

SANBROOK ESTATES SUBDIVISION, UNIT TWO

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

Fire-Rescue Department Comments: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile.

Mobile Area Water & Sewer System Comments: No comments.

The plat illustrates the proposed two-lot, 37.0± acres subdivision which is located at the South terminus of D'Iberville Drive North (private street), extending to the East terminus of Dutchman Woods Drive, and the West side of an unopened, unnamed public right-of-way. The subdivision, which is located outside the Mobile City Limits, is served by public water and individual septic systems.

The purpose of this application is to subdivide an existing metes-and-bounds parcel into two legal lots of record.

Lot 2 would be at the East terminus of Dutchman Woods Drive, which has adequate 50' right-of-way, and would extend to the West side of an unopened, unnamed public right-of-way 60' in width. No minimum building setback line is indicated on the plat. Since Lot 2 has a 100' Alabama Power Company easement right-of-way immediately inside the property's West boundary, a 25' minimum building setback line along the West boundary would be a moot point; therefore, the building setback line should be placed along the East boundary of the power company easement. On the East side of Lot 2, a 25' minimum building setback line should be indicated along the unopened, unnamed public right-of-way. Lot 2 should also be denied access to this right-of-way until it is constructed to County standards.

During the staff review of this application, documentation was submitted indicating the vacation of a portion of the unopened, unnamed public right-of-way along the East side of the subject property, beginning at a point even with the North right-of-way line of Nugget Drive, and extending to the North 300'. The plat should be revised to show this vacation.

Lot 1 would be along the West and South terminus of a private street known as Private Road 074 which is located beyond the South terminus of D'Iberville Drive North, a public right-of-way of adequate 50' width. In 1993, a two-lot subdivision, Sanbrook Estates, Resubdivision of Unit 1, was approved, with one lot situated on the East side of Private Road 074, directly across from proposed Lot 1 of this subdivision. A condition of approval of that subdivision was the paving of the private street at the time Lot 1 of that subdivision was developed. That lot has since been developed, but the private drive does not appear to have been paved, as conditioned. To correct such, this subdivision, or at least Lot 1, should not be recorded until the private drive has been paved to County standards for such.

Each lot was labeled on the plat with its size in acreage; the final plat should have each lot labeled with its size in acreage, or a table should be provided furnishing the same information.

As indicated on the vicinity map, the site contains a creek and two lakes, and as such the area may be considered environmentally sensitive; therefore, the approval of any necessary federal, state, and local agencies would be required, and a note stating such should be placed on the final plat.

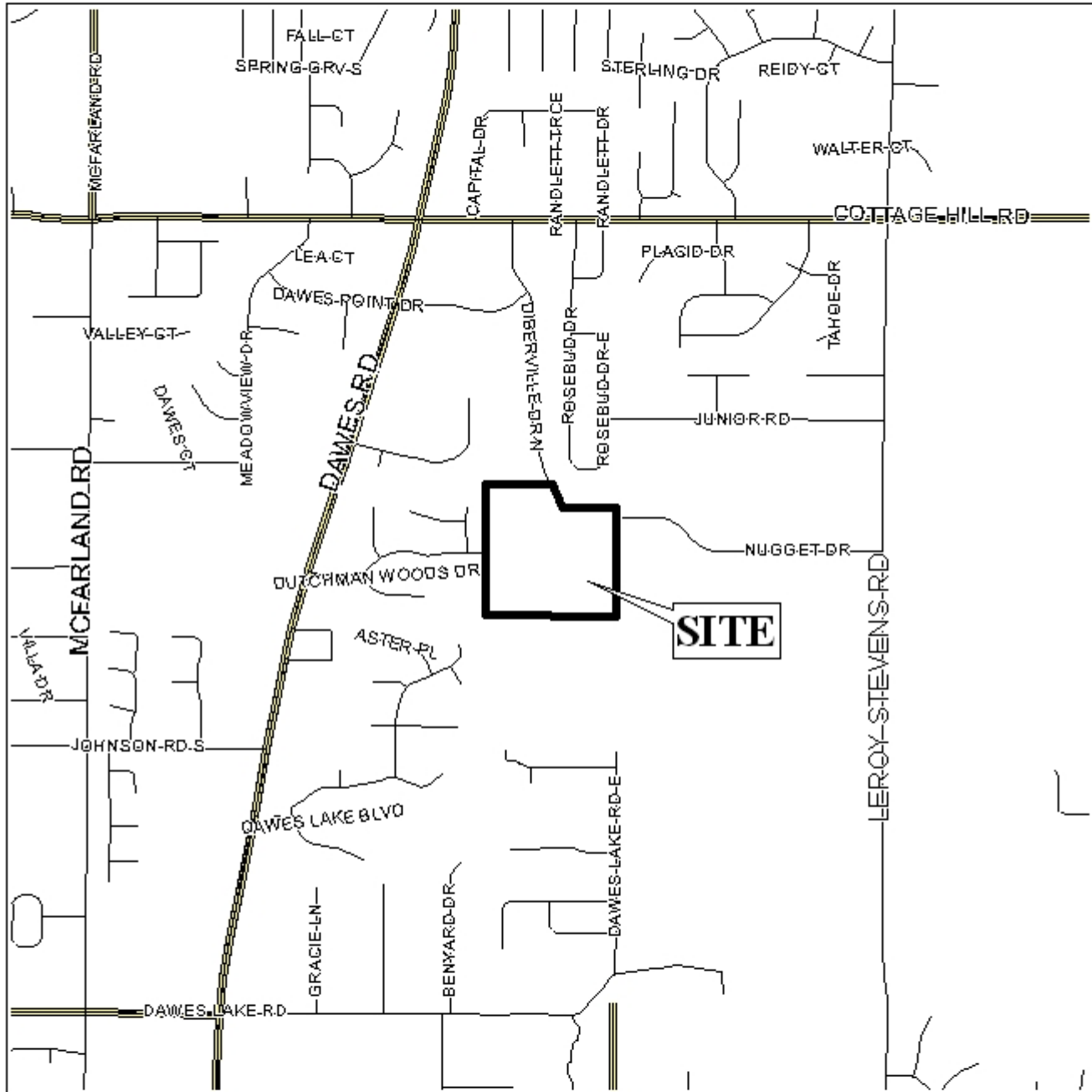
The site is located in the County, thus a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

The site is in the unincorporated part of Mobile County; nevertheless, development should be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances. Submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits should be required. Certification should be submitted to the Planning Section of Urban Development and County Engineering.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of the building setback line for the West side of Lot 2 along the East edge of the Alabama Power Company right-of-way easement;
- 2) placement of the 25' minimum building setback line on the East side of Lot 2 along the unopened, unnamed public right-of-way;
- 3) placement of a note on the final plat stating that Lot 2 is denied access to the unopened, unnamed right-of-way along the East side until it is constructed to County standards;
- 4) revision of the plat to indicate the vacated portion of the unopened, unnamed public right-of-way along the East side of the property, North of the West terminus of Nugget Drive;
- 5) placement of a note on the final plat stating that Lot 1 is not to be recorded until Private Road 074 has been constructed to County standards for such;
- 6) labeling of each lot with its size in acres, or the provision of a table furnishing the same information;
- 7) placement of a note on the final plat stating that the approval of all applicable federal, state and local agencies is required prior to the issuance of any permits or land disturbance activities;
- 8) 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
- 9) placement of a note on the Final Plat stating that development will be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits. Certification to be submitted to the Planning Section of Urban Development and County Engineering.

LOCATOR MAP



APPLICATION NUMBER 19 DATE November 15, 2007

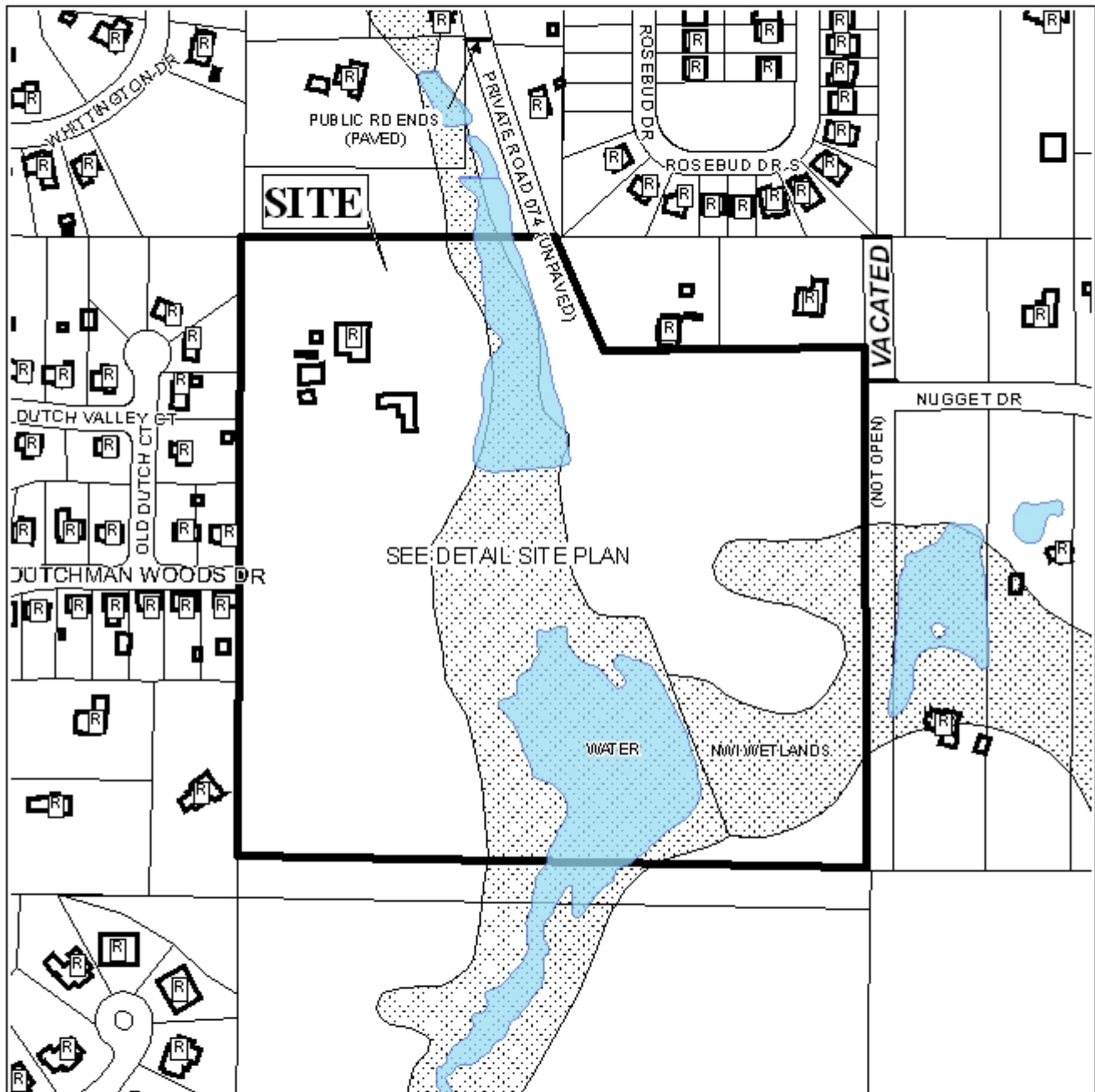
APPLICANT Sanbrook Estates Subdivision, Unit Two

REQUEST Subdivision



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SANBROOK ESTATES SUBDIVISION, UNIT 2



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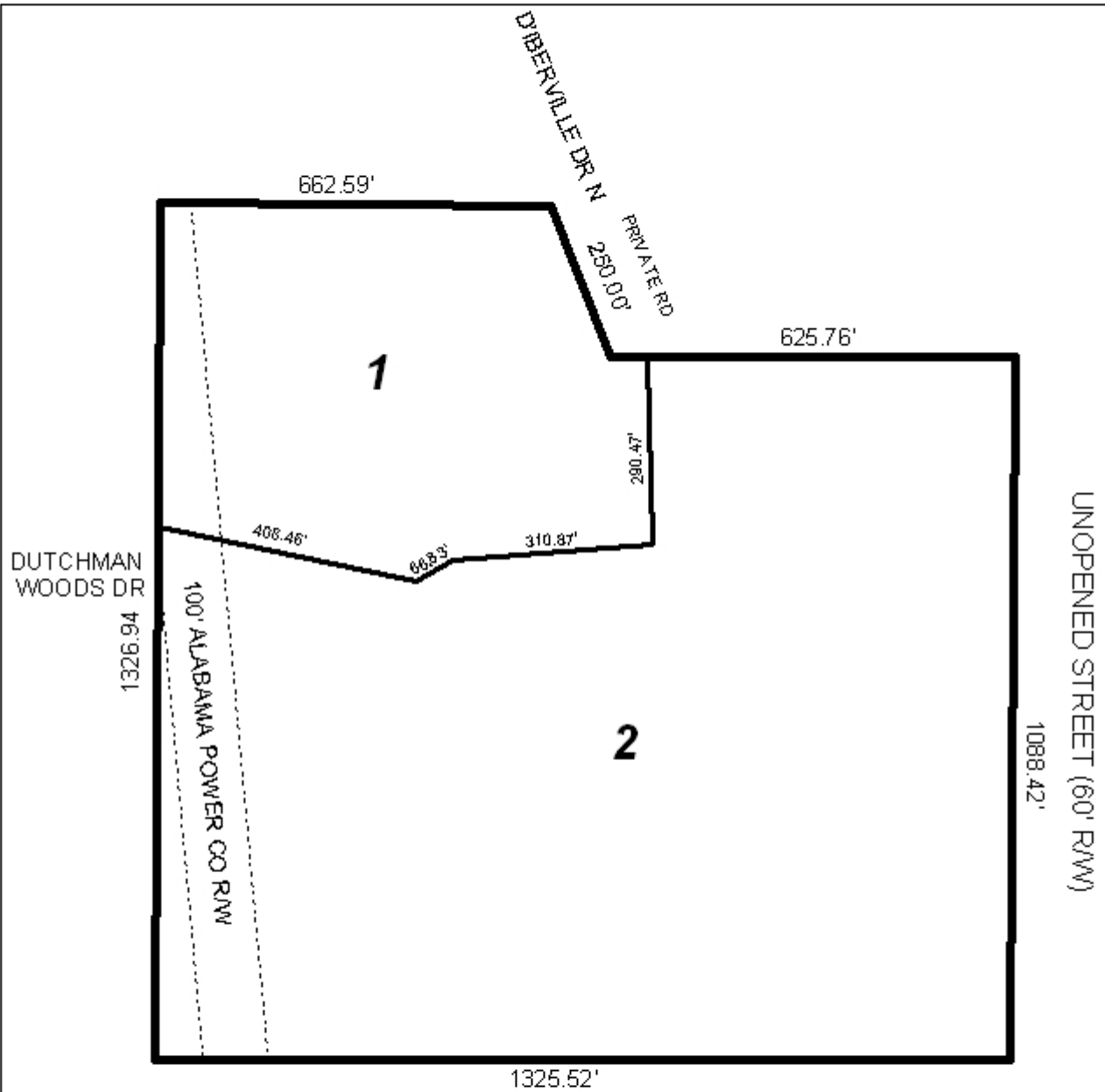
LEGEND

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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DETAIL SITE PLAN



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