

HOLDOVER

Revised

MILLER CREEK ESTATES SUBDIVISION

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

The plat illustrates the proposed 2 lot, 37.2± acres subdivision which is located at the North terminus of Foxgate Road, adjacent to the North side of Alderbrook Subdivision, extending to the South terminus of Sasser Lane. The site is served by public water and individual septic facilities.

The site contains a floodway and flood zones. Lot 2 has real property frontage to Foxgate Road; however, the Miller Creek floodway prohibits Foxgate Road from providing viable access to the developable portion(s) of Lot 2. Consequently, the actual access to Lot 2 is via a 30-foot easement to Sasser Lane.

Sasser Lane is a public right-of-way; however, it is not maintained by the County. Additionally, to the North of the site, Sasser Lane is essentially a driveway for the existing dwellings. Section V.D.4. requires lots to abut a dedicated and maintained public street; Sasser Lane is not maintained by the County, nor is it constructed to the site.

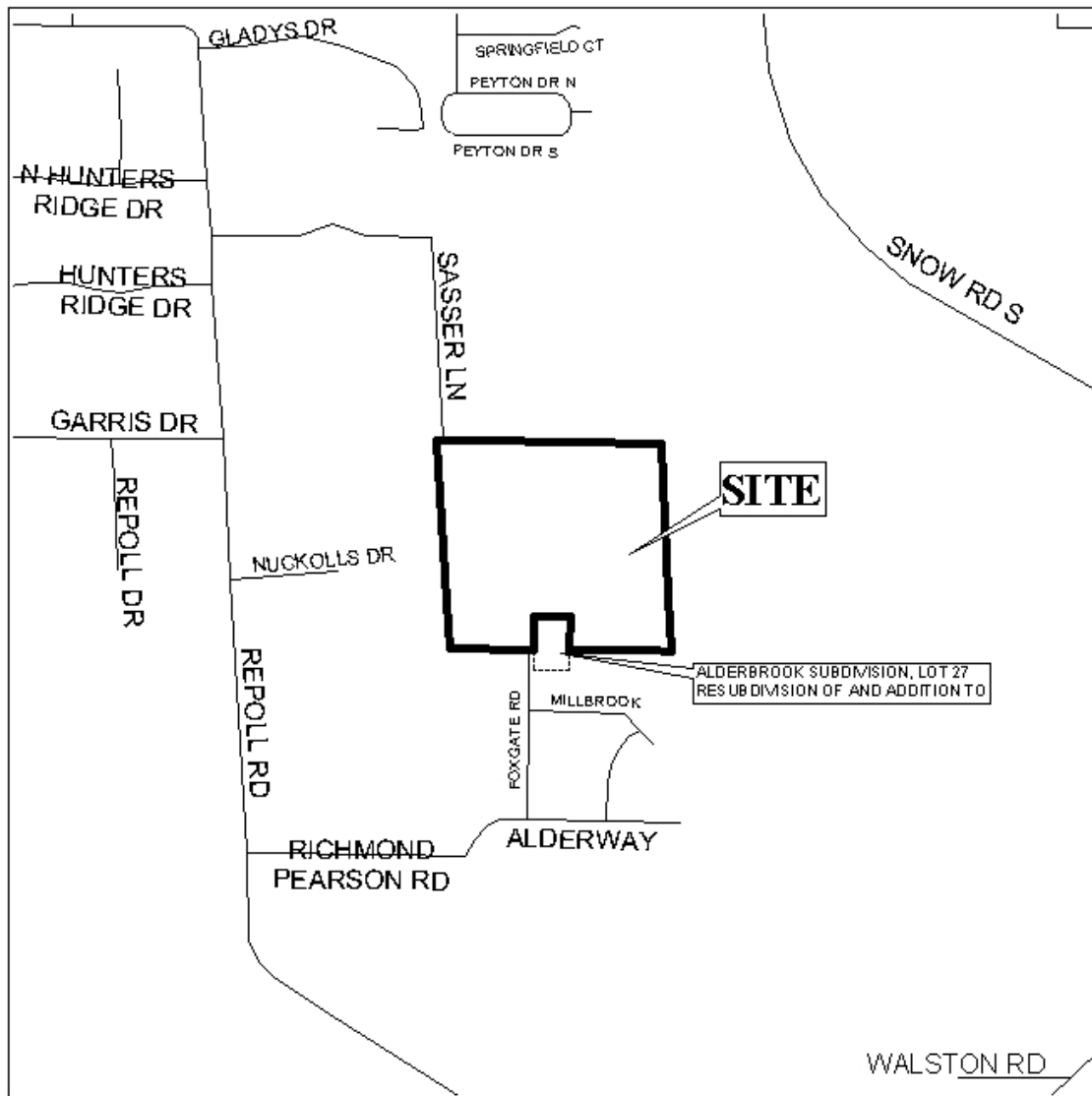
Based upon the preceding, this application is recommended for denial for the following reason: 1) the application would not comply with Section V.D.4. of the Subdivision Regulations, which require all lots to abut a dedicated and maintained public street.

At the Commission's May 20th meeting, the applicant requested a holdover, and a revised plat illustrating only one lot has been submitted.

The site contains wetlands and as such may be considered environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) approval of all applicable federal, state and local agencies.

LOCATOR MAP



APPLICATION NUMBER Holdover DATE June 3, 2004

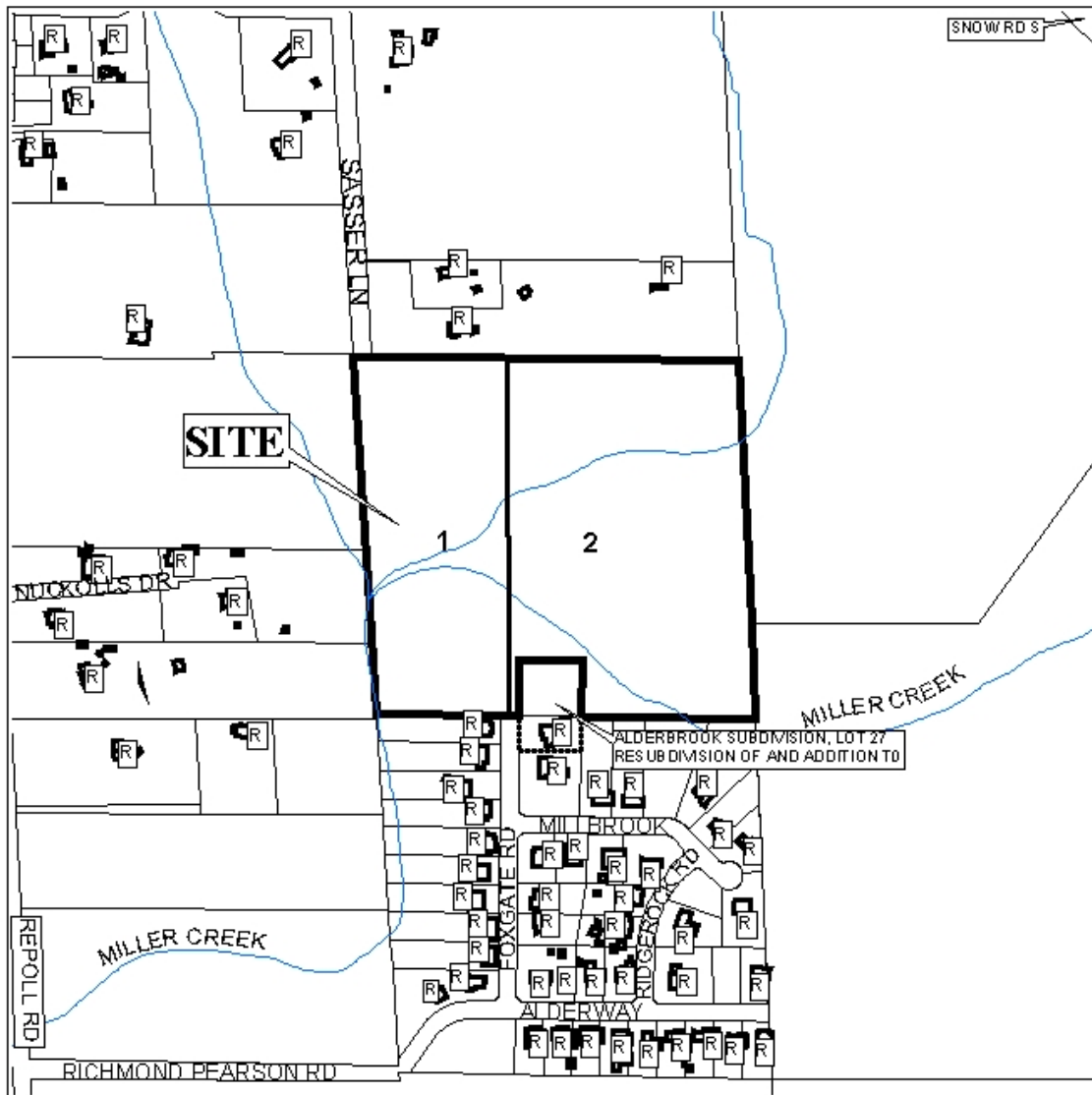
APPLICANT Miller Creek Estates Subdivision

REQUEST Subdivision



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MILLER CREEK ESTATES SUBDIVISION



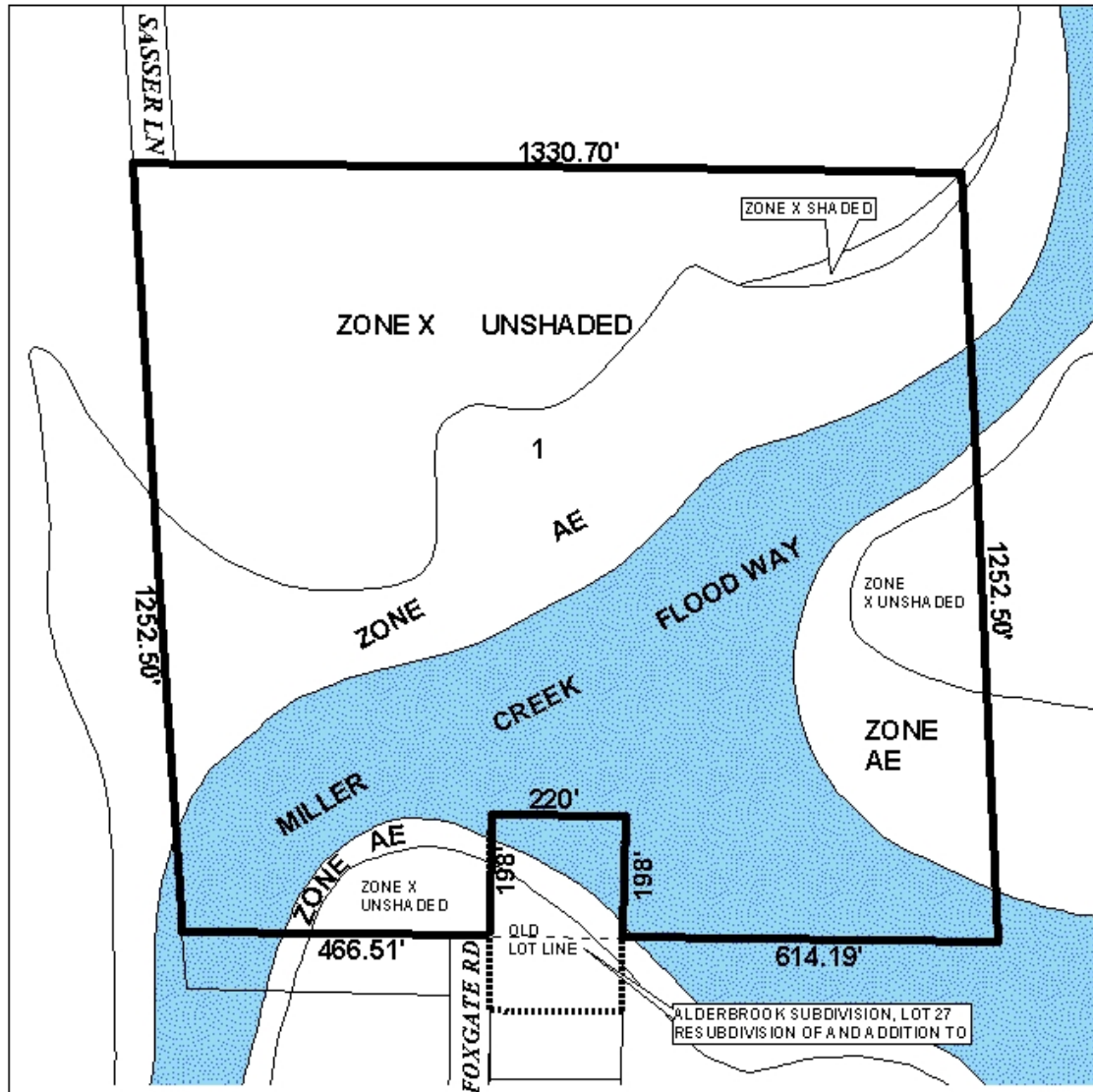
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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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DETAIL SITE PLAN



APPLICATION NUMBER Holdover DATE June 3, 2004

APPLICANT Miller Creek Estates Subdivision

REQUEST Subdivision



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