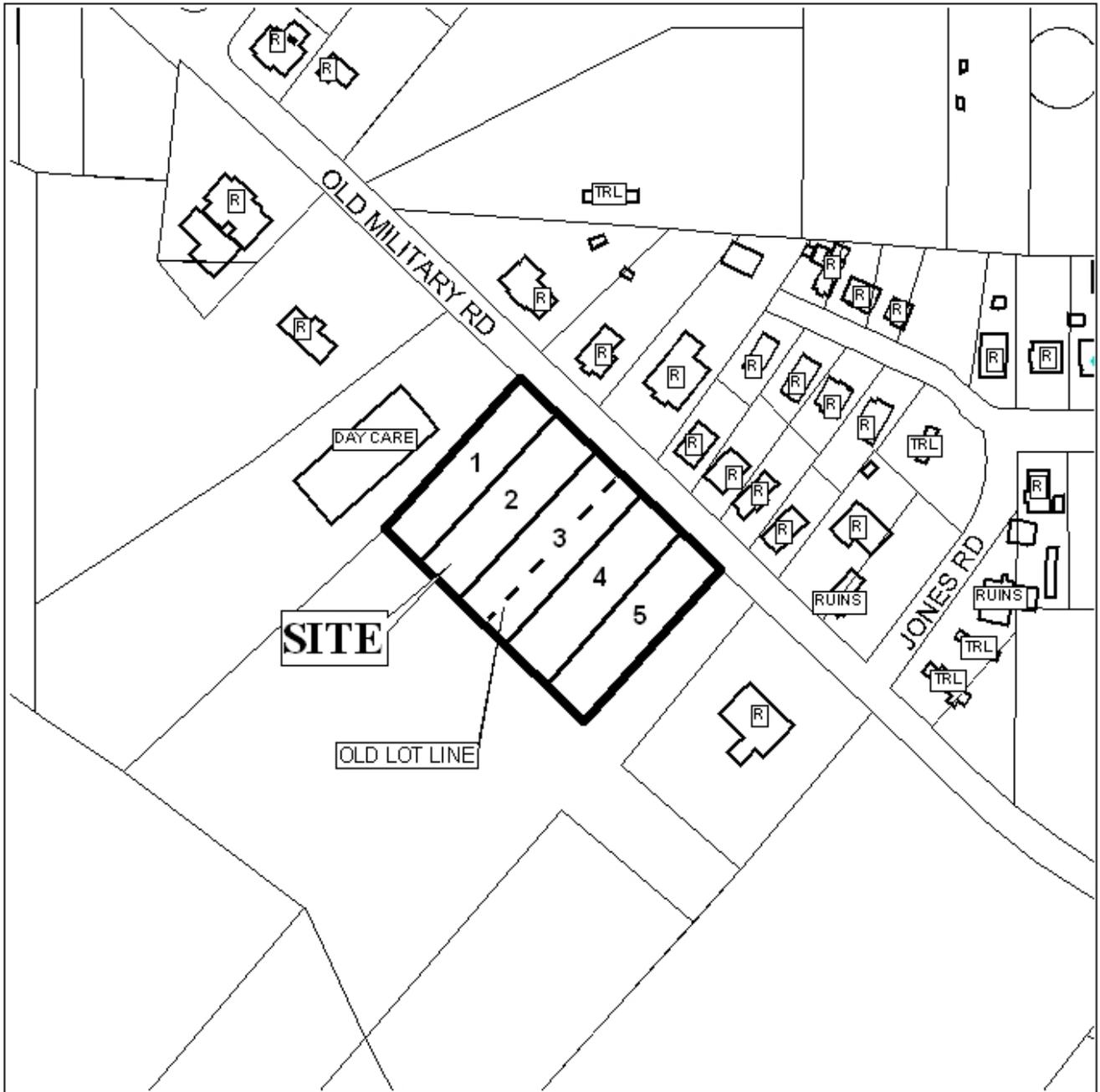
APPLICATION NUMBER 4 DATE April 20, 2006

APPLICANT Bellingrath Subdivision, Unit 4, Old Military
Addition to, Resubdivison of Lots 2 & 3

REQUEST Subdivision



BELLINGRATH SUBDIVISION, UNIT 4, OLD MILITARY ADDITION TO, RESUBDIVISION OF LOTS 2 & 3



APPLICATION NUMBER 4 DATE April 20, 2006

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

