

COLEMAN LAKES ESTATES SUBDIVISION

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

MAWSS Comments: MAWSS has **ONLY** water services available.

The plat illustrates the proposed 23.2acre \pm , 1-lot subdivision which is located on the East side of Dawes Lake Road East, 300' \pm North of Private Road 442, in Mobile County. The applicant states that the subdivision is served water from MAWSS and has an individual septic system.

The purpose of this application is to create a legal lot of record from a two metes and bounds parcels. It should be noted that a portion of the existing parcel fronting Dawes Lake Road adjacent to Lot 3, Pine Trace Subdivision, the preceding item on the agenda proposed to include this portion as a part of the Resubdivision of Lot 3, Pine Trace Subdivision. Both subdivisions could have been handled by submitting a simple two-lot subdivision.

The plat proposes one flag shaped lot; however, this shape lot meets the minimum requirements of Section V.D.1 (Size and Shape of Lots), but would require a waiver of Section V.D.3 (Maximum Depth) of the Subdivision Regulations.

The site fronts onto Dawes Lake Road, a minor street with adequate right-of-way. Access management should not be a concern. Since this is a one lot subdivision and has approximately 300-feet of road frontage; therefore, a note should be placed on the Final Plat limiting the development to one curb cut, with the size, design and location to be approved by County Engineering and conform to AASHTO standards.

Given the location of a lake or pond on the site, it would be considered environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities. The flood zone(s) should be indicated on the plat, if approved.

The site may contain federally listed endangered or threatened species, such as the gopher tortoise, or 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 flora and fauna.

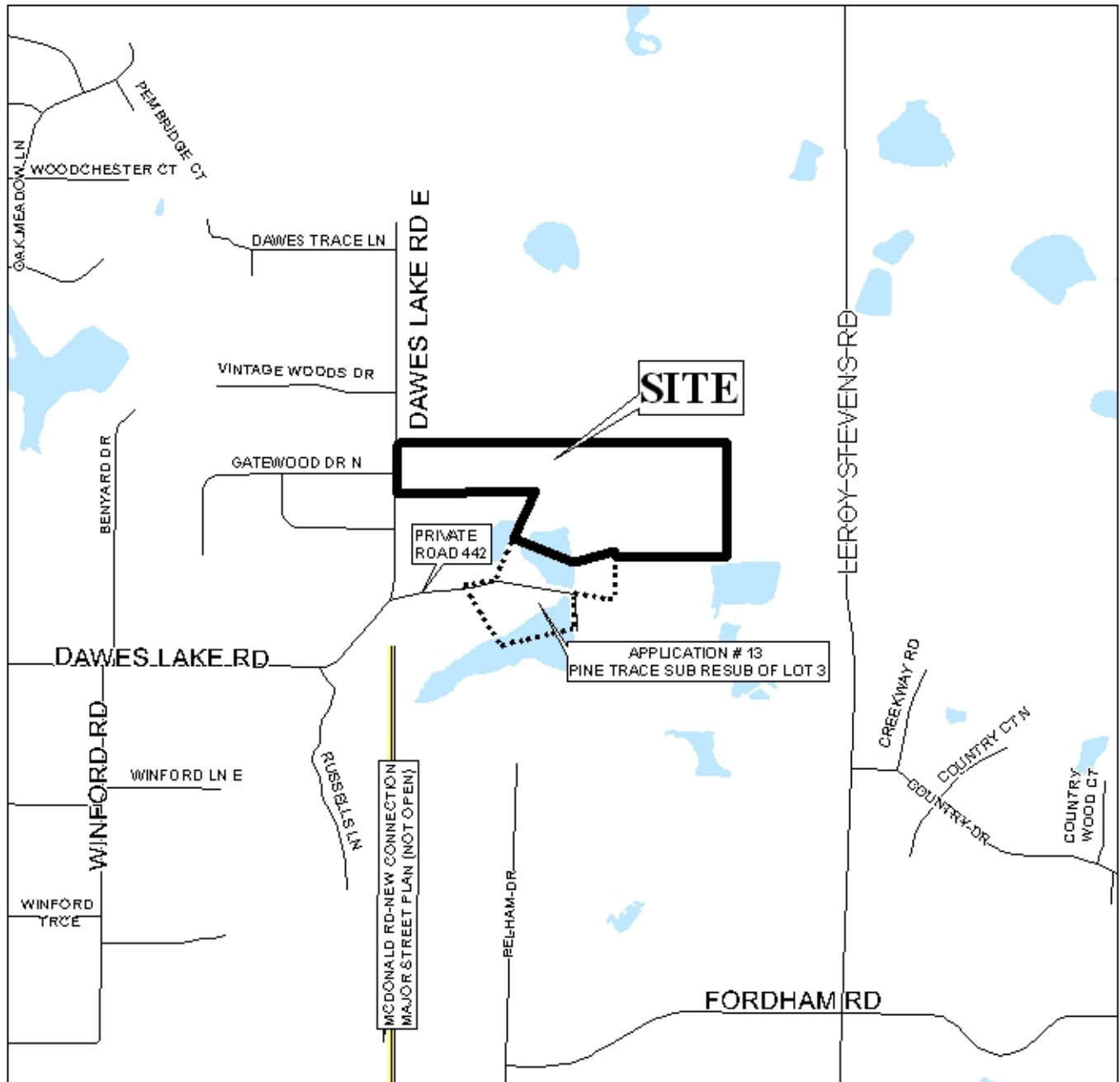
This site is located in Mobile County, thus a note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

The 25-foot minimum building setback is not shown on the plat, but is required. The setback line should be depicted on all street frontages and labeled.

With a waiver of Section V.D.3. of the Subdivision Regulations, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) the approval of all applicable federal, state and local agencies for wetlands prior to the issuance of any permits or land disturbance activities;
- 2) certification via placement of a note on the plat stating that the property owner/developer will comply with all local, state and federal regulations regarding endangered, threatened or otherwise protected flora and fauna;
- 3) the placement of a note on the Final Plat limiting the development to one curb cut, with the size, design and location to be approved by County Engineering and conform to AASHTO standards;
- 4) 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
- 5) depiction of the 25-foot minimum building setback lines from all street frontages.

LOCATOR MAP

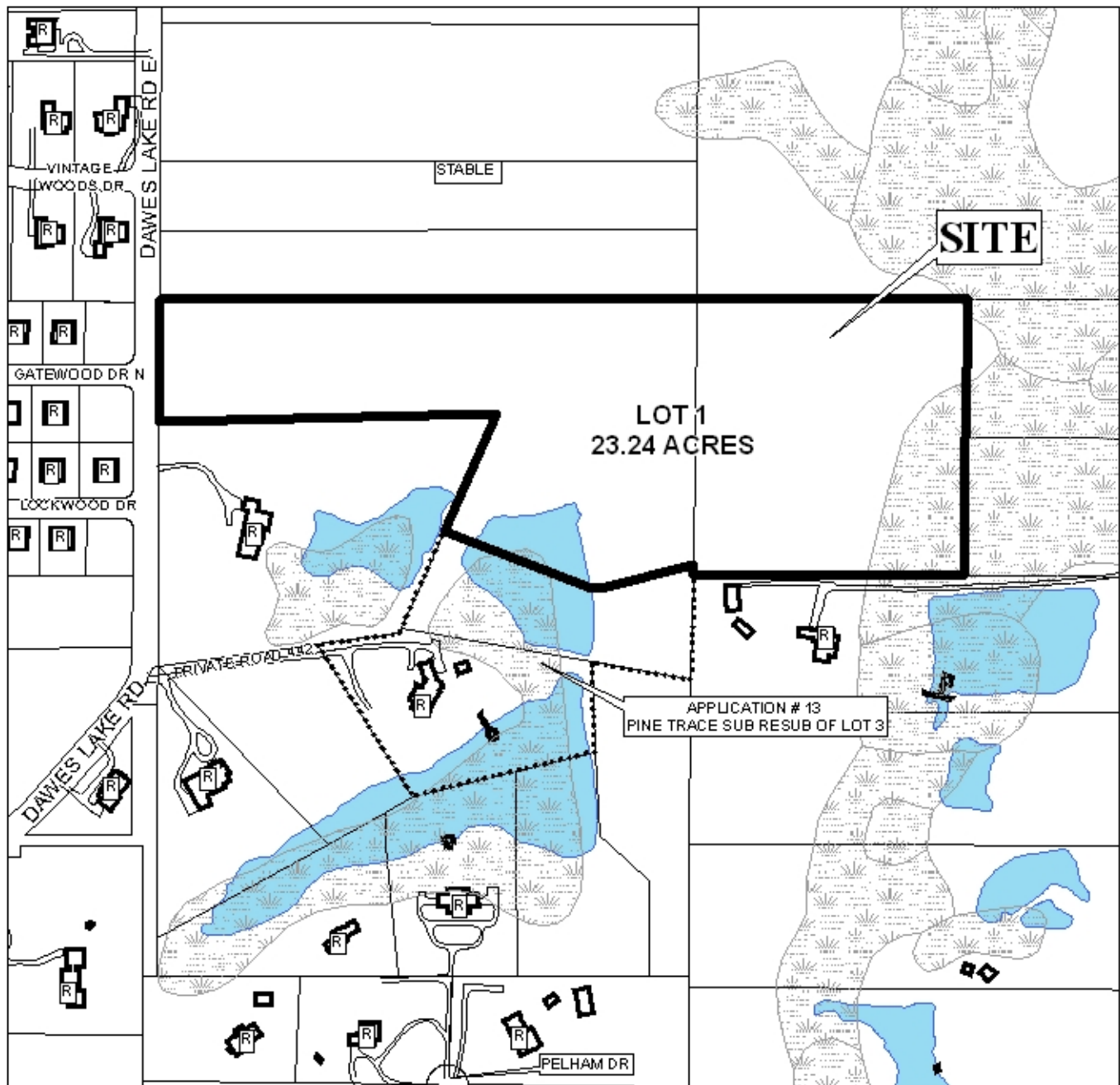


APPLICATION NUMBER 12 DATE June 5, 2008
APPLICANT Coleman Lake Estates Subdivision
REQUEST Subdivision



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COLEMAN LAKE ESTATES SUBDIVISION



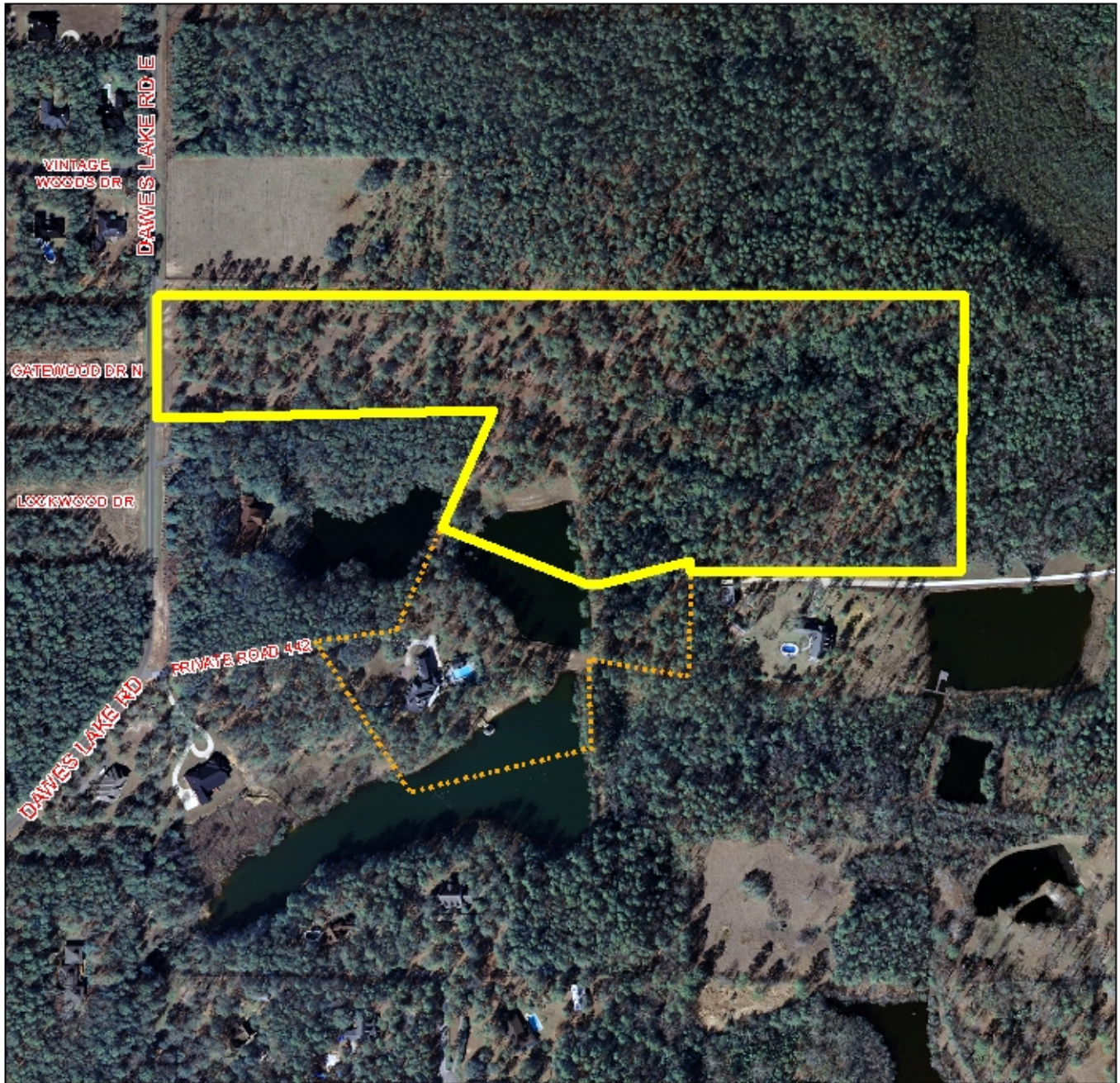
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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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