

MILLER CREEK ESTATES SUBDIVISION, REVISION TO THE RESUBDIVISION OF LOT 1

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

Fire-Rescue Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

MAWWS Comments: No water or sewer services available.

The plat illustrates the proposed 2-lot, 38.4 acre \pm subdivision which is located at the South Terminus of Sasser Lane. The applicant states that the subdivision is served by public water and individual septic systems.

The purpose of this application is to modify an interior lot line between two legal lots of record, which were approved by the Planning Commission on August 20, 2009. The lot line is proposed to shift approximately 485 feet to the West.

The proposed Lot 1-C meets the minimum size and frontage requirements as regulated by Section V.D.2. of the Subdivision Regulations. The proposed Lot 1-D is a flag lot, with 50 feet of public right-of-way frontage, and otherwise meets the size requirements of the Subdivision Regulations. The 25-foot minimum building setback line is depicted on the preliminary plat, and this should be retained on the Final Plat, if approved. The lot area sizes are depicted in acres, and this should be revised to include the size in square feet on the Final Plat, if approved.

The proposed lot 1-C fronts a 120-foot diameter cul-de-sac of Sasser Lane, an unpaved minor street not provided with curb and gutter, and the Northern terminus of Foxgate Road, a minor street provided with curb and gutter. Dedications were required in the original approval, as such, no further dedications should be required. Given the amount of frontage, both of the proposed lots should be limited to one curb cut with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards.

Because this is a minor modification to an already approved subdivision, and does not involve creating any additional lots, approval, with the same conditions as the 2009 approval could be considered appropriate. The lot numbers should be changed to a nomenclature that is more distinctive, such as "Lot A" or "Lot 1."

The site is in Mobile County, however, 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, if approved, 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 geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

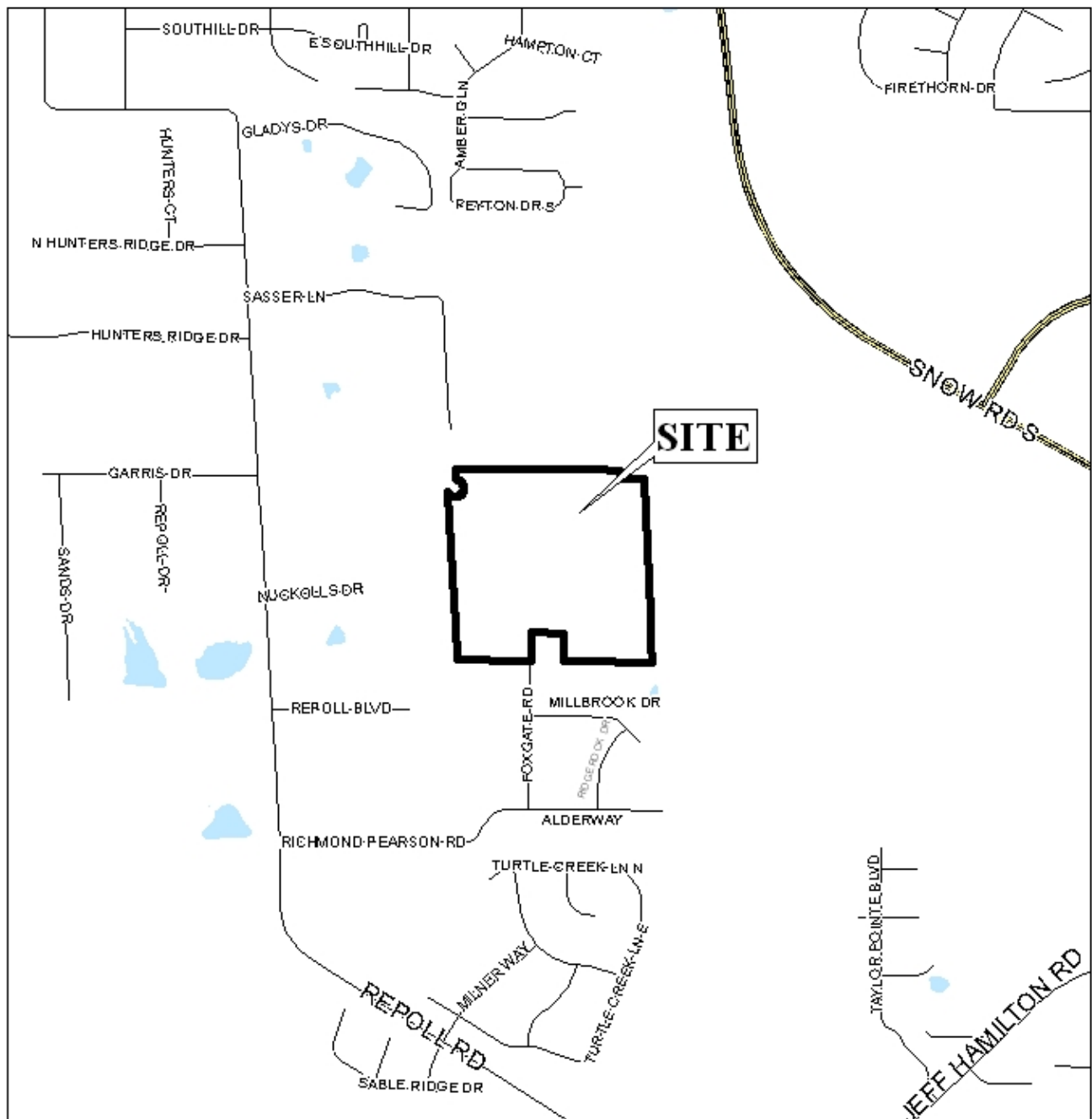
This site is located in the County, thus any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8 of the Subdivision Regulations.

Based on the preceding, this application is recommended for tentative approval subject to the following conditions:

- 1) modification of the lot numbers to either "Lot A" and "Lot B" or "Lot 1" and Lot "2";
- 2) placement of a note on the Final Plat stating that each lot is limited to one curb-cut onto each street frontage, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;
- 3) placement of a note on the Final Plat stating that no additional subdivision of either lot is allowed until additional frontage on a paved public street is provided, and no further subdivision of Lot 1-A is allowed that would increase the number of lots fronting onto Sasser Lane until such time it is paved in its entirety, and a paved cul-de-sac is provided;
- 4) retention of the 25-foot minimum building setback line as shown on the preliminary plat (The required setback should be depicted around any portion of Lot 1-A abutting a street-stub, and around that portion of Lot 1-B where the "pole" meets the "flag" portion of the lot.);
- 5) placement of the lot area sizes in square feet on the Final Plat;
- 6) placement of a note on the Final Plat stating that: *"Development must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall 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."*
- 7) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 8) placement of a note on the Final Plat stating that development on the site must be undertaken with the approval of all applicable federal, state and local agencies for floodplain and wetland issues prior to the issuance of any permits or land disturbance activities; and

- 9) 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.8. of the Subdivision Regulations.

LOCATOR MAP



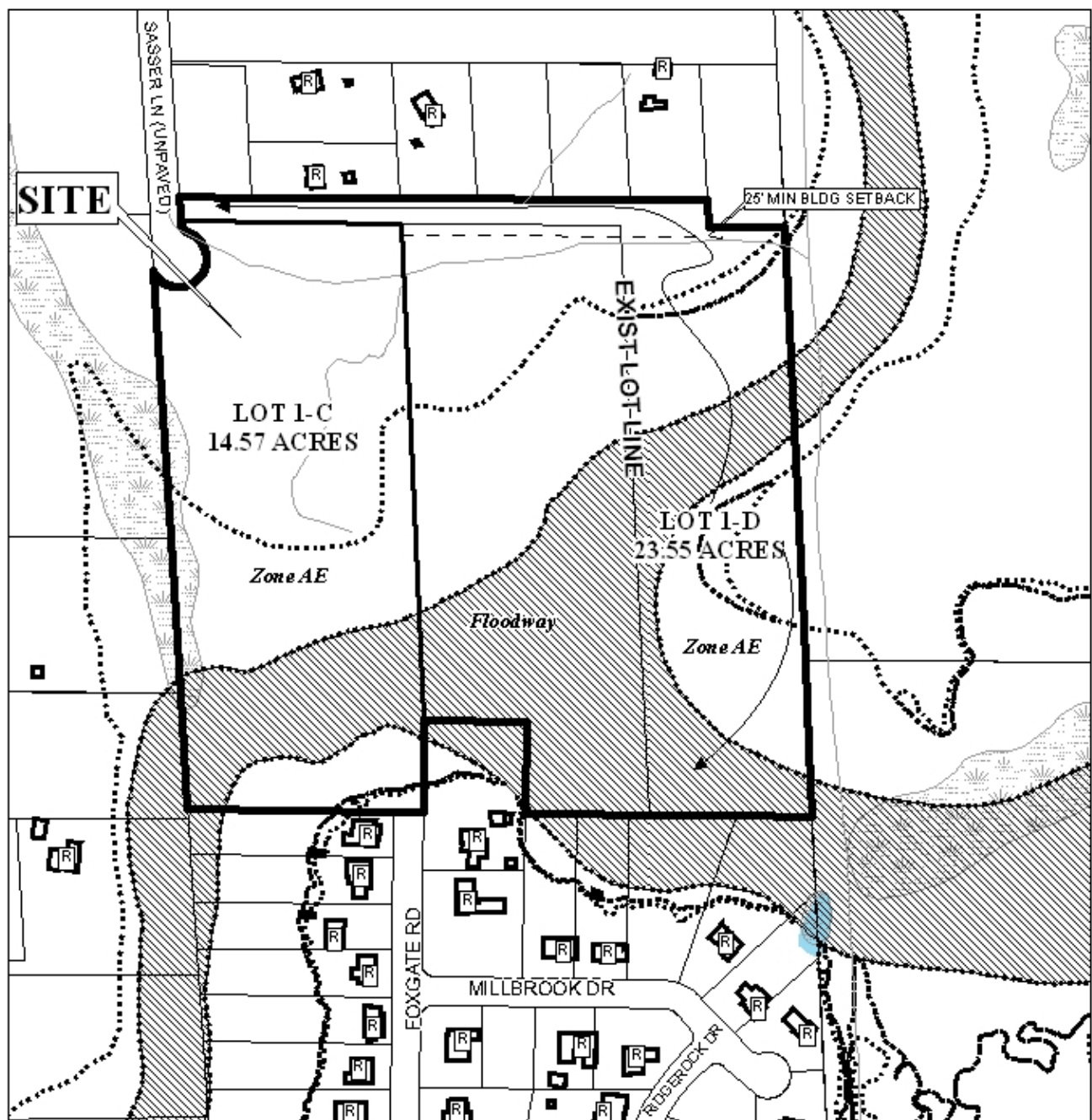
APPLICATION NUMBER 5 DATE July 21, 2011

APPLICANT Miller Creek Estates Subdivision, Revision to the Resubdivision of Lot 1

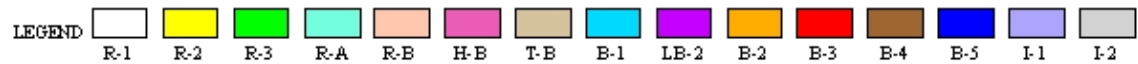
REQUEST Subdivision



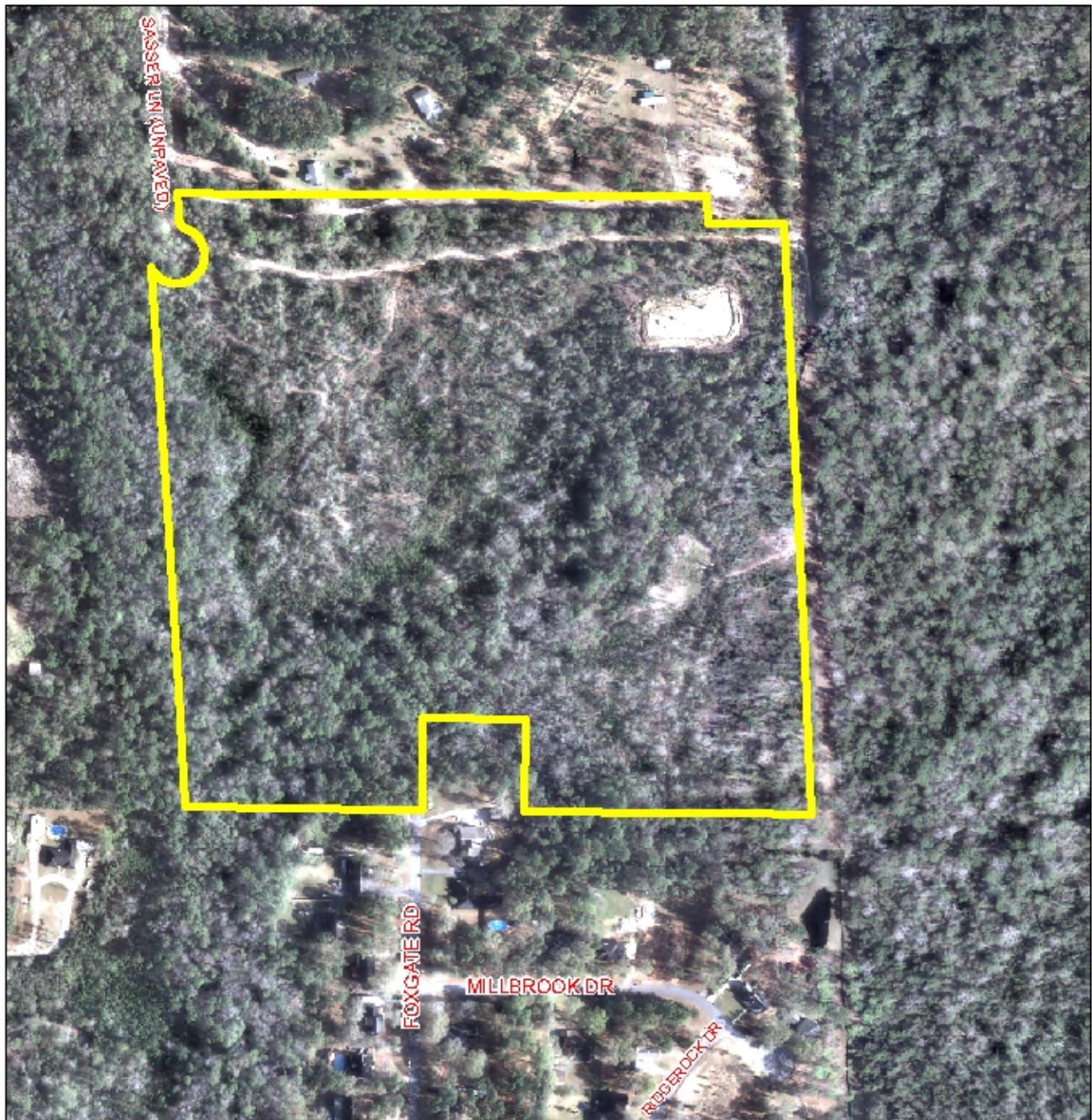
MILLER CREEK SUBDIVISION, REVISION TO THE RESUBDIVISION OF LOT 1



APPLICATION NUMBER 5 DATE July 21, 2011



MILLER CREEK SUBDIVISION, REVISION TO THE RESUBDIVISION OF LOT 1



APPLICATION NUMBER 5 DATE July 21, 2011

