

CHARLES DEWBERRY SUBDIVISION

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

The plat illustrates the proposed 2 lot, 2.0 \pm acre subdivision which is located on the North side of Bourne Road, 145'+ West of Middle Road. The applicant states that the subdivision is served by public water and individual septic systems.

The purpose of this application is to resubdivide one parcel into two lots. A portion of the site is developed with a single-family residence.

The site fronts Bourne Road, a minor street with adequate right-of-way. As the site has limited frontage onto Bourne Road, access management is a concern. It is recommended that each lot be limited to one curb-cut each, with the size, design and location to be approved by the Mobile County Engineering Department.

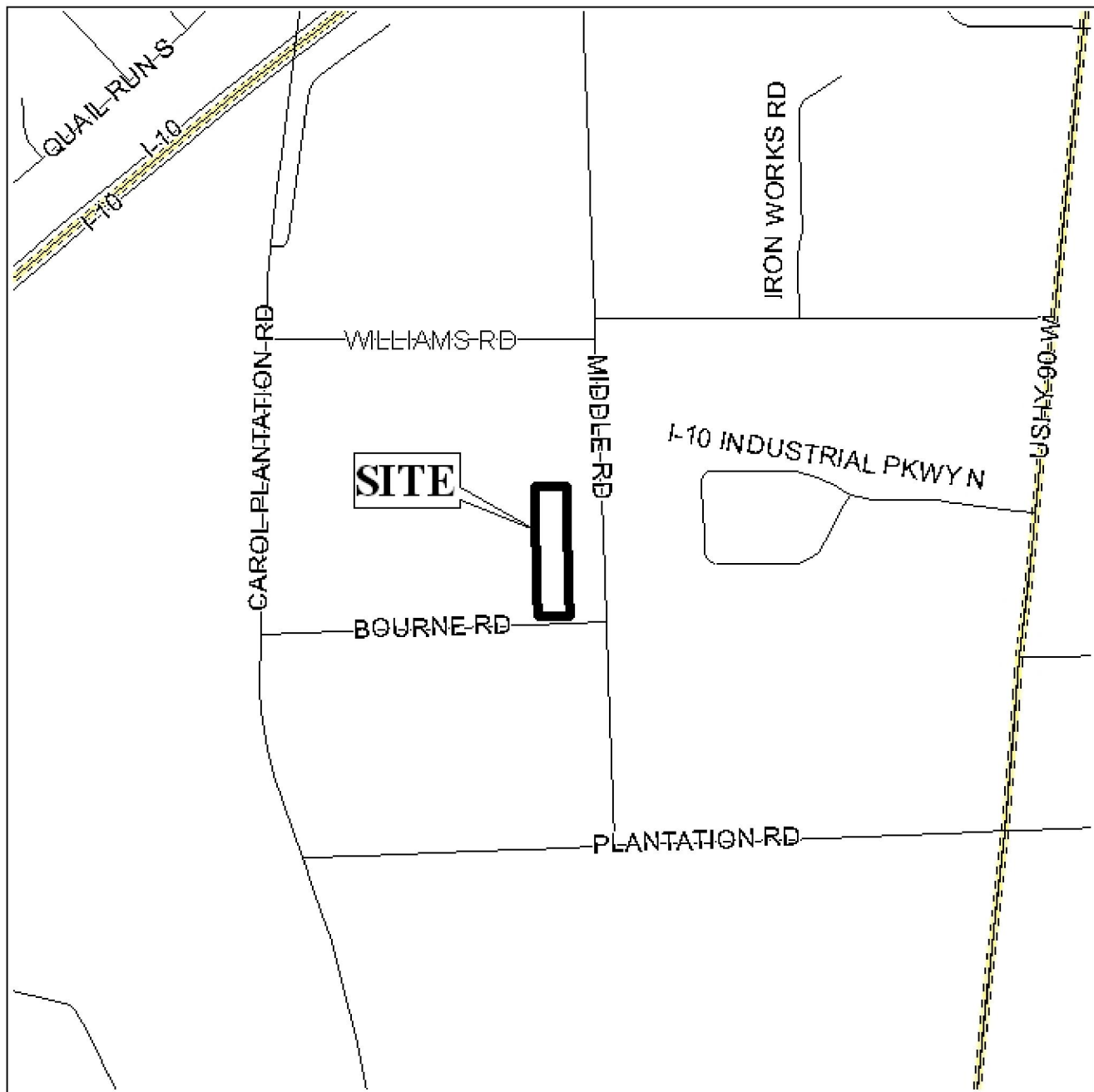
Proposed Lot 2 will be a flag lot with only 25-feet of frontage on Bourne Road. Two flag lots were approved by the Planning Commission in 1996 for a site that fronts Carol Plantation Road, to the West of the site under consideration, thus there is a nearby precedence for flag lots. As the lot will have limited frontage, a note should be placed on the plat stating that no future subdivision of Lot 2 is allowed until additional frontage on a public street is provided.

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 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.

With a waiver of Section V.D.3. for Lot 2, 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 onto Bourne Road, with the size, design and location of all curb-cuts to be approved by the Mobile County Engineering Department; 2) placement of a note on the final plat stating that no future subdivision of Lot 2 is allowed until additional frontage on a public street is provided; 3) placement of a note on the plat stating such, and provision of a letter from a licensed engineer certifying compliance with the City of Mobile's stormwater and flood control ordinances to the Mobile County Engineering Department prior to the issuance of permits; 4) labeling of each lot with its size in square feet, or provision of a table on the plat with the same information; and 5) 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

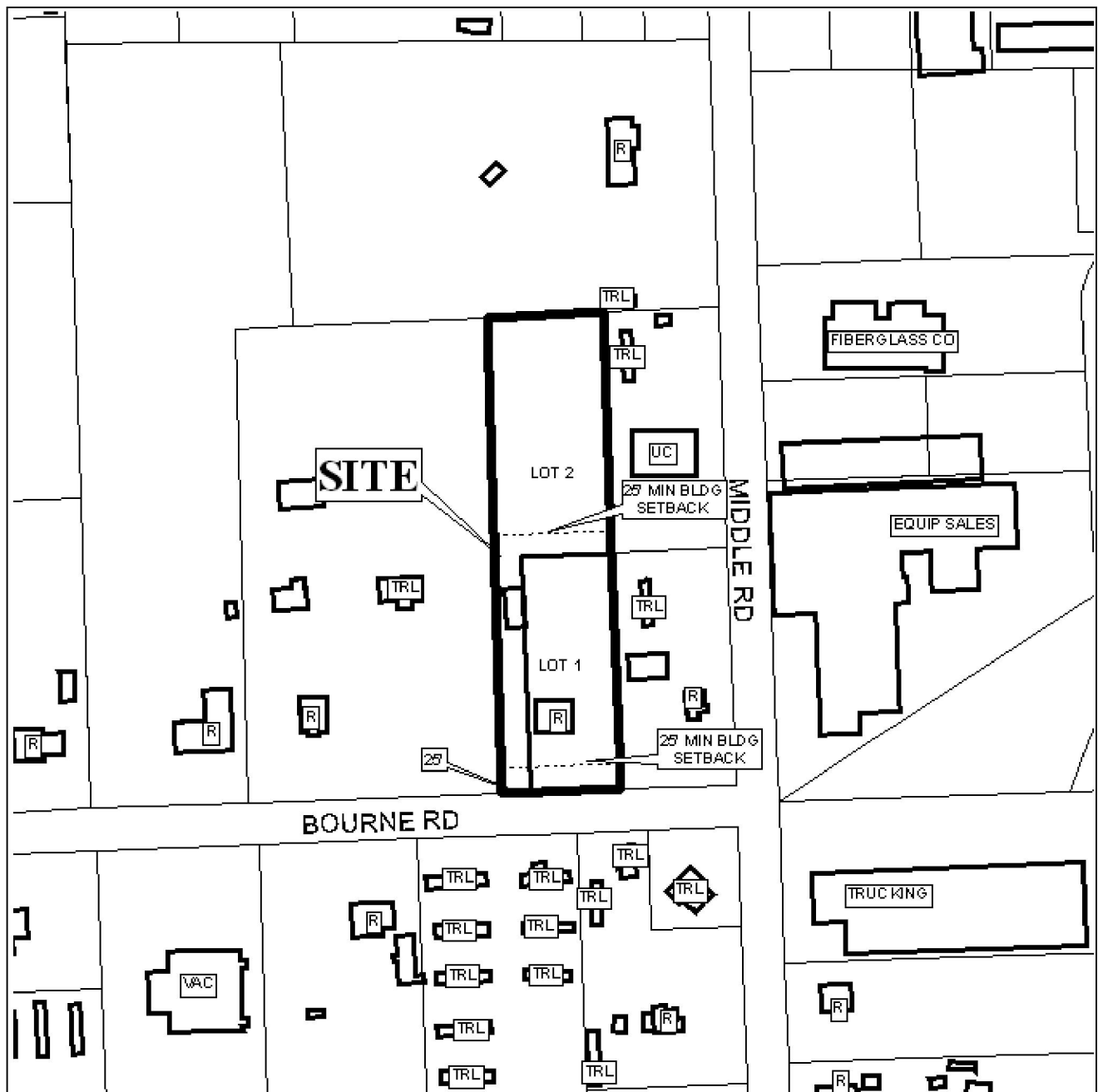


APPLICATION NUMBER 7 DATE January 4, 2007
APPLICANT Charles Dewberry Subdivision
REQUEST Subdivision



NTS

CHARLES DEWBERRY SUBDIVISION



APPLICATION NUMBER 7 DATE January 4, 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
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