

SUMMERGLEN SUBDIVISION,

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

MAWSS Comments: MAWSS has NO water and sewer services available. However, water and sewer lines could be extended.

The plat illustrates the proposed 21.8± Acre, 48-Lot subdivision which is located on the South side of Repoll Road AT THE South terminus of Milner Way and is located within the planning jurisdiction. The site is served by public water and sanitary facilities.

The purpose of this application is to create 48 legal lots of record from a portion of a metes and bounds parcel. The remainder of the parcel has been submitted as other subdivisions (Repoll Commercial Subdivision, Creekmore Subdivision, Phases One and Two and Briar Grove Subdivision) are proposed to be subdivided separately.

As previously stated the site is part of a large metes and bounds parcel, which the applicant is creating several separate subdivisions.

The site fronts Repoll Road, a minor street, which as illustrated on the preliminary plat with 60-foot right-of-way, which is in compliance with the Major Street Plan.

The application proposes new streets, which must be constructed and dedicated to Mobile County Engineering standards prior to signing the Final Plat. Access management is a concern, due to the location of Lots 1 and 48, both should be denied direct access to Repoll Road, and since lots 3, 34, 35, 44 and 45 are corner lots therefore, a note should be placed on the Final Plat limiting each lot to one curb cut each, with the size, design and location to be approved by County Engineering.

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 Mobile County Engineering Department and the Planning Section of Urban Development prior to the issuance of permits.

As illustrated on the preliminary plat, Jeff Hamilton Creek, which is considered to be wetlands, is present on the site. The potential presence of wetlands indicate that the area may be 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 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.

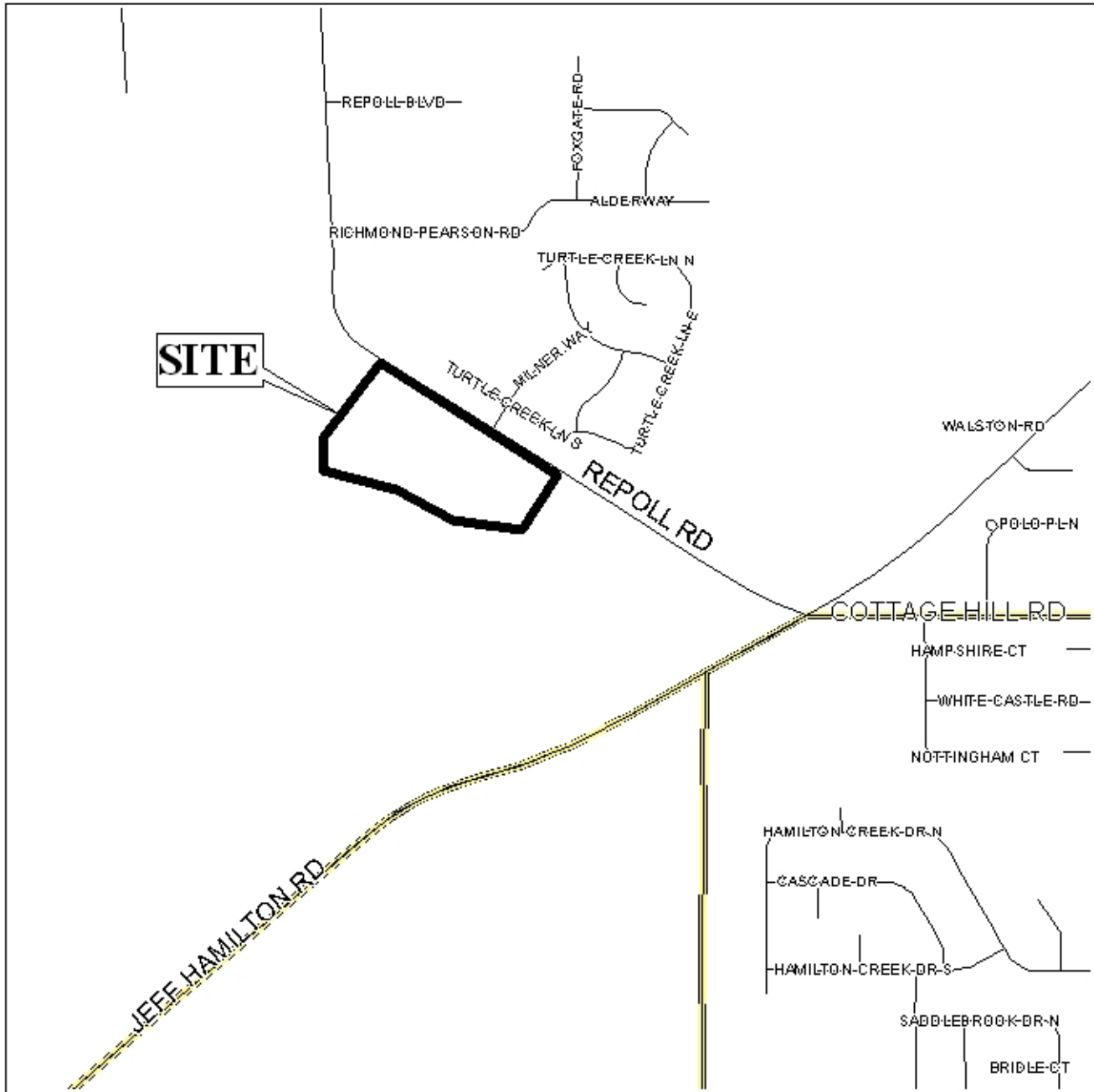
This site is located in Mobile County, thus a note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

Detention/retention or common areas are depicted on the preliminary plat; therefore, a note should be placed on the Final Plat stating maintenance of these areas will be the responsibility of the property owners.

The plat meets the minimum requirements of the Subdivision Regulations and 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 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 a letter 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 signing of the final plat. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 4) the placement of a note on the Final Plat stating that Lots 1, and 48 denied direct access to Repoll Road and allowed one curb cut to the new street, with the size, design and location to be approved by Mobile County Engineering Department;
- 5) the placement of a note on the Final Plat stating that Lots 3, 34, 35, 44 and 45 are corner lots therefore, a note should be placed on the Final Plat limiting each lot to one curb cut each, with the size, design and location to be approved by County Engineering.
- 6) revision of the plat to label the lots with the size in square feet, or placement of a table on the plat with the same information;
- 7) 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
- 8) placement of a note on the plat stating that maintenance of the detention and common areas is the responsibility of the subdivision's property owners.

LOCATOR MAP



APPLICATION NUMBER 29 DATE December 6, 2007

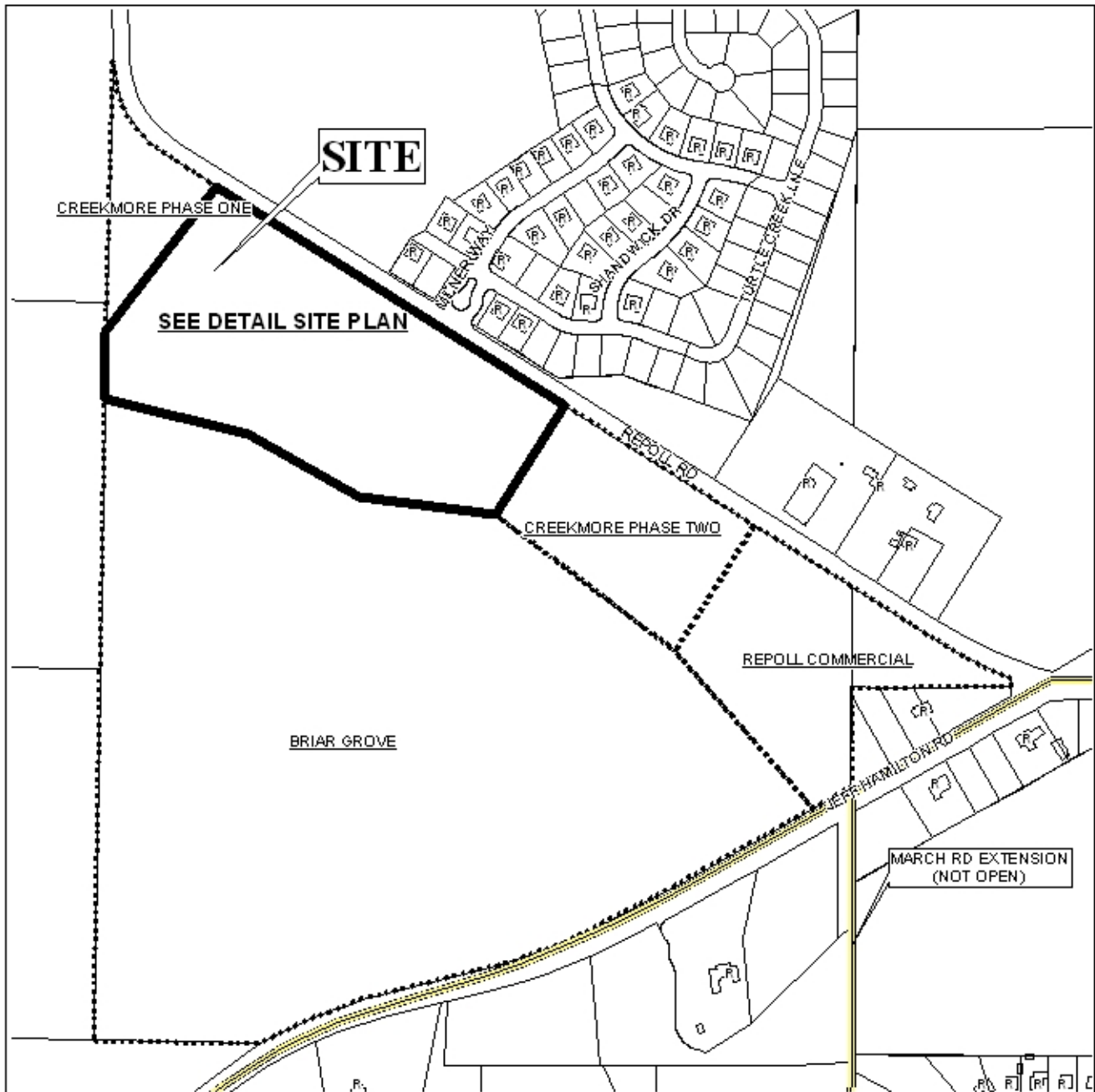
APPLICANT Summerglen Subdivision

REQUEST Subdivision



NTS

SUMMERGLEN SUBDIVISION



APPLICATION NUMBER 29 DATE December 6, 2007

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
-----	-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 29 DATE December 6, 2007

APPLICANT Summer Glen Subdivision

REQUEST Subdivision



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 29 DATE December 6, 2007

APPLICANT Summarglen Subdivision

REQUEST Subdivision



NTS