

BELLINGRATH COUNTRY CLUB ESTATES
SUBDIVISION, WILLARD DRIVE ADDITION
PHASE TWO

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

The plat illustrates the proposed 4 lot, 1.9 ± acre subdivision which is located on the North side of Willard Drive North, 156'± East of Willard Drive West; and South side of Willard Drive North, 156'± East of Willard Drive West; and South side of Willard Drive North, 125'± East of Bracklyn Court. The applicant states that the subdivision is served by public water and sanitary sewer facilities: MAWSS states that they only have sewer services available at this location.

The purpose of this application is to resubdivide 4 existing lots of record, creating common areas at the sides or rear of the lots to accommodate drainage easements and floodplain areas. This common area comprises the portions of the existing lots located in the AE floodplain. The boundaries of the AE floodplain were amended by a Letter of Map Revision (LOMR) dated January 27, 2005. As a result of the subdivision, none of the lots will be located in the floodplain; only the common area will.

The sites front Willard Drive North, which has a 60-foot right-of-way.

The plat shows the bearings and dimensions of the proposed lots, but neglects to provide any boundary information for the proposed common areas. The plat should be revised so that the boundaries of both the lots and common areas are defined by bearings and distances.

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.

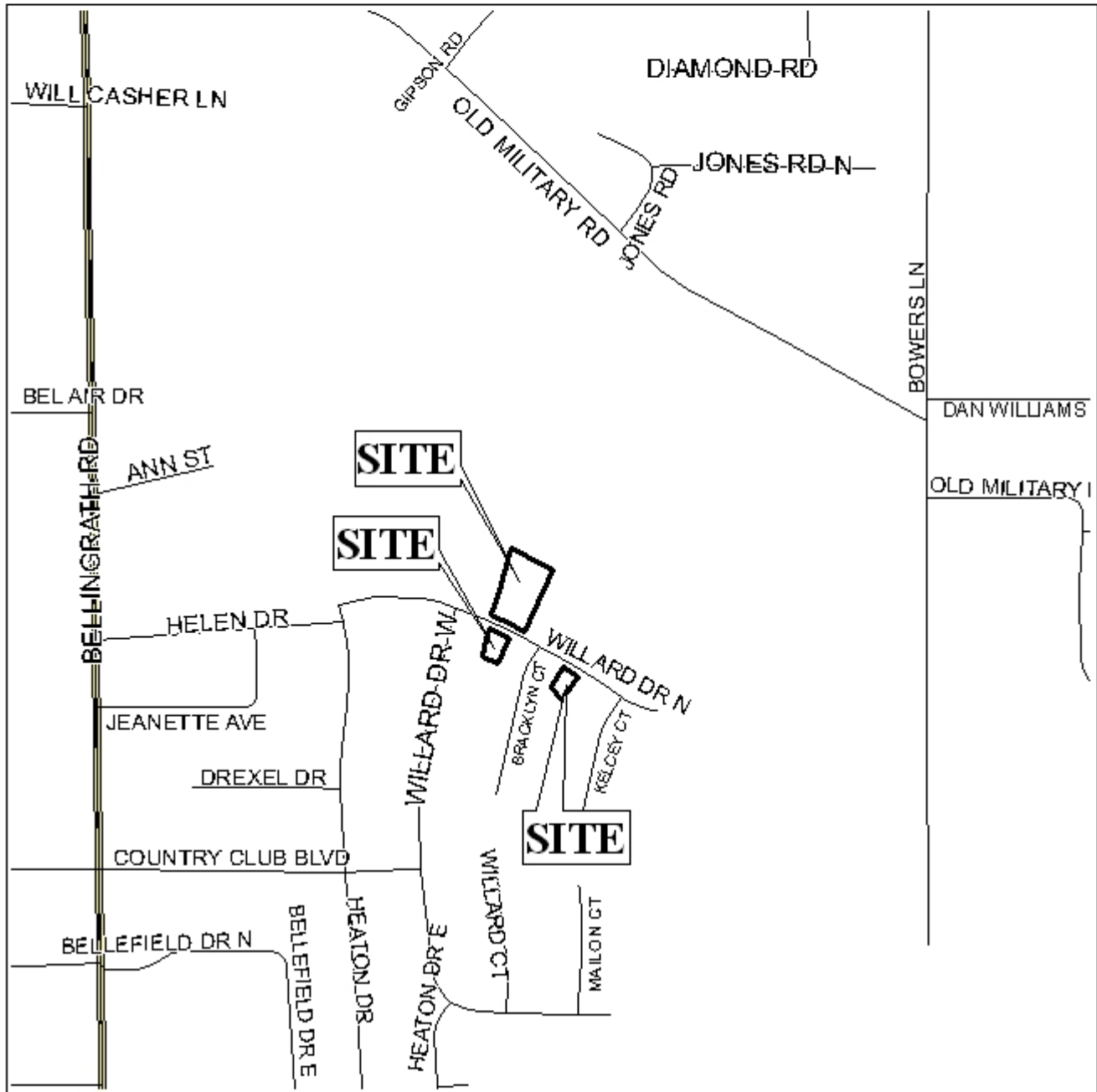
Finally, while the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

The plat meets the minimum standards of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) revision of the plat to additionally show bearings and distance measurements to define the common areas;
- 2) revision of the plat to label each lot with its size in square feet, or placement of a table on the plat with the same information;

- 3) placement of a note on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering; and
- 4) 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

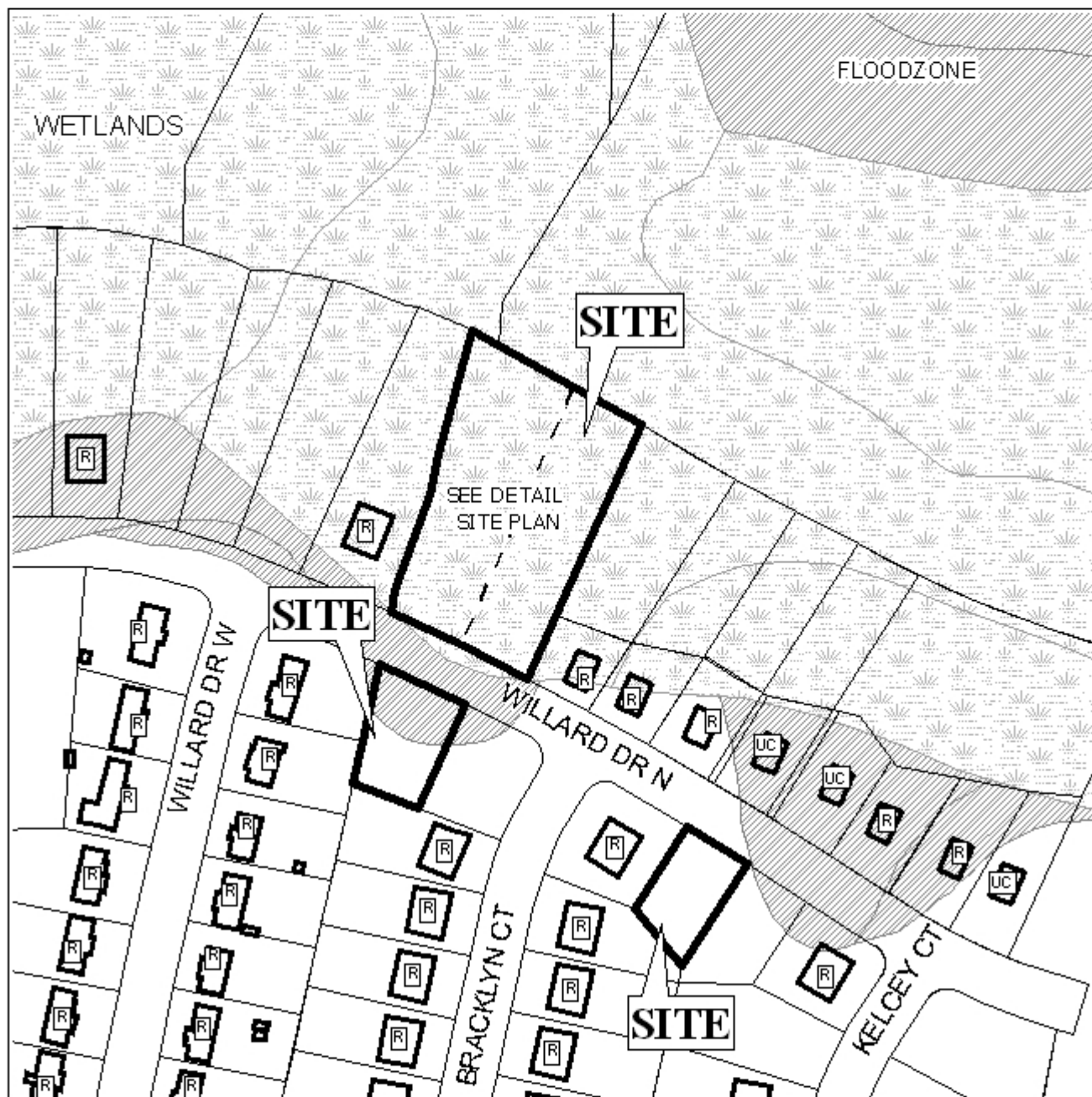


APPLICATION NUMBER 18 DATE June 7, 2007
Bellingrath Country Club Estates Subdivision, Willard Drive
APPLICANT Addition Phase Two
REQUEST Subdivision



NTS

BELLINGRATH COUNTRY CLUB ESTATES SUBDIVISION, WILLARD DRIVE ADDITION TWO



APPLICATION NUMBER 18 DATE June 7, 2007

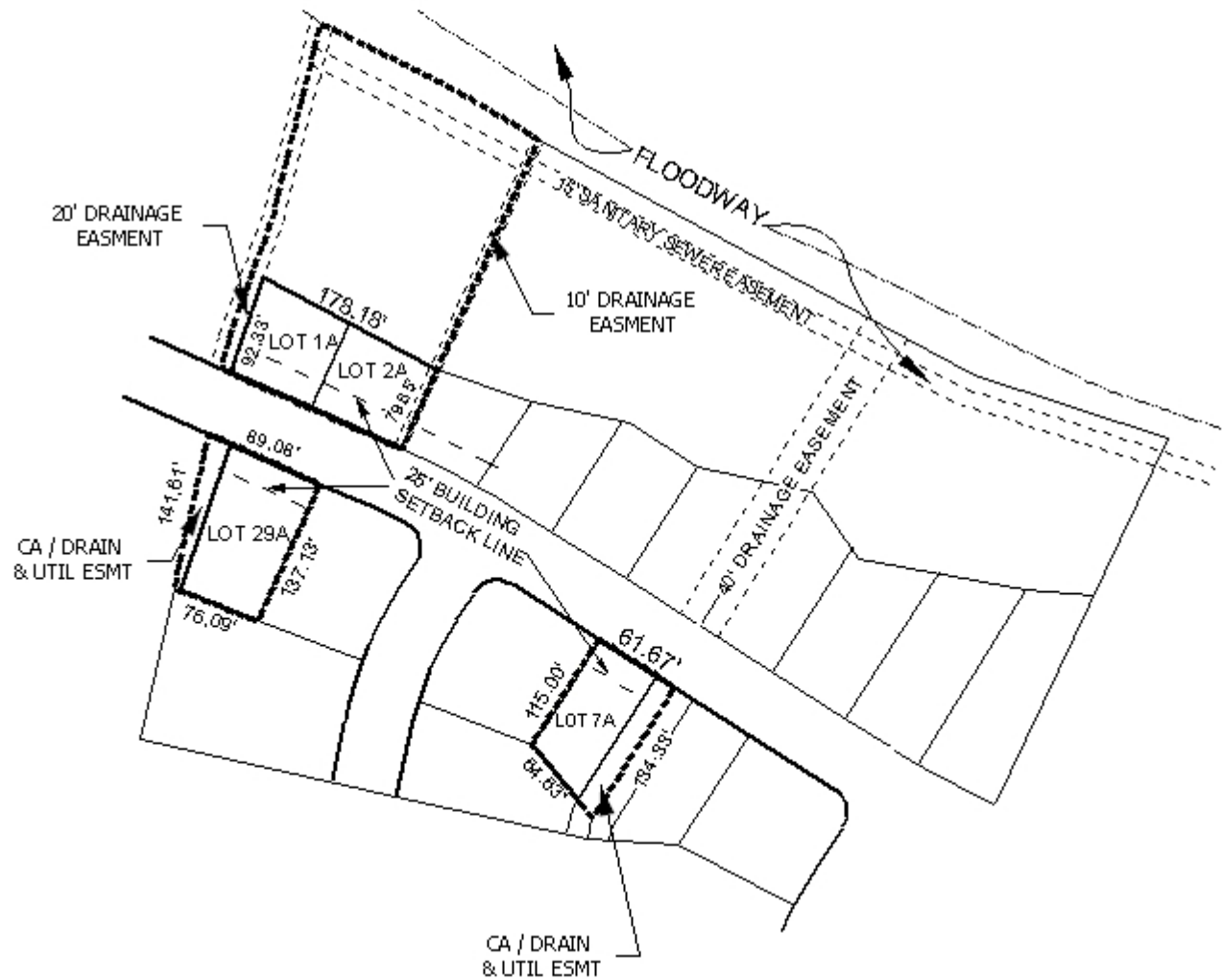
LEGEND

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

DETAIL SITE PLAN



APPLICATION NUMBER 18 DATE June 7, 2007

APPLICANT Bellingrath Country Club Estates Subdivision, Willard Drive Addition
Phase Two

REQUEST Subdivision



NTS