

VIC MIKERONA SUBDIVISION, RESUBDIVISION OF **LOT 1**

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

The plat illustrates the proposed two-lot, 8.0± acre subdivision which is located on the South side of McLeod Road, 1380'± West of McFarland Road. 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 divide an existing lot of record into two legal lots.

The plat does not depict a minimum building setback line; therefore, a minimum building setback of 25' should be depicted along the McLeod Road frontage. A note exists on the plat limiting both lots to one curb cut onto McLeod Road with the size, design, and location to be approved by the Mobile County Engineering Department. This note should also be placed on the final plat.

Also, a note exists on the plat addressing required buffers between commercially developed property and residentially developed property in compliance with Section V.A.7. of the Subdivision Regulations. This note, too, should be placed on the final plat.

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.

Given the preceding, the plat is recommended for Tentative Approval, subject to the following conditions:

- 1) depiction of a minimum building setback line of 25' along McLeod Road;
- 2) placement of a note on the Final Plat limiting Lots 1 and 2 to one curb cut each onto McLeod Road, with the size, design, and location to be approved by the Mobile County Engineering Department;
- 3) 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;
- 4) 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; and
- 5) labeling of each lot with its size in square feet.

LOCATOR MAP



APPLICATION NUMBER 6 DATE June 21, 2007

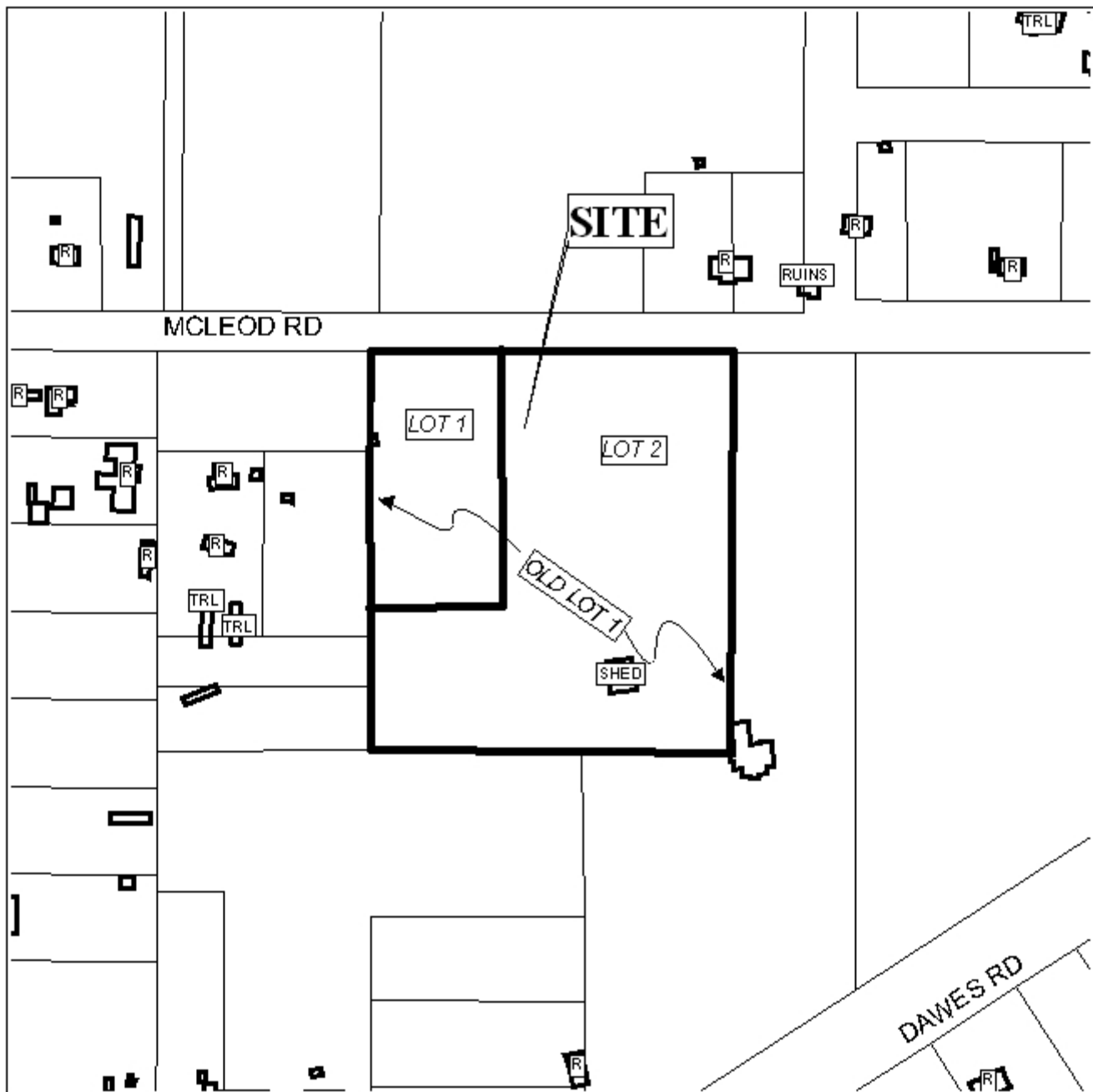
APPLICANT Vic Mikerona Subdivision, Resubdivision of Lot 1

REQUEST _____ Subdivision _____



NTS

VIC MIKERONA SUBDIVISION, RESUBDIVISION OF LOT 1



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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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