

PRUITT SUBDIVISION

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

The plat illustrates the proposed 2 lot, 0.9 ± acre subdivision which is located on the Northwest corner of Old Military Road and Bowers Lane. The applicant states that the subdivision is served by public water and sewer systems.

The purpose of this application is to subdivide one parcel into two lots.

The site fronts onto Old Military Road and Bowers Lane, both minor streets. Both streets lack curb and gutter, and lack adequate right-of-way. Sufficient right-of-way should be dedicated to provide 30 feet, as measured from the centerline of each street, in conformance with Section V.B.14. of the Subdivision Regulations. The 25-foot minimum building setback line should be adjusted to reflect the right-of-way dedication. The portion of the proposed subdivision located at the corner of the two streets should be modified to conform with Section V.D.6. of the Subdivision Regulations.

While Old Military Road and Bowers Lane are both minor streets, access management is a concern. It is recommended that proposed Lot 1 be limited to one curb-cut, that Lot 2 be limited to one curb-cut onto Old Military Road and one curb-cut onto Bowers Lane, and that the size, design and location of all curb-cuts be approved by the Mobile County Engineering Department.

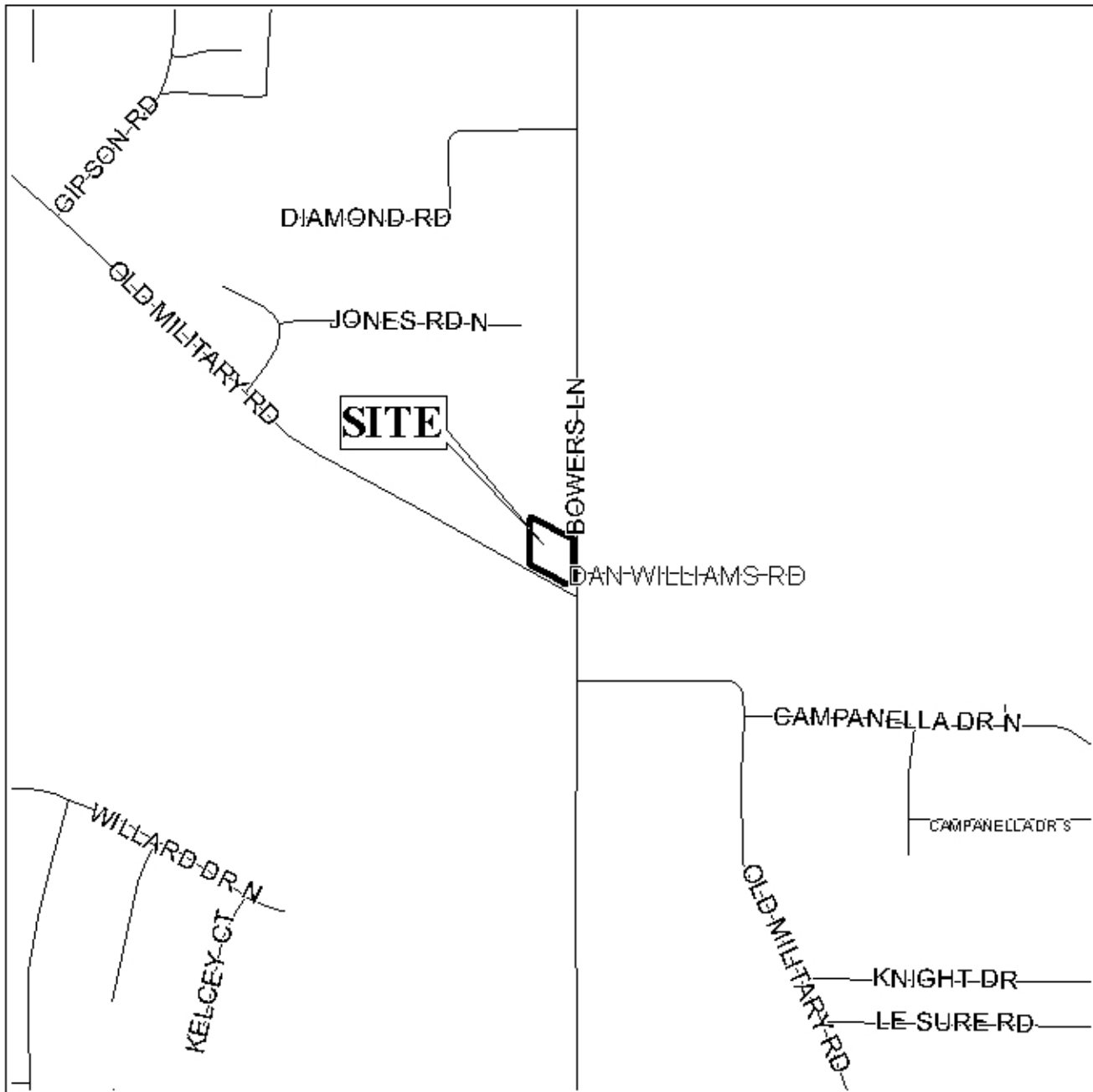
While the site is located in the county, compliance with the City of Mobile stormwater and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Urban Development prior to the issuance of permits.

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.

Based on the preceding, the plat is recommended for Tentative Approval, subject to the following conditions: 1) dedication of sufficient right-of-way to provide 30 feet, as measured from the centerline of Old Military Road and Bowers Lane, in conformance with Section V.B.14. of the Subdivision Regulations; 2) adjustment of the 25-foot minimum building setback line to reflect the right-of-way dedication; 3) modification of the lot lines at the intersection corner to conform with Section V.D.6. of the Subdivision Regulations; 4) placement of a note on the final plat stating that proposed Lot 1 be limited to one curb-cut, that Lot 2 be limited to one curb-cut onto Old Military Road and one curb-cut onto Bowers Lane, and that the size, design and location of all curb-cuts be approved by the Mobile County Engineering Department; 5) placement of a note on the plat stating that a letter from a licensed engineer certifying compliance with the City of Mobile's stormwater and flood control ordinances must be provided to the Mobile County Engineering Department and the Planning Section of Urban Development prior to the issuance of permits; 6) labeling of each lot with its size in square feet, or provision

of a table on the plat with the same information; and 7) 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 3 DATE March 15, 2007

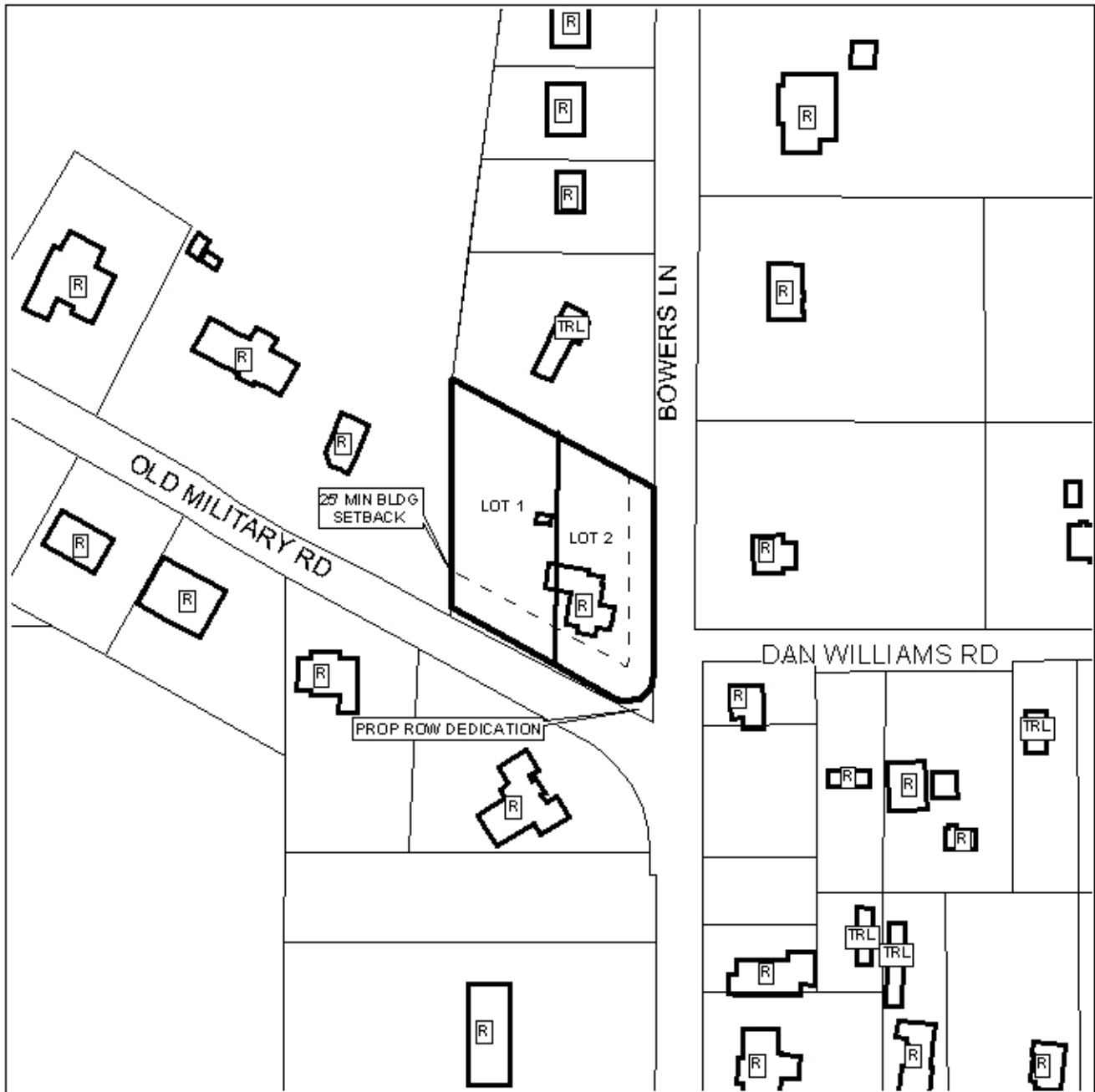
APPLICANT Pruitt Subdivision

REQUEST Subdivision



NTS

PRUITT SUBDIVISION



APPLICATION NUMBER 3 DATE March 15, 2007

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