

SUMMERGLEN SUBDIVISION, REVISED

SUBDIVISION OF LOTS LOTS 4, 5 & 8-10

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: Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

MAWSS Comments: MAWSS has no water or sewer services available.

The preliminary plat illustrates the proposed 3-lot, 1.3± acre subdivision which is located on the North and South sides of Sable Ridge Drive, 145'± East of Summer Glen Drive, extending to the South side of Repoll Road. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by city water and sewer. The purpose of this application is to combine previously recorded Lots 4 and 5 to create one (one) legal lot of record and to combine previously recorded Lots 8-10 to create two (2) legal lots of record.

The Summerglen Subdivision was last before the Planning Commission in 2007 when a 48-lot subdivision was approved.

The proposed lots front Sable Ridge Drive, a minor street that requires a 50' right-of-way width. It should be noted that Sable Ridge Drive is a closed-end street requiring a turnaround diameter of 120'. The preliminary plat provides a 50' right-of-way width for Sable Ridge Drive as well as adequate turnaround space. If approved, the right-of-way width should be retained on the Final Plat. The rear of proposed Lot 1 faces Repoll Road, a minor street, without curb and gutter, that requires a 60' right-of-way width. The preliminary plat illustrates a 70' right-of-way width to Repoll Road and, if approved, should be retained on the Final Plat.

In accordance with Section V.D.2. of the Subdivision Regulations, the proposed lots exceed the 15,000 square foot minimum lot size requirement for lots served by public water and individual septic tanks. The lot size information is provided in both square feet and acres on the preliminary plat and should be retained on the Final Plat, if approved.

A 25' foot minimum building setback line is illustrated on the preliminary plat along Sable Ridge Drive for the proposed Lots 2 and 3. A 25' foot minimum building setback line is illustrated along both Sable Ridge Drive and Repoll Road for the proposed Lot 1. If approved, the minimum building setback lines for proposed Lots 1, 2 and 3 should be retained on the Final Plat.

As a means of access management, a note should be placed on the Final Plat, if approved, stating that Lot 1, 2, and Lot 3 are limited to one curb cut each to Sable Ridge Drive , with changes in

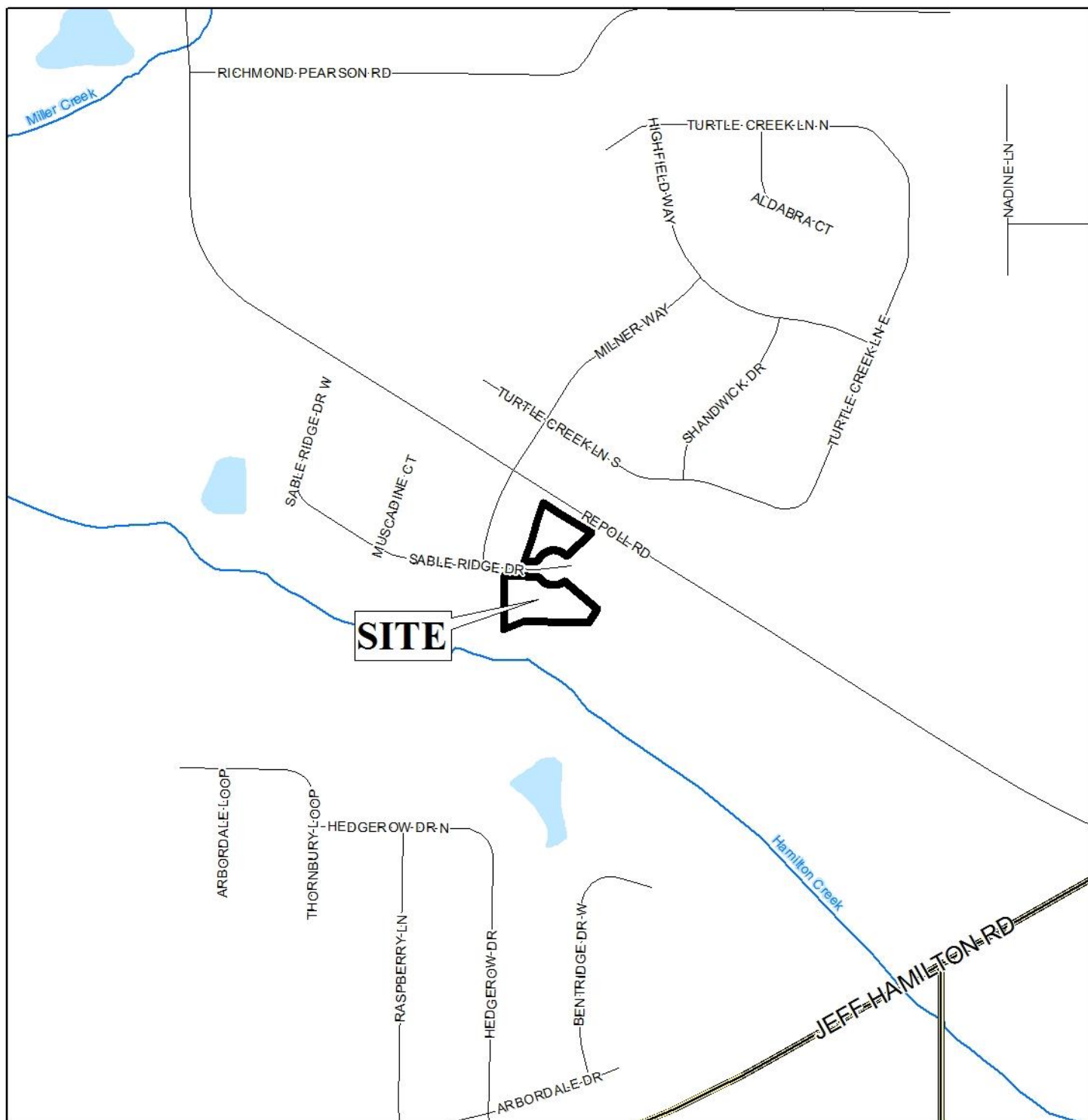
the size, design and location of the curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards.

This site is located in the County; therefore, 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. A note should be placed on the Final Plat, if approved.

Based upon the preceding, this application is recommended for Tentative Approval subject to the following conditions:

- 1) Retention of 50' right-of-way-width to Sable Ridge Drive;
- 2) Retention of 70' right-of-way width along Repoll Road;
- 3) Retention of the lot size information in both square and in acres on the Final Plat;
- 4) Retention of 25' minimum building setback line along the Sable Ridge Drive and Repoll Road;
- 5) Placement of a note on the Final Plat stating that Lot 1, 2 and 3 are limited to one curb cut each to Sable Ridge Drive, with changes in the size, design and location of the curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 6) 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;
- 7) Compliance with Engineering Comments and placement as a note on the Final Plat: *(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.);* and
- 8) Compliance with Fire Comment: *(Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC). and:*

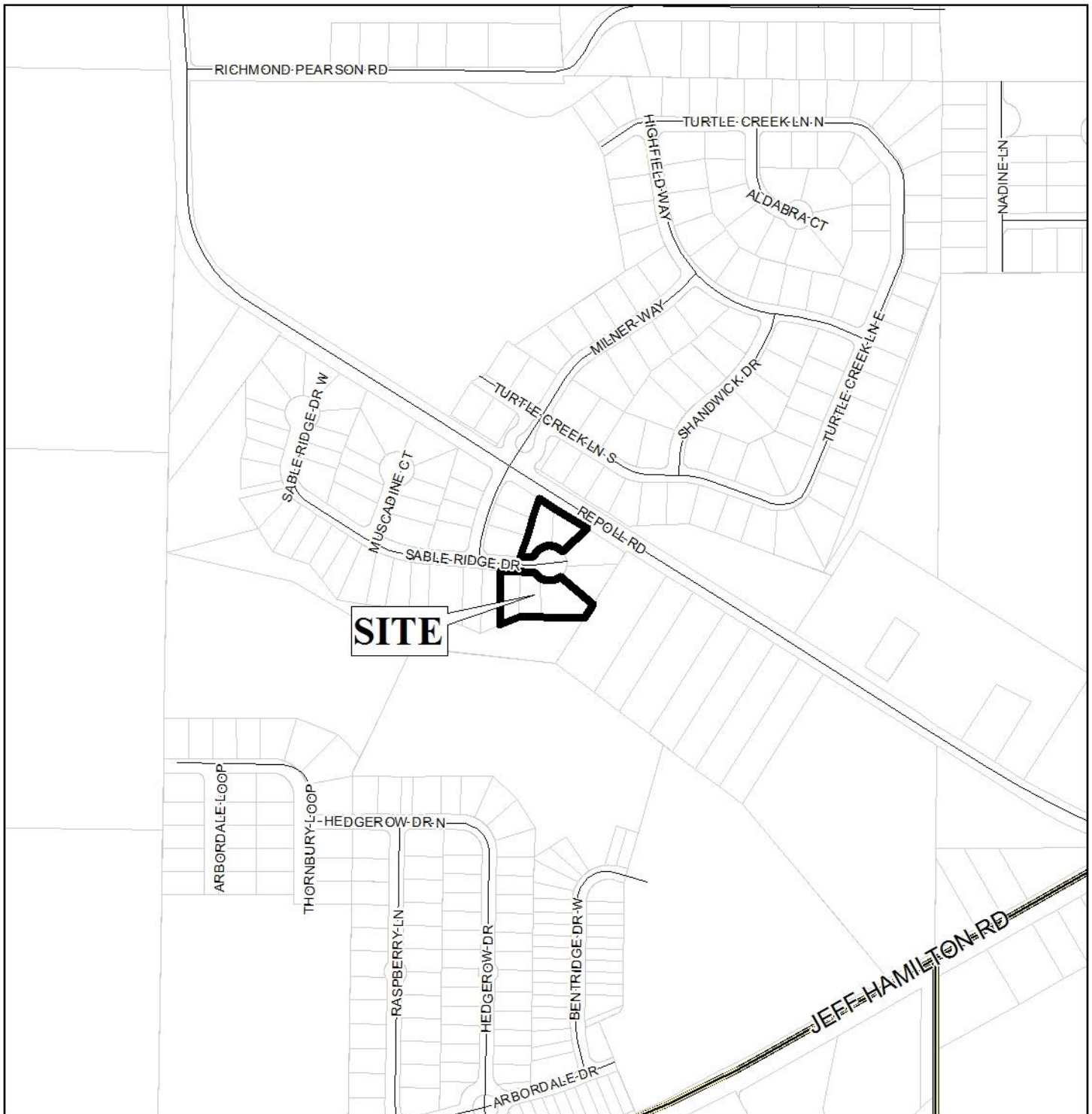
LOCATOR MAP



APPLICATION NUMBER 5 DATE June 1, 2017
APPLICANT Summerglen Subdivision, Revised Subdivision of Lots 4, 5 & 8-10
REQUEST Subdivision



LOCATOR ZONING MAP



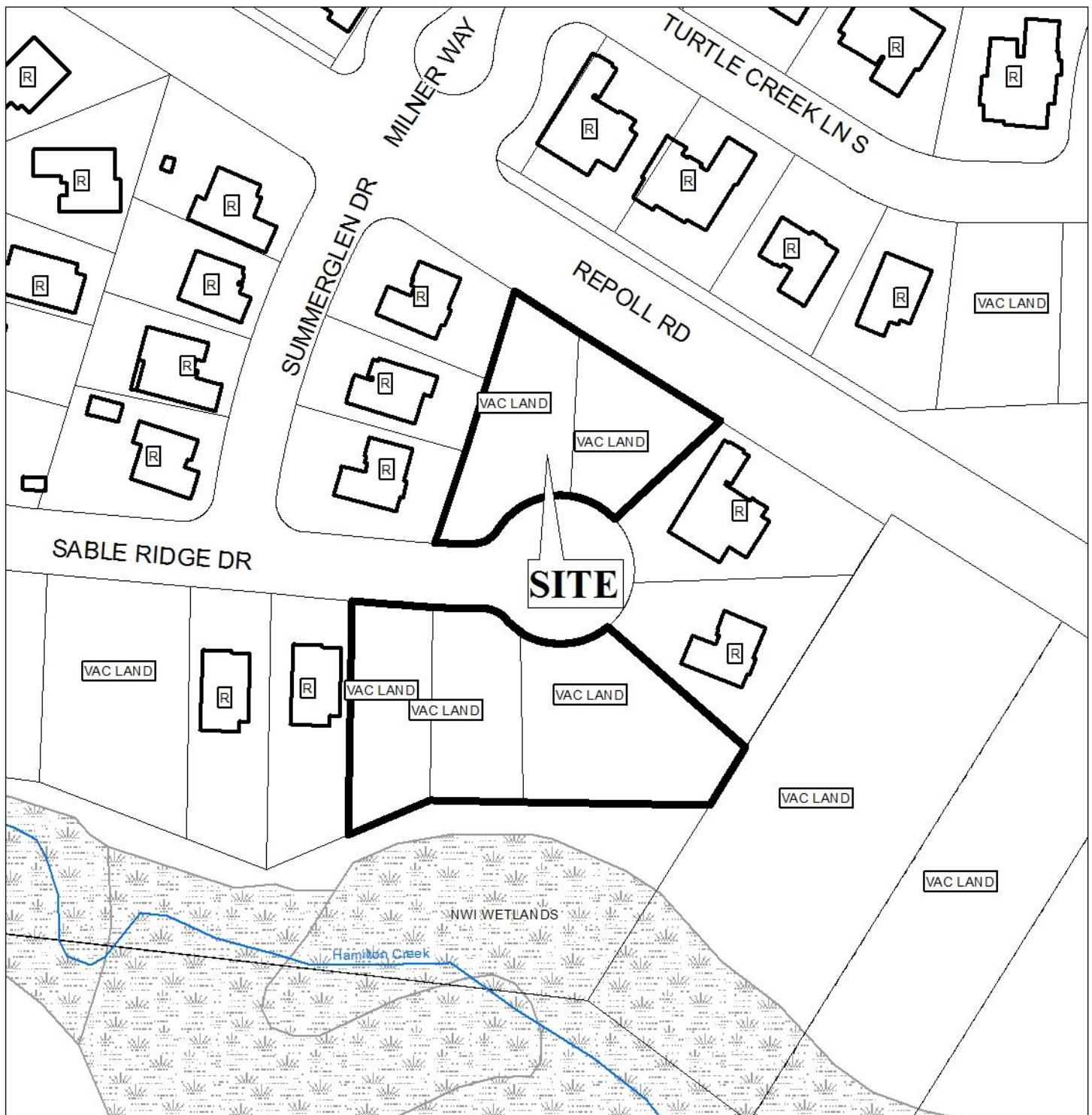
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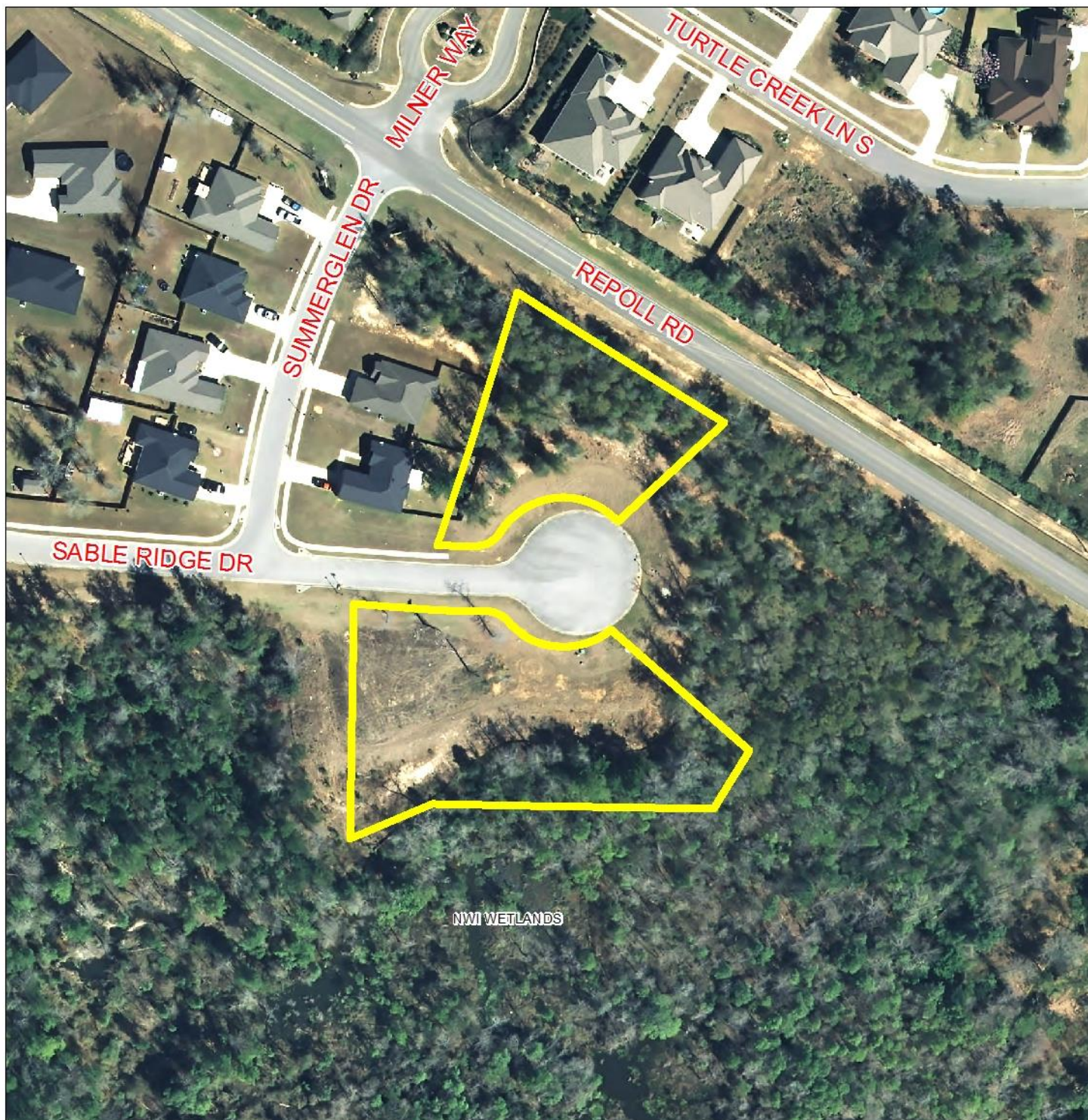


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



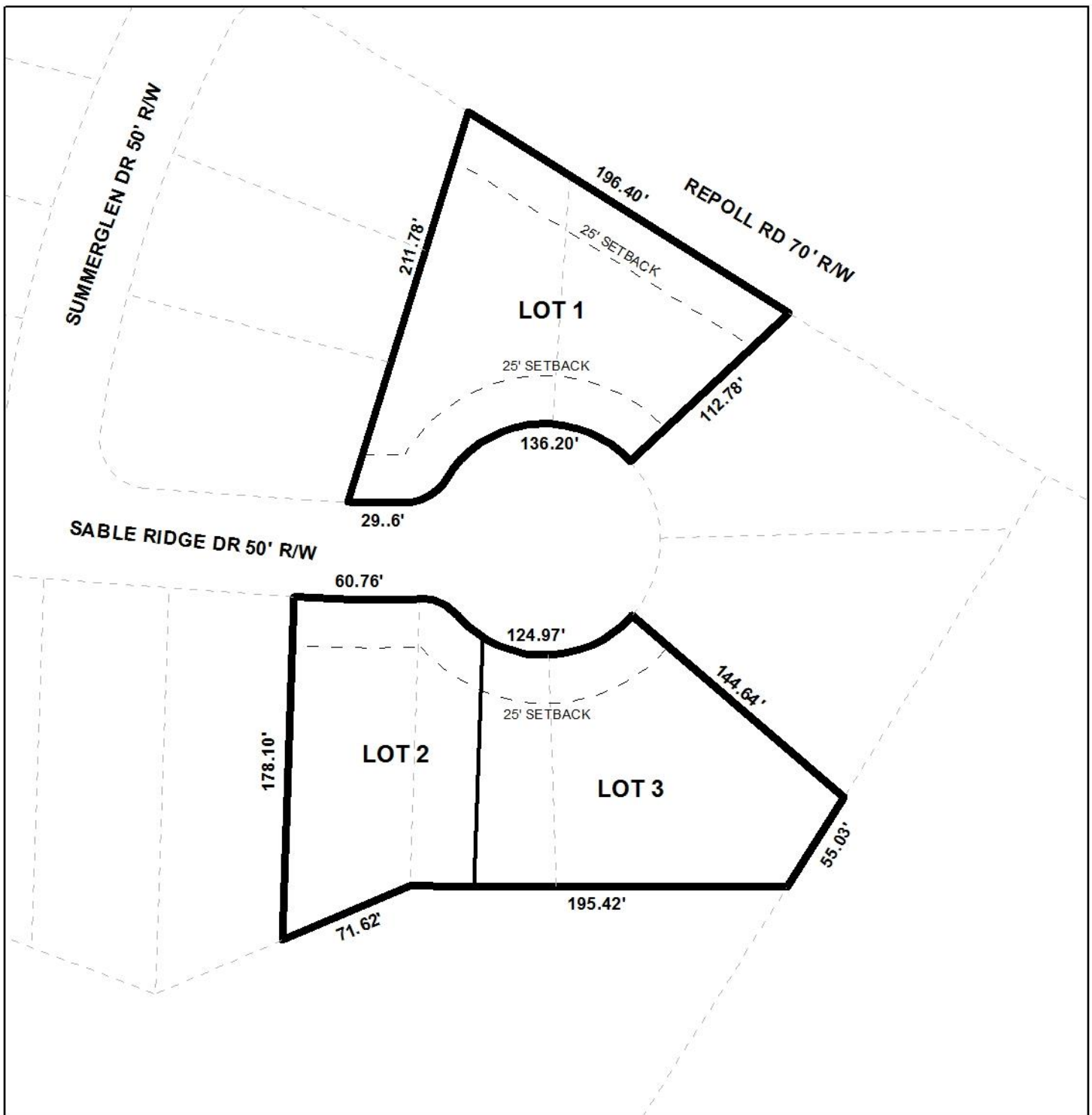
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DETAIL SITE PLAN



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