GULF CREEK SUBDIVISION, RESUBDIVISION OF LOT A, REVISED PLAT OF THE RESUBIDIVISION OF LOTS 11 AND 12

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

The plat illustrates the proposed 2 lot, 0.9± acre subdivision which is located on the North side of Gulf Creek Circle [North}, 485'± West of Rabbit Creek Drive. The subdivision is served by public water and individual septic systems.

The purpose of this application is to clarify a notification error. The site was granted Tentative Approval as a two lot subdivision in November 2003; but due to a notification error it is being reheard. There have been no changes in the application since it was approved in November.

As the site is within the Rabbit Creek watershed, the area may be environmentally sensitive; therefore, the approval of all applicable federal, sate and local agencies would be required prior to the issuance of any permits.

The site exceeds the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3., would be required. Narrow, deep lots are typical along waterways; thus a waiver of V.D.3., would be appropriate and conform to Planning Commission practice.

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

With a waiver of Section V.D.3., the plat will meet 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 prior to the issuance of any permits; and 2) 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.