

BRIAN AND JENN'S PLACE SUBDIVISION

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

MAWSS Comments: *

The plat illustrates the proposed 1-lot, 10.4± acres subdivision which is located on the South side of Riverview Pointe Drive [private drive], 1,768'± East of Old Rangeline Road and is located within the Planning Jurisdiction. The subdivision is served by public water and individual septic systems.

The purpose of this application is to one legal lot of record from a metes and bounds parcel. It should be noted that the area labeled as "Future Development" on the preliminary plat would require subdivision approval from the Commission for further development.

A similar application was approved by the Commission in 2004; however, it was never completed. The difference is this application illustrates a 25-foot road frontage flag-lot design where the previous application illustrated a 100-foot width along Riverview Pointe Drive [private road].

While the Commission has approved flag lot subdivisions in the past typically these subdivisions were in character with the surrounding area, this subdivision proposes one flag-shaped lot. As illustrated on the Vicinity Maps there are flag-shaped lots in the area; however, these flag-shaped lots provide at least 55-foot road frontage.

The site is located within the Dog River watershed, thus the area may be considered environmentally sensitive; therefore, the approval of any federal, state and local agencies would be required prior to the issuance of any permits.

This site is located in the 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.

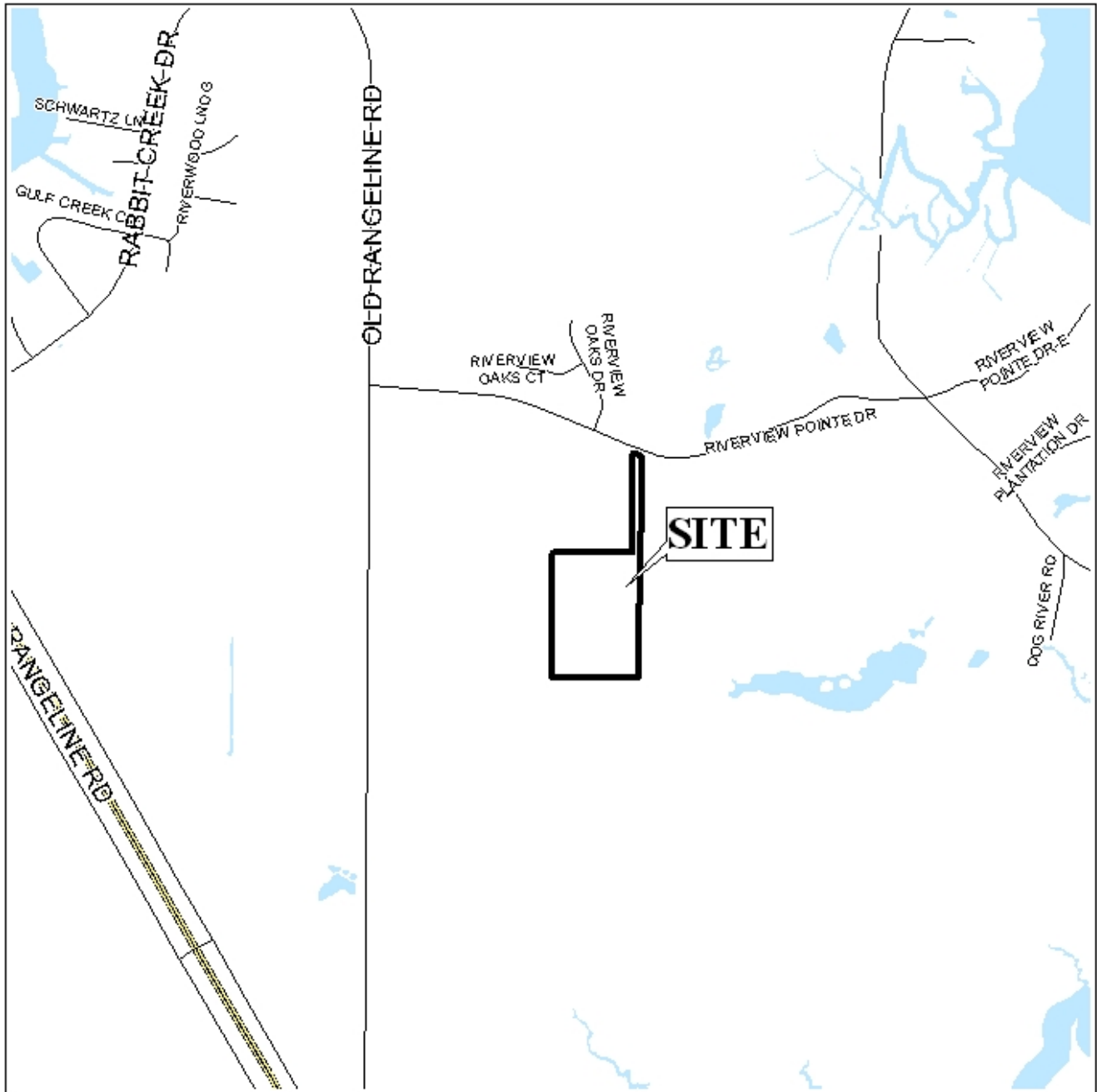
While the site is located in the county, compliance with the City of Mobile stormwater and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances should be submitted to the Planning Section of Urban Development prior to the signing of the final plat, if approved.

Since the placement of the minimum building setback is not illustrated on the preliminary plat, the correct placement of the 25-foot minimum building setback line for Lot 1 on the Final Plat would be required.

With a waiver of Section V.D.3 of the Subdivision Regulations, the plat meets the minimum requirements of the Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) the approval of all applicable federal, state and local agencies prior to the issuance of any permits;
- 2) the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations;
- 3) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development and the Mobile County Engineering Department, certifying that the stormwater detention and drainage facilities comply with the City of Mobile stormwater and flood control ordinances prior to the signing and recording of the final plat; and
- 4) illustration of the correct location of the 25-foot minimum building setback line for Lot 1 on the Final Plat.

LOCATOR MAP



APPLICATION NUMBER 1 DATE May 3, 2007

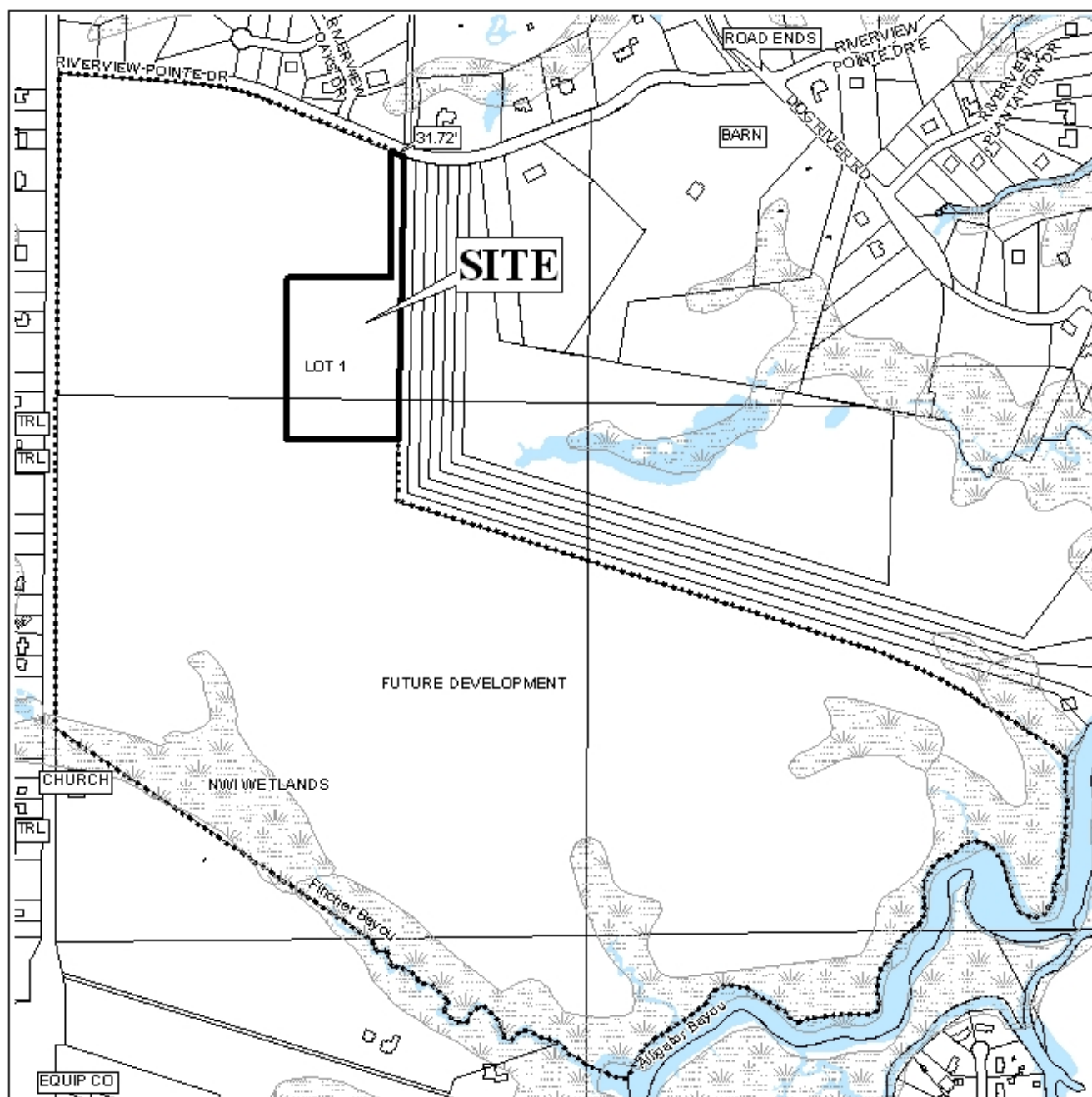
APPLICANT Brian and Jenn's Place Subdivision

REQUEST Subdivision



NTS

BRIAN AND JENN'S PLACE SUBDIVISION



APPLICATION NUMBER 1 DATE May 3, 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