

BAINBRIDGE SUBDIVISION

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

The plat illustrates the proposed 32 lot, 10.0 acre \pm subdivision which is located on the west side of McFarland Road, 140 feet \pm south of McFarland Way. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a 32-lot subdivision from one metes and bounds parcel.

The site appears to have been part of an overall larger tract of land. Generally, the inclusion of the entire tract is required during the subdivision process unless, as is the case with this site, subsequent sales of the parcel in question have resulted in multiple owners since its creation.

The site fronts onto McFarland Road, which is a minor street with an adequate right-of-way. As a means of access management, a note should be placed on the final plat stating that Lots 1 and 32 are denied direct access to McFarland Road.

The proposed cul-de-sac is approximately 1,245 feet long. According to Section V.B.6. of the Subdivision Regulations, "*closed-end streets (cul-de-sacs) shall not be longer than 600 feet...*" Long cul-de-sacs present a potential emergency access safety hazard. Therefore, the provision of a street stub to the large parcel south of the site, allowing for future access, would be appropriate.

The right-of-way for the cul-de-sac implies common areas/traffic islands in the turn-around circles at the mid-point and end of the cul-de-sac. These areas should be labeled as common areas on the Final Plat, if approved, and a note should be placed on the Final Plat stating that maintenance of the common areas is the responsibility of the subdivision's homeowners association.

The 25-foot minimum building setback line from the right-of-way is shown on the plat, but not labeled. Labeling of the setback line would be required on the Final Plat, if approved.

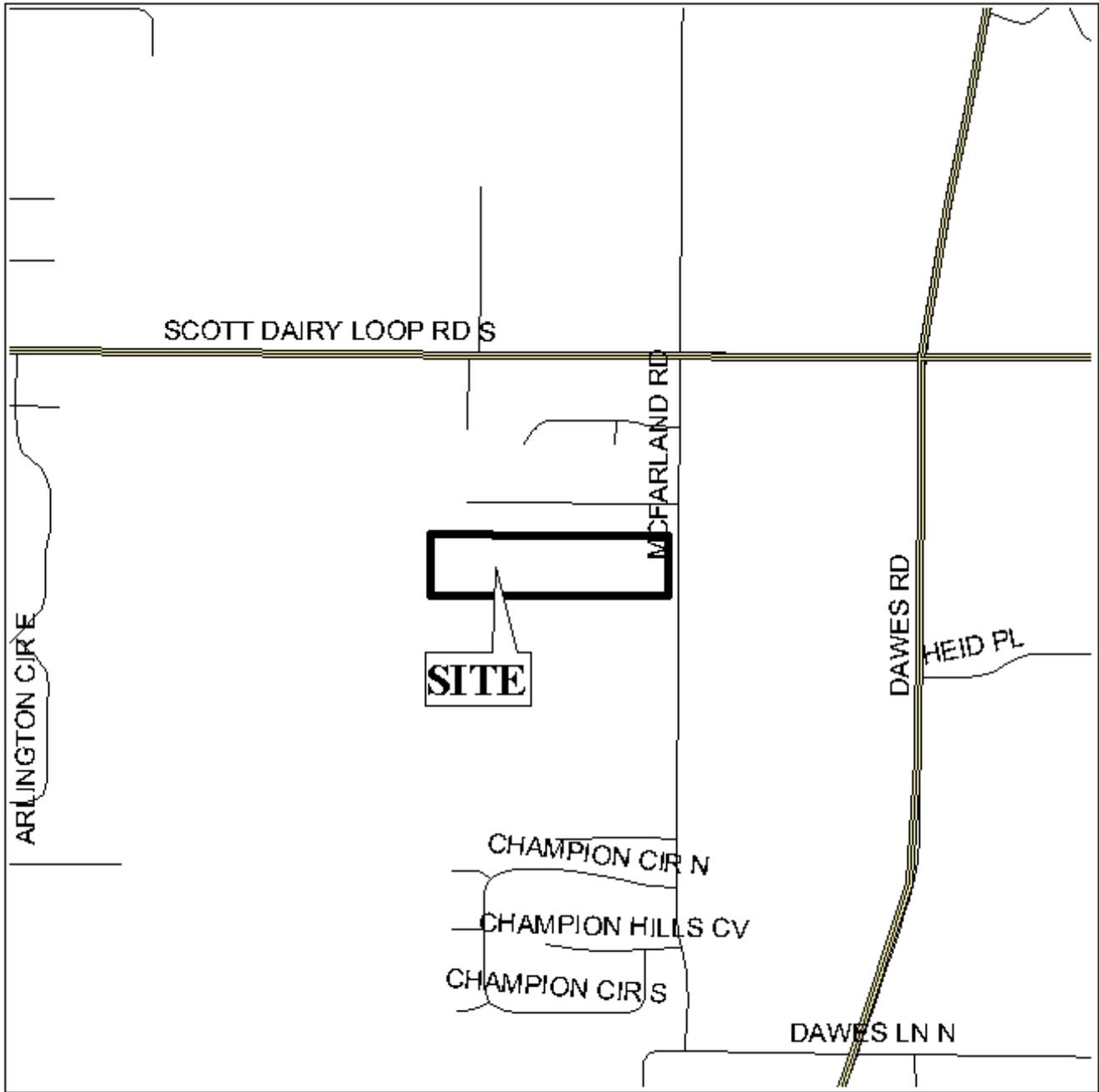
This site is located in Mobile County, thus a note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

An unnamed tributary to Turkey Creek appears to occur on the western portion of the site. Aerial photographs indicate the possibility of wetlands in association with the tributary. The potential presence of wetlands, in addition to the creek, 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.

Finally, the plat and legal description do not contain the normally accepted standard of directional bearings. Thus the plat and the legal description should be revised to include directional bearings instead of deflection angles.

Based on the proceeding, the plat is recommended for Tentative Approval, subject to the following conditions: 1) provision of street stub to the South; 2) depiction of the traffic calming / traffic island devices, and labeling of the areas as common areas; 3) placement of a note on the Final Plat stating that maintenance of the common areas is the responsibility of the subdivision's homeowners association; 4) placement of a note on the Final Plat stating that Lots 1 and 32 shall not have access onto McFarland Road, 5) conversion of angles in the Legal Description and on the plat to standard directional bearings; 6) labeling of the 25-foot minimum building setback line from the rights-of-way; 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; 8) dedication and construction of roads to Mobile County standards; and 9) approval of all applicable federal, state and local agencies prior to the issuance of any permits.

LOCATOR MAP



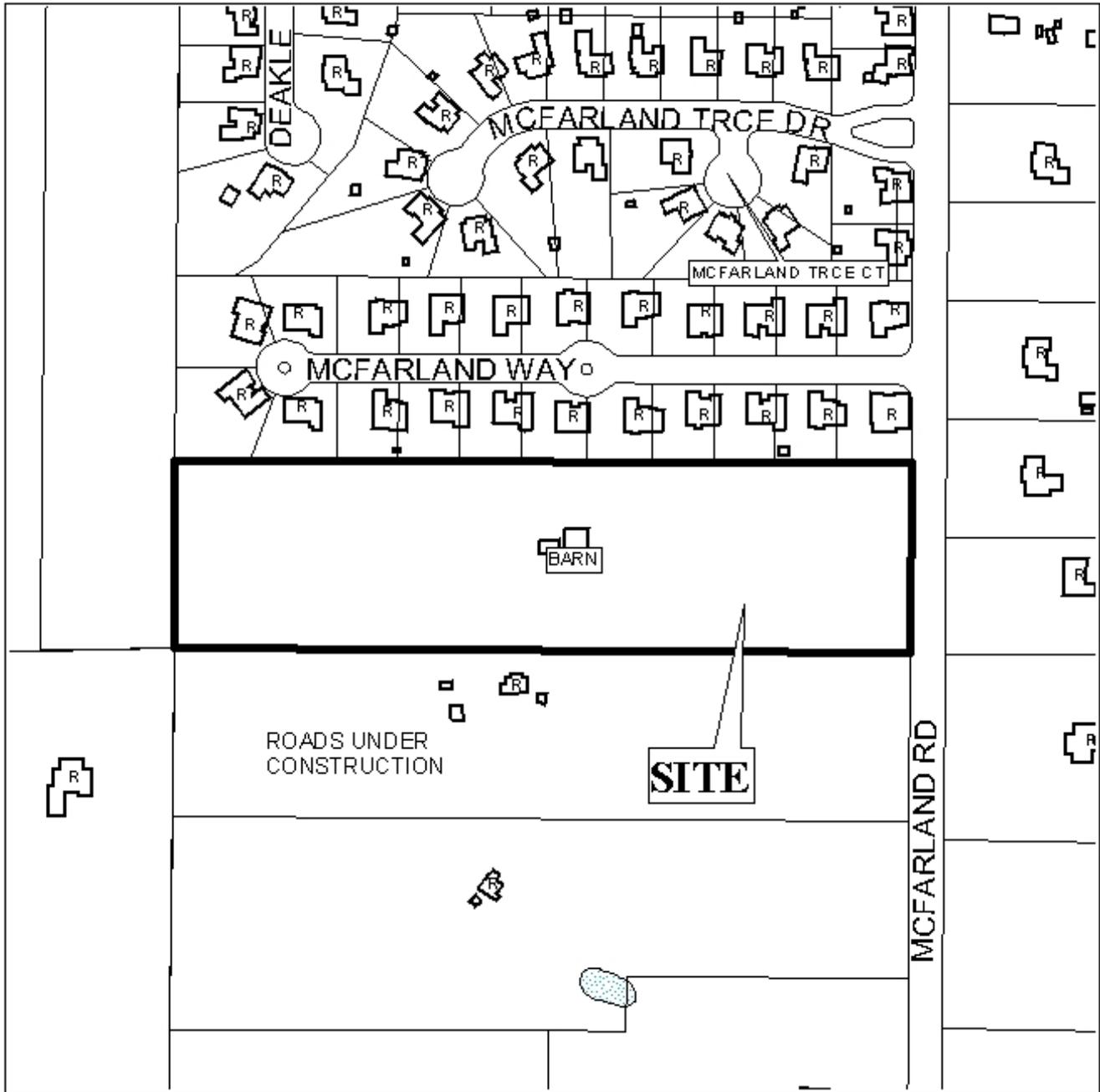
APPLICATION NUMBER 10 DATE July 7, 2005

APPLICANT Bainbridge Subdivision

REQUEST Subdivision



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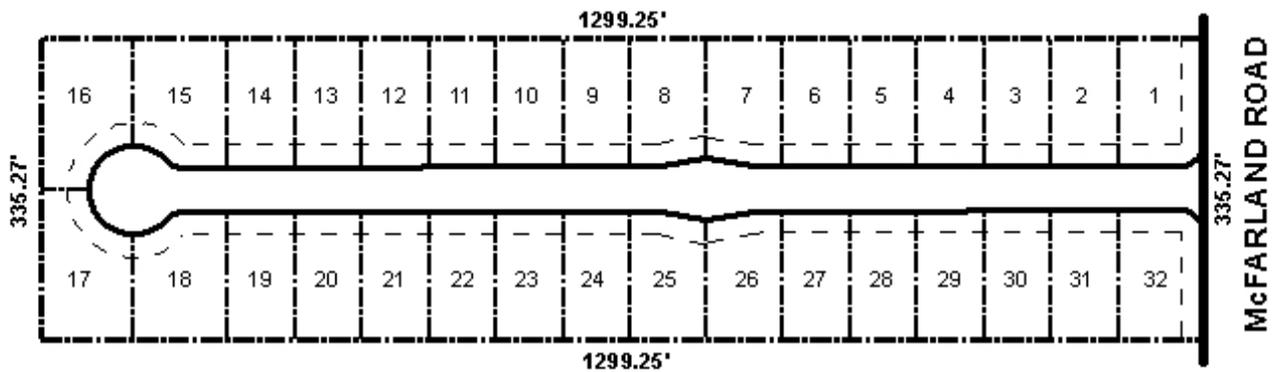
LEGEND

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



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