

PARKERS PLACE SUBDIVISION

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

MAWWSS Comments: No comments

The plat illustrates the proposed 2-lot, 0.7± acres subdivision which is located on the South side of Pinebough Avenue, 175'± East of Leroy Stevens Road and is located within the Planning Jurisdiction. The subdivision is served by public water and individual septic systems.

The purpose of this application is to shift an interior lot line between two legal lots of record.

This site is located in the 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.

While the site is located in the county, the 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; and, the submission of the Certification to the Planning Section of Urban Development and County Engineering.

Since the placement of the minimum building setback is not located on the preliminary plat, the placement of the 25-foot minimum building setback line for both lots on the Final Plat would be required.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; 2) the 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 and Certification to be submitted to the Planning Section of Urban Development and County Engineering ; and 3) the placement of the 25-foot minimum building setback line on the Final Plat.

LOCATOR MAP



APPLICATION NUMBER 15 DATE May 17, 2007

APPLICANT Parkers Place Subdivision

REQUEST Subdivision



NTS

PARKERS PLACE SUBDIVISION



APPLICATION NUMBER 15 DATE May 17, 2007

LEGEND

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| 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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