

HOMEPORT ACRES SUBDIVISION, FIRST ADDITION

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

The plat illustrates the proposed 5 lot, 5.7 ± acre subdivision which is located on the northwest corner of Bowers Lane and Muddy Creek. The subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create a five-lot subdivision from one parcel.

Bowers Lane is a minor street with a 50-foot right-of-way, and the minimum right-of-way width for a minor street lacking curb and gutter, such as Bowers Lane, is 60 feet, or 30 feet in each direction as measured from the centerline of the roadway. Since the existing right-of-way does not meet the recommended minimum width for a minor street lacking curb and gutter, according to Section V.B.14. of the Subdivision Regulations, the dedication of an additional 5 feet of right-of-way should be required. Additionally, the 25-foot minimum building setback line depicted on the plat should be adjusted to reflect the recommended right-of-way dedication.

Bowers Lane is paved to approximately the southern lot line of the proposed lot 5, and is unpaved from that point south to its termination south of Muddy Creek. The proposed lot 6, therefore, appears to have limited, if any, access to the paved portion of Bowers Lane. It is recommended that lot 6 be provided with a minimum of 25 feet of frontage onto the paved portion of Bowers Lane, and that further subdivision of lot 6 be restricted until the unpaved portion of Bowers Lane is improved to Mobile County paved street standards.

The depth to width ratio for lots 1 through 5 is approximately 4.4 (depth is 4.4 times the width), which is greater than the 3.5 recommended in Section V.D.3. of the Subdivision Regulations. Other parcels in the area reflect similar width to depth ratios slightly greater than recommended in Section V.D.3., thus a waiver of Section V.D.3. could be considered appropriate.

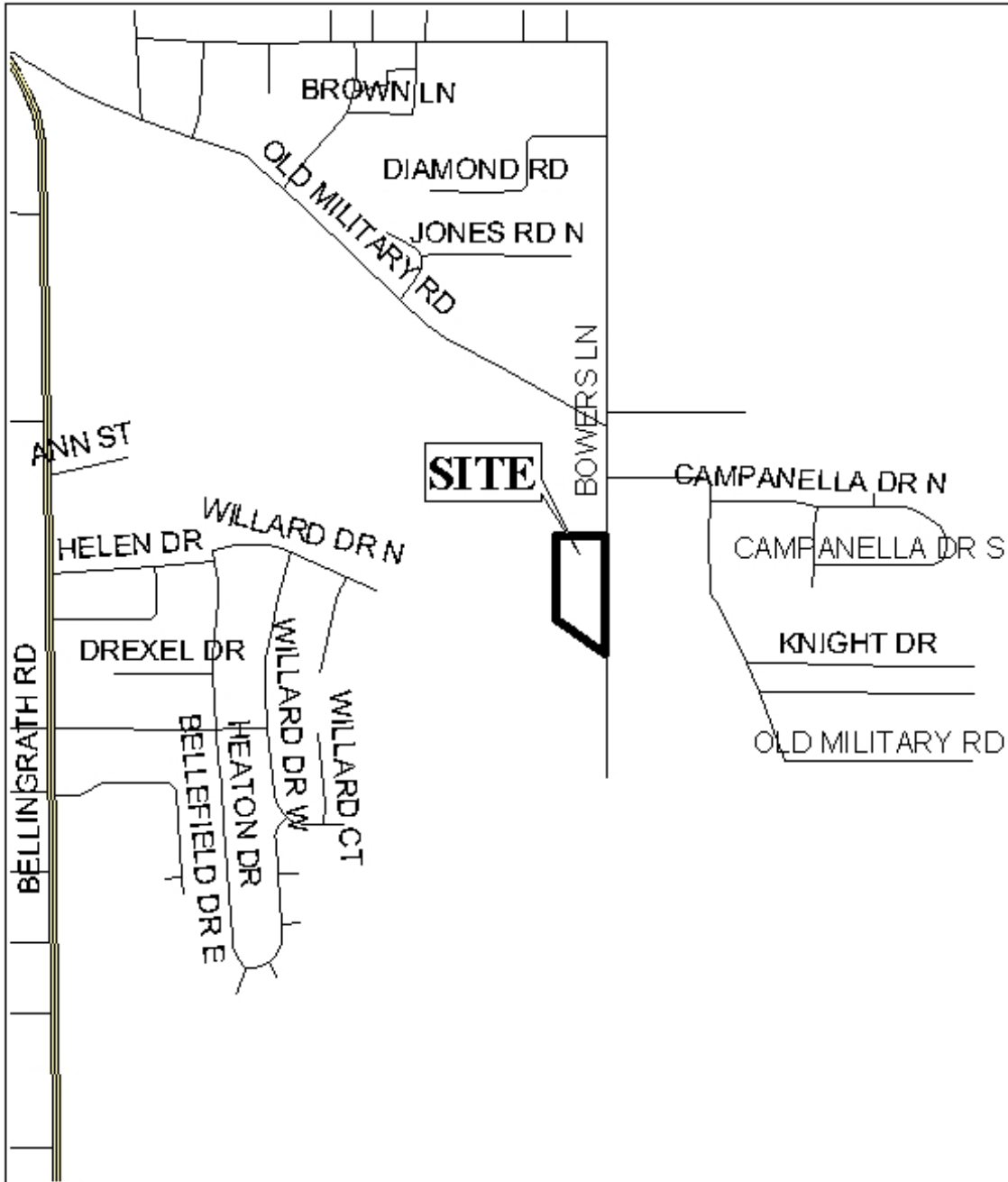
This site is located in Mobile County, thus a note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

The southern portion of the site is bounded by Muddy Creek, and wetlands associated with the creek may occur on a portion of the site. The site, additionally, appears to be partially located in the “floodway” and “100-year” frequency flood zone as depicted on FEMA maps, and thus may be subject to flooding. The presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

With a waiver of section V.D.3., the plat is recommended for Tentative Approval, subject to the following conditions: 1) the dedication of 5 feet of right-of-way along Bowers Lane, in accordance with Section V.B.14.; 2) that Lot 6 have a minimum of 25-feet of frontage on the

paved portion of Bowers Lane, and placement of a note on the Final Plat stating that further subdivision of Lot 6 is prohibited until the remainder of Bowers Lane adjacent to Lot 6 is improved to Mobile County standards for paved streets; 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) the approval of all applicable federal, state and local agencies regarding the wetlands and floodplain issues.

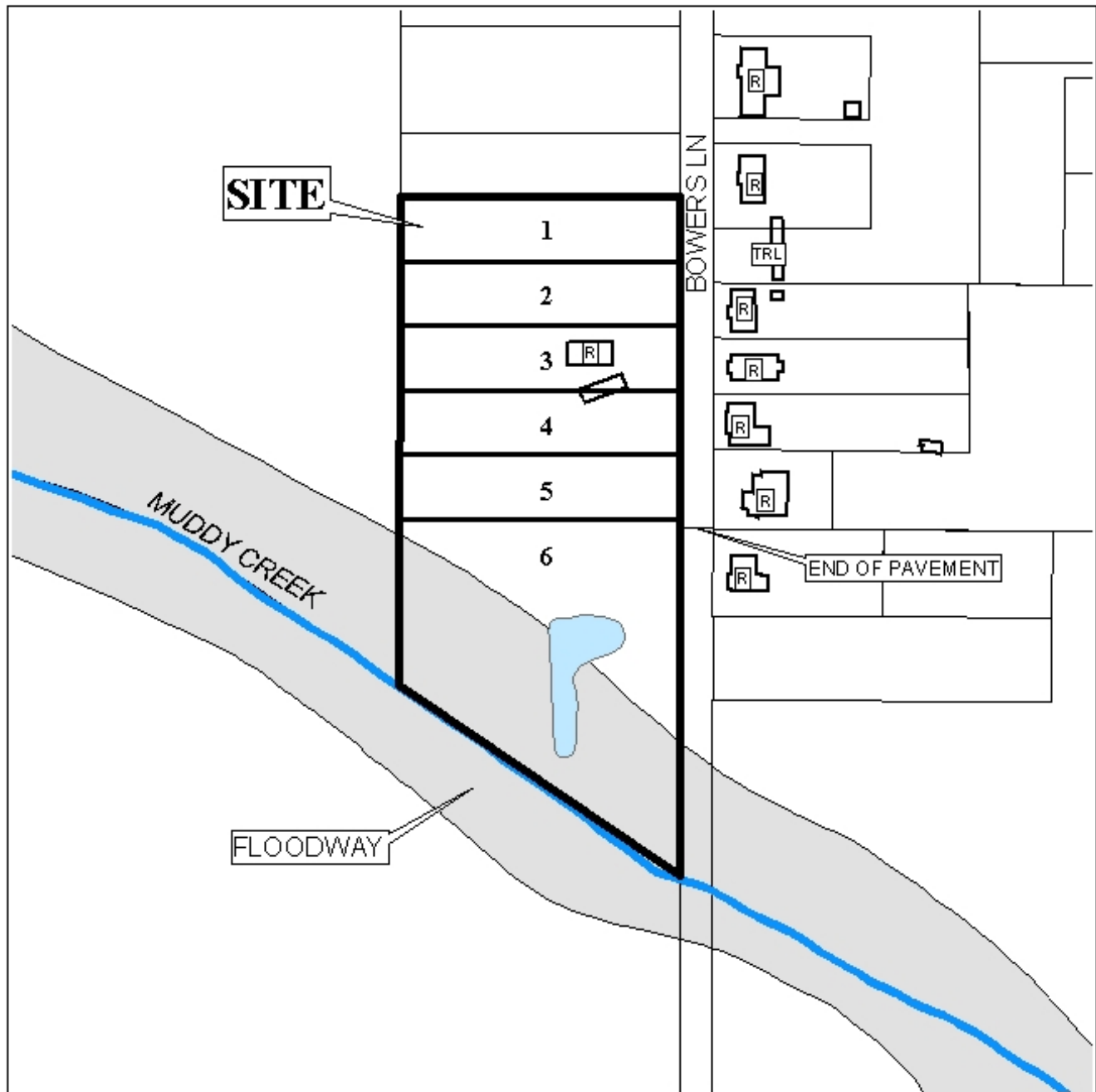
LOCATOR MAP



APPLICATION NUMBER 21 DATE April 7, 2005
APPLICANT Homeport Acres Subdivision, First Addition
REQUEST Subdivision



HOMEPORT ACRES SUBDIVISION, FIRST ADDITION



APPLICATION NUMBER 21 DATE April 7, 2005

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

N
NTS