

PINE TRACE SUBDIVISION, RESUBDIVISION OF LOT 3

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 7.6 acre \pm , 1-lot subdivision which is located on the North and South sides of Private Road 442, 390' \pm East of Dawes Lake Road East, 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 an existing legal lot of record and a portion a metes and bounds parcels. It should be noted that the portion of the metes and bounds parcel was from the preceding item on the agenda (Coleman Lakes Estates Subdivision) proposed to include this portion as a part of the Resubdivision of Lot 3, Pine Trace Subdivision. As previously mentioned, both subdivisions could have been handled by submitting a simple two-lot subdivision.

The plat proposes the addition of the remainder not included in Lot 1, Coleman Lakes Estates Subdivision. Since, this is simply an inclusion of land not an additional lot, the crossover/egress easement (Private Road 442) would not be affected.

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.

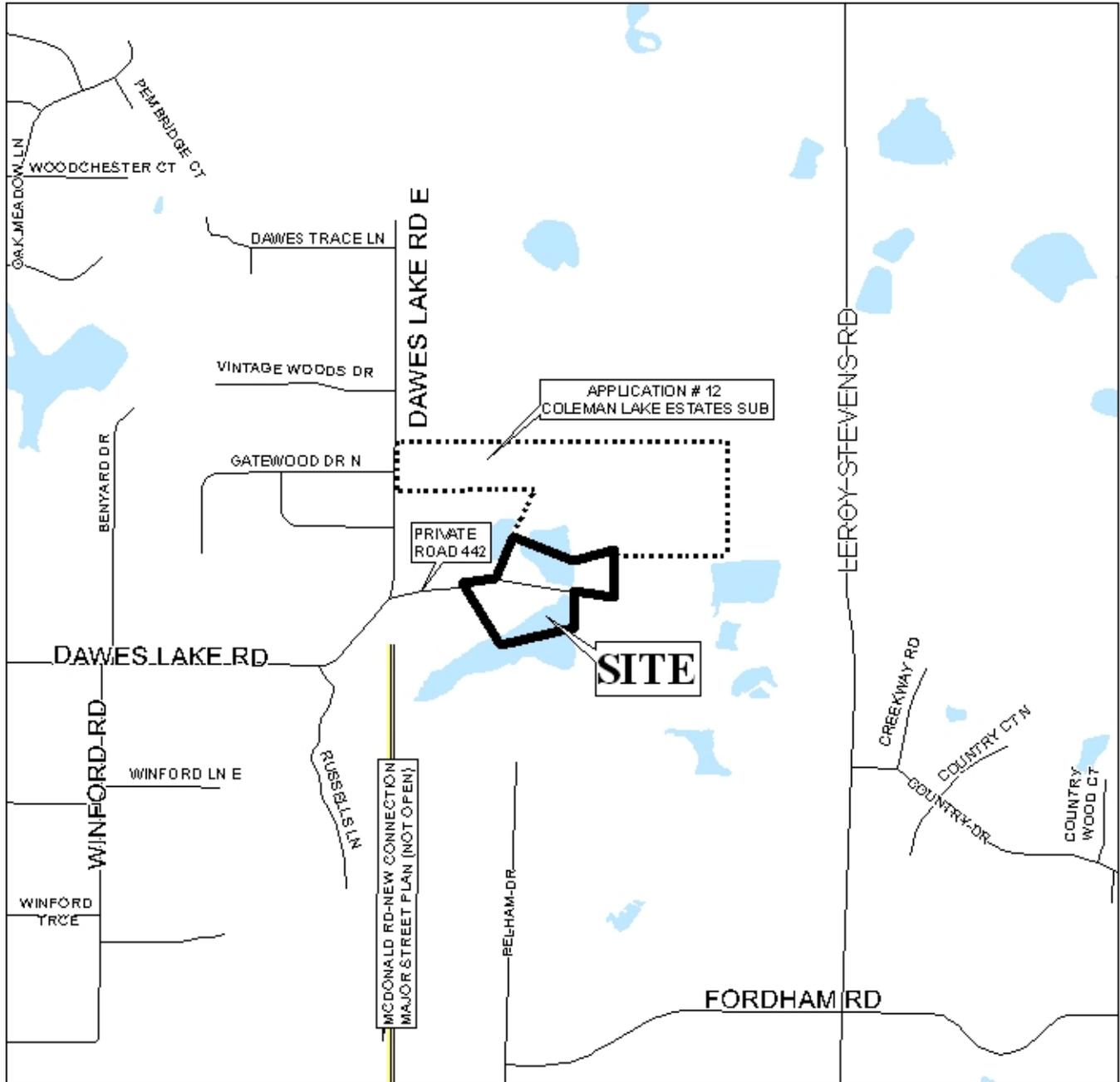
This site is located in Mobile County, thus a note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

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.

Based on the preceding, 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 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
- 4) depiction of the 25-foot minimum building setback lines from all street frontages.

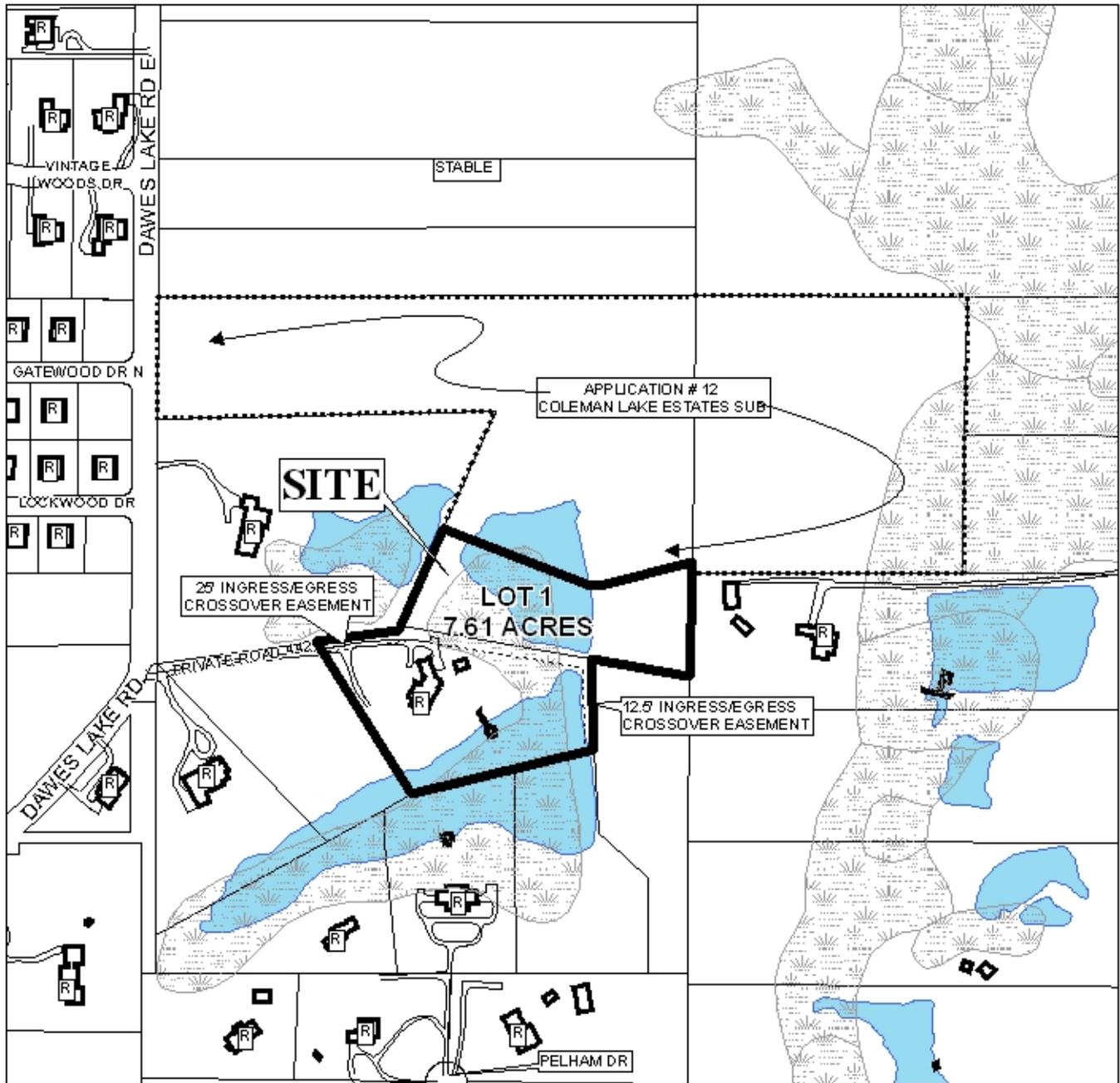
LOCATOR MAP



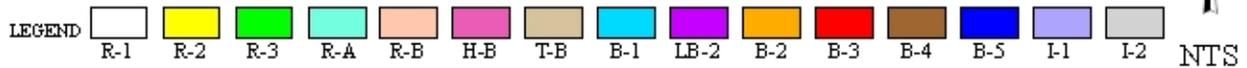
APPLICATION NUMBER 13 DATE June 5, 2008
APPLICANT Pine Trace Subdivision, Resubdivision of Lot 3
REQUEST Subdivision



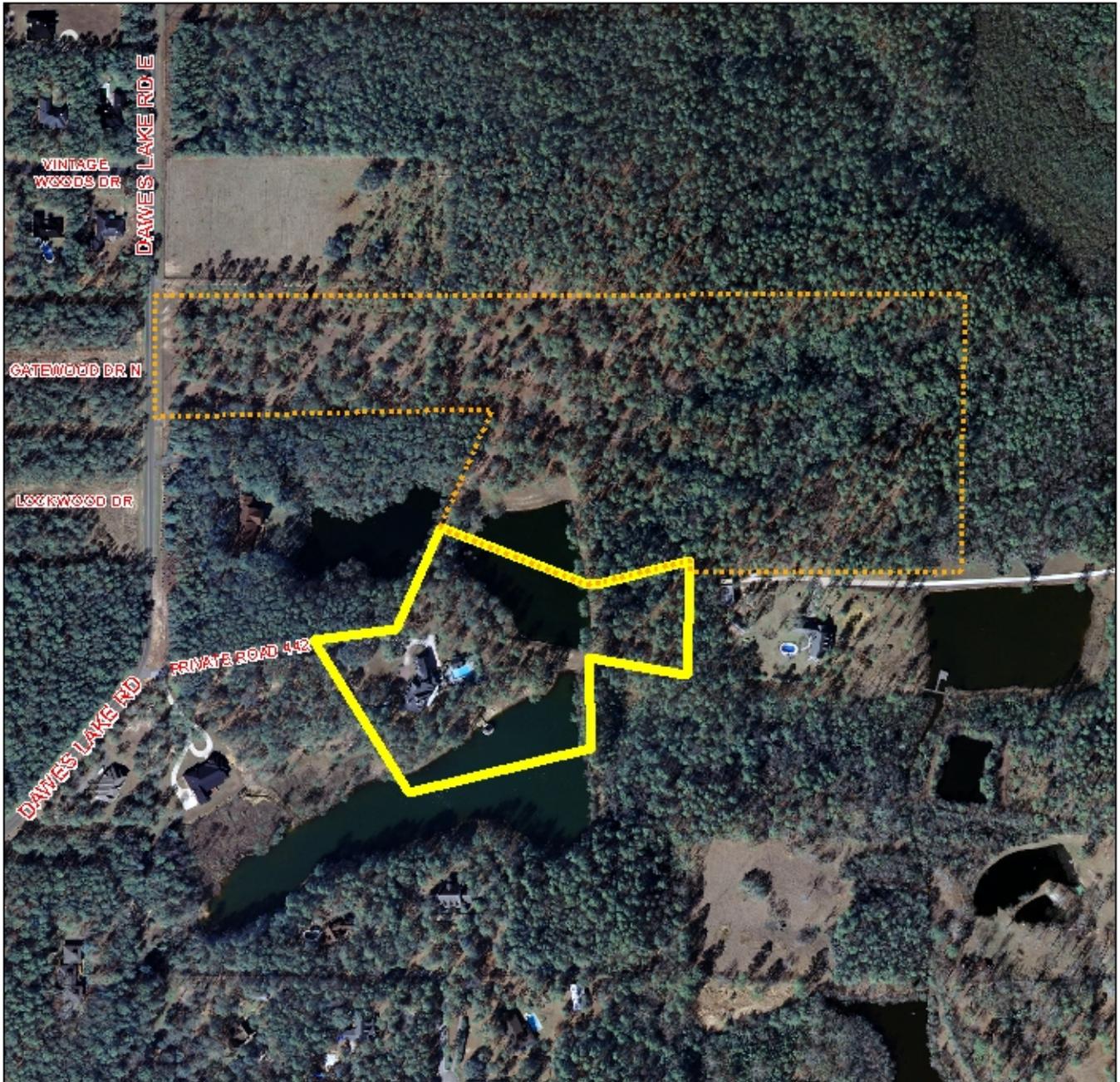
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