

## **SEEGER-INGLE SUBDIVISION**

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

The plat illustrates the proposed 1.6± acre, 2-lot subdivision, which is located on the North side of Overlook Road, 200'± East of the North terminus of Lucerne Drive. The site is served by public water and sanitary sewer.

The site has frontage on Overlook Road, which has a 70-foot right-of-way, and the Illinois Central Gulf Railroad to the rear.

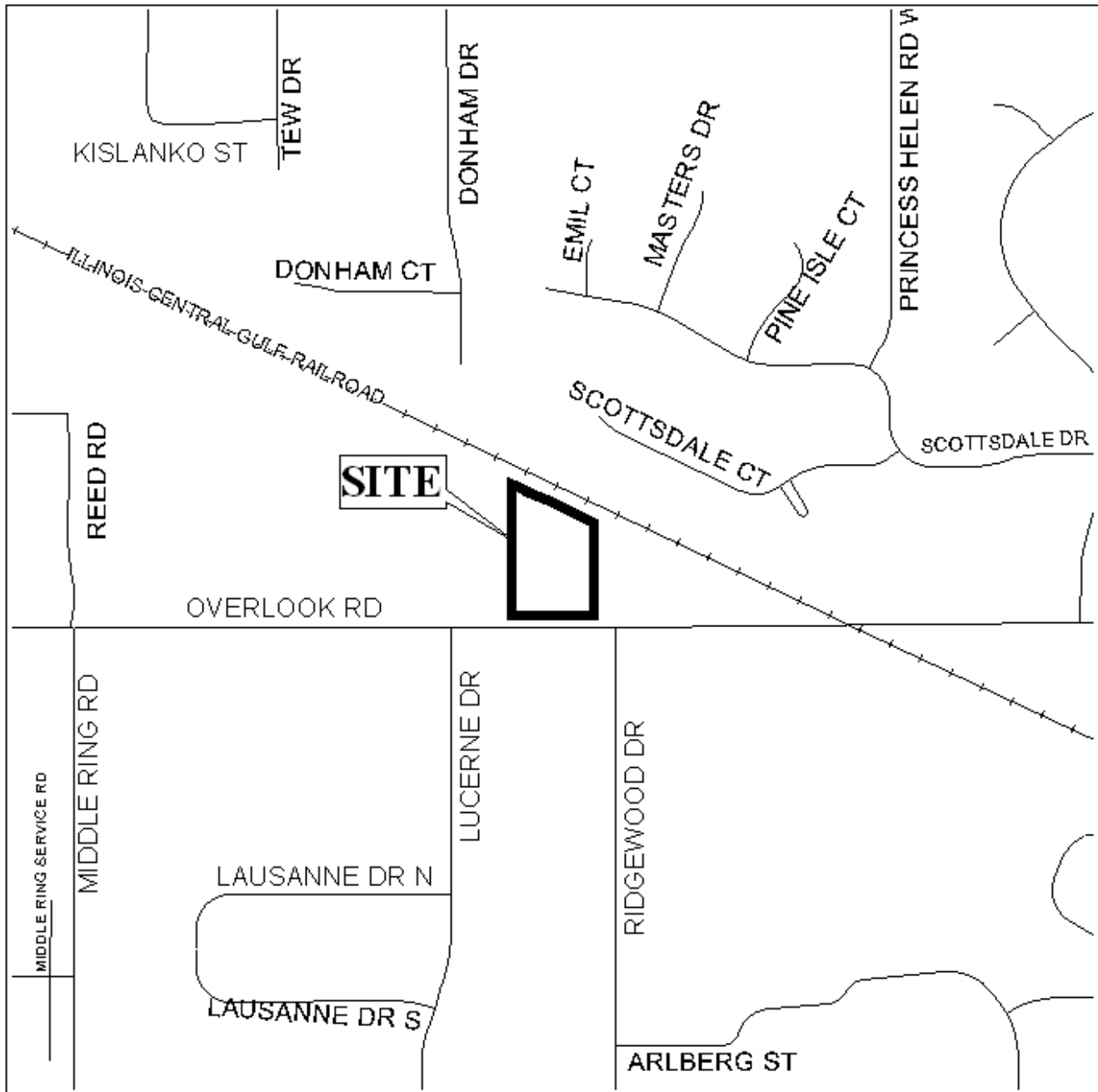
The purpose of the application is to create two lots from a metes and bounds parcel. The required 25-foot setback lines are not shown and would be required on the final plat.

Proposed Lot 1 would exceed the maximum depth-to-width ratio. However, existing development on proposed Lot 2, together with the proximity and angle of the railroad contribute to that situation, which is not uncommon on nearby lots south of the railroad. Therefore a waiver of the relevant Subdivision Regulation (V.D.3, maximum depth) would be recommended.

The site is located in the County; thus 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 would meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) the depiction of the 25-foot setback lines on the final plat; and 2) the placement of a note 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.

# LOCATOR MAP



APPLICATION NUMBER 11 DATE March 16, 2006

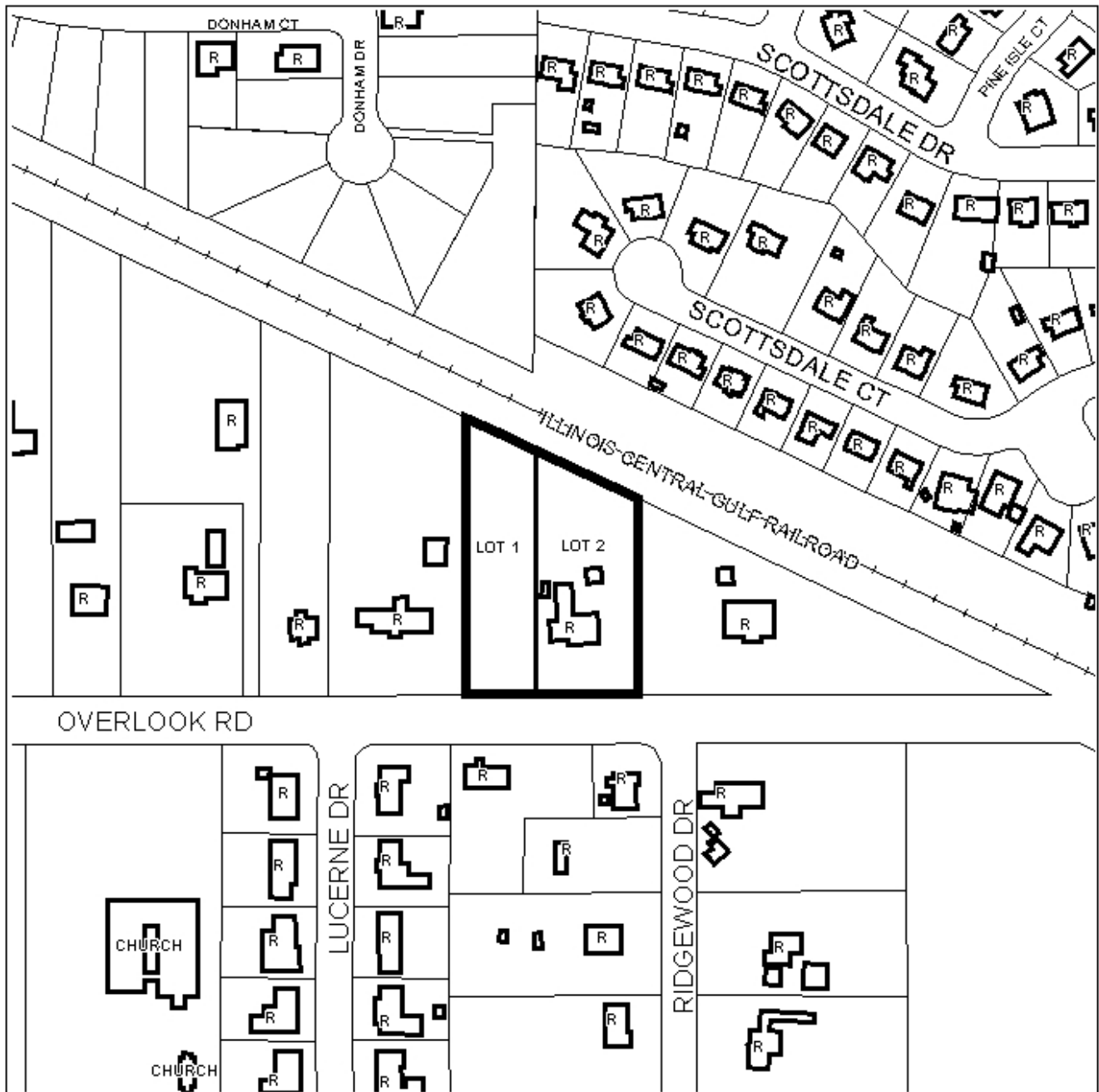
APPLICANT Seeger-Ingle Subdivision

REQUEST Subdivision



NTS

# SEEGER-INGLE 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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