

FAITH CENTER SUBDIVISION

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

The plat illustrates the proposed two-lot, 1.73± acre subdivision which is located on the North side of Zeigler Boulevard, 170'± East of Tanner Williams 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 resubdivide an existing lot of record into two lots.

Both lots would have frontage on Zeigler Boulevard. This portion of Zeigler Boulevard is not on the Major Street Plan and has right-of-way in compliance with minor street standards.

The existing lot was approved by the Planning Commission with the condition that a note be placed on the final plat stating that it is limited to two curb cuts to Zeigler Boulevard with the size, location, and design to be approved by County Engineering. Since two lots are now proposed fronting Zeigler Boulevard, it would follow that each should be limited to one curb cut with the size, location, and design to be approved by the Mobile County Engineering Department.

The plat depicts the minimum 25' building setback line along Zeigler Boulevard, and this should be shown on the final plat.

Since this site is in the County, 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.

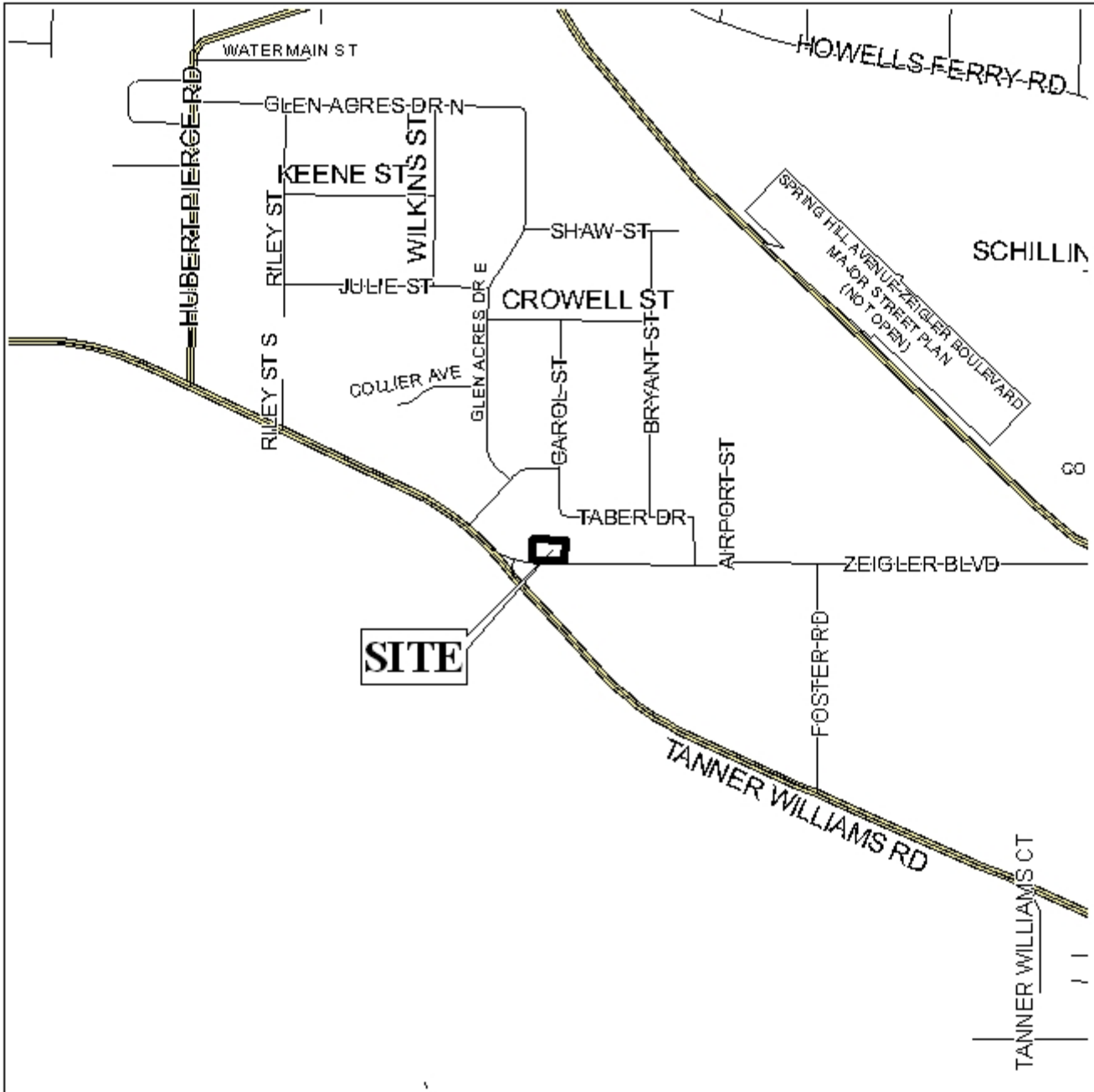
The site is in the unincorporated part of Mobile County; nevertheless, development should be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances. Submission of certification from a licensed engineer certifying that the 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.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that Lots 1 and 2 are limited to one curb cut each with the size, location and design to be approved by the Mobile County Engineering Department;
- 2) depiction of the 25' minimum building setback line along Zeigler Boulevard;
- 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) revision of the plat to label each lot with its size in square feet, or provision of a table on the plat depicting the same information.

LOCATOR MAP



APPLICATION NUMBER 12 DATE June 21, 2007

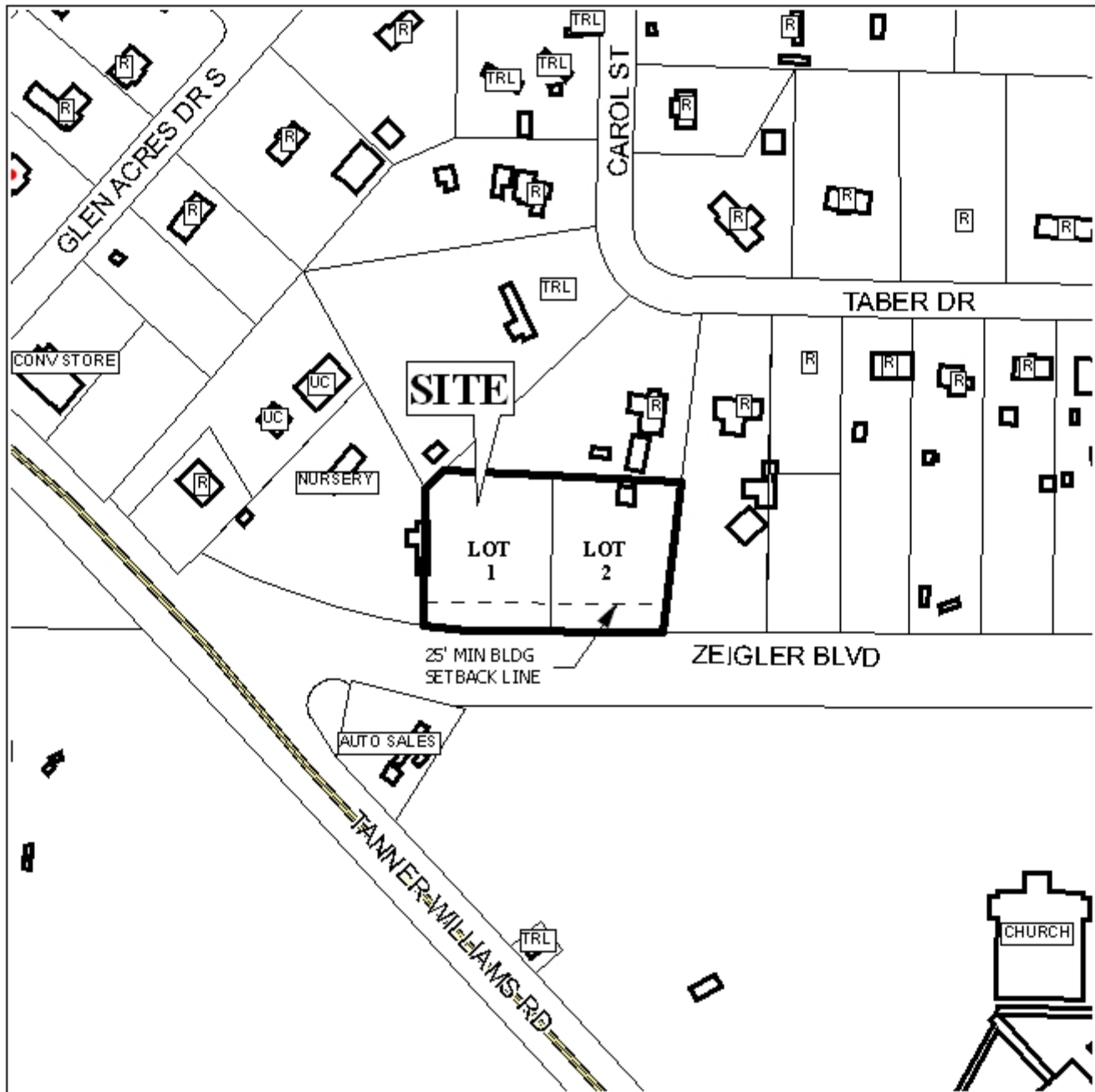
APPLICANT Faith Center Subdivision

REQUEST Subdivision



NTS

FAITH CENTER SUBDIVISION



APPLICATION NUMBER 12 DATE June 21, 2007

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 |
|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|



NTS