

JOE MILLER SUBDIVISION

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

The plat illustrates the proposed 3 lot, 3.7 \pm acres subdivision which is located on the North side of Tanner Williams Road, 470' \pm West of Hubert Pierce Road. The subdivision is served by South Alabama Utilities and individual septic systems.

The purpose of this application is to create a three-lot subdivision from a metes and bounds parcel.

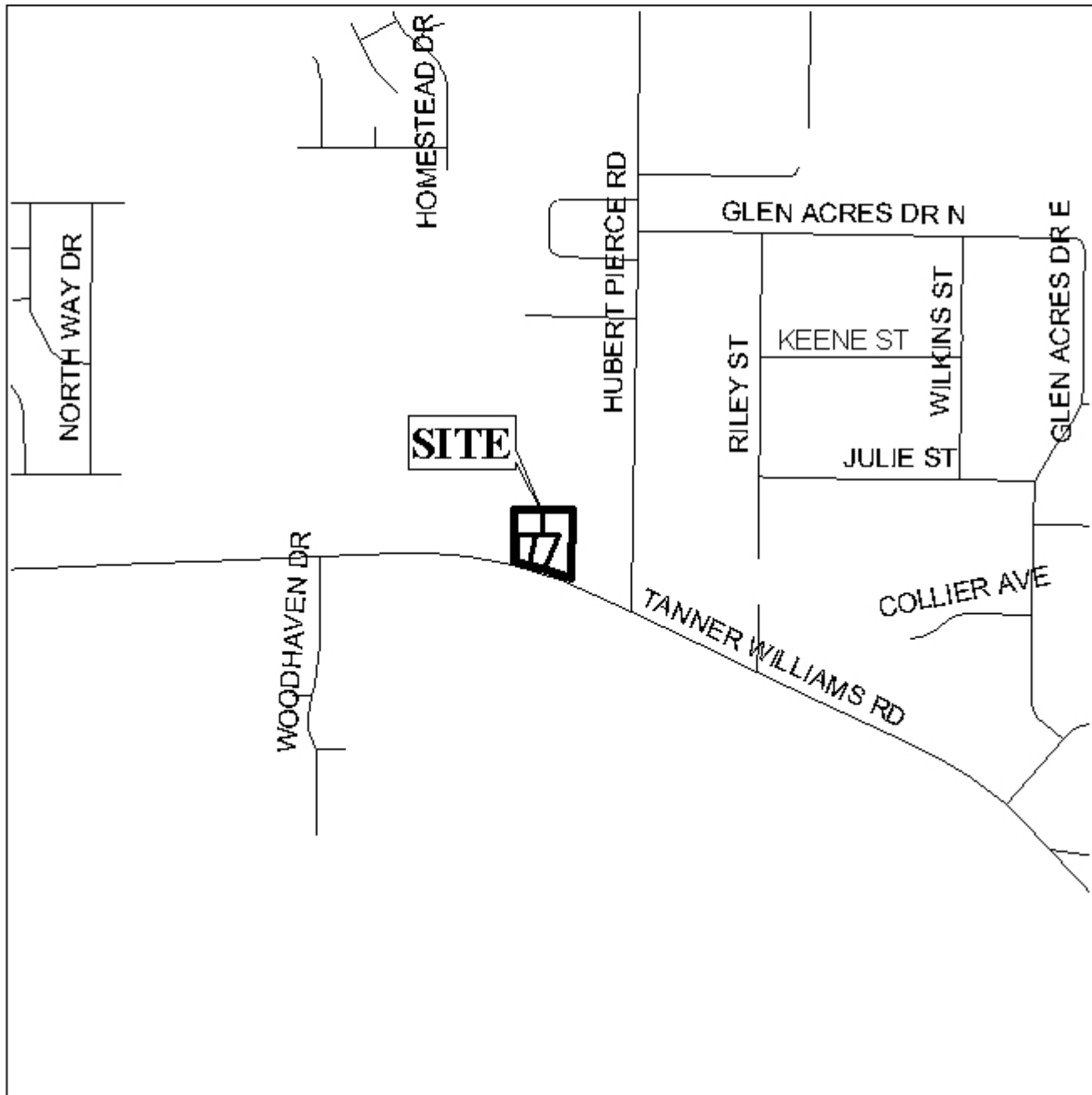
This site is located in the County, thus any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

The 25-foot minimum building setback lines are not shown but would be required on the final plat.

The plat does not illustrate the balance of the property from which the three lots are being taken. The balance of the parcel should be included in the subdivision or the submission of documentation to establish the parcel as a legal lot of record prior to 1984, should be required.

Based upon the preceding, this application is recommended for holdover to allow the applicant to include the balance of the property in the subdivision, with additional notification information; or the submission of documentation to establish the balance of the property as a legal lot of record prior to 1984. This information should be submitted by July 19th to be considered at the Commission's August 5th meeting.

LOCATOR MAP



APPLICATION NUMBER 19 DATE July 15, 2004

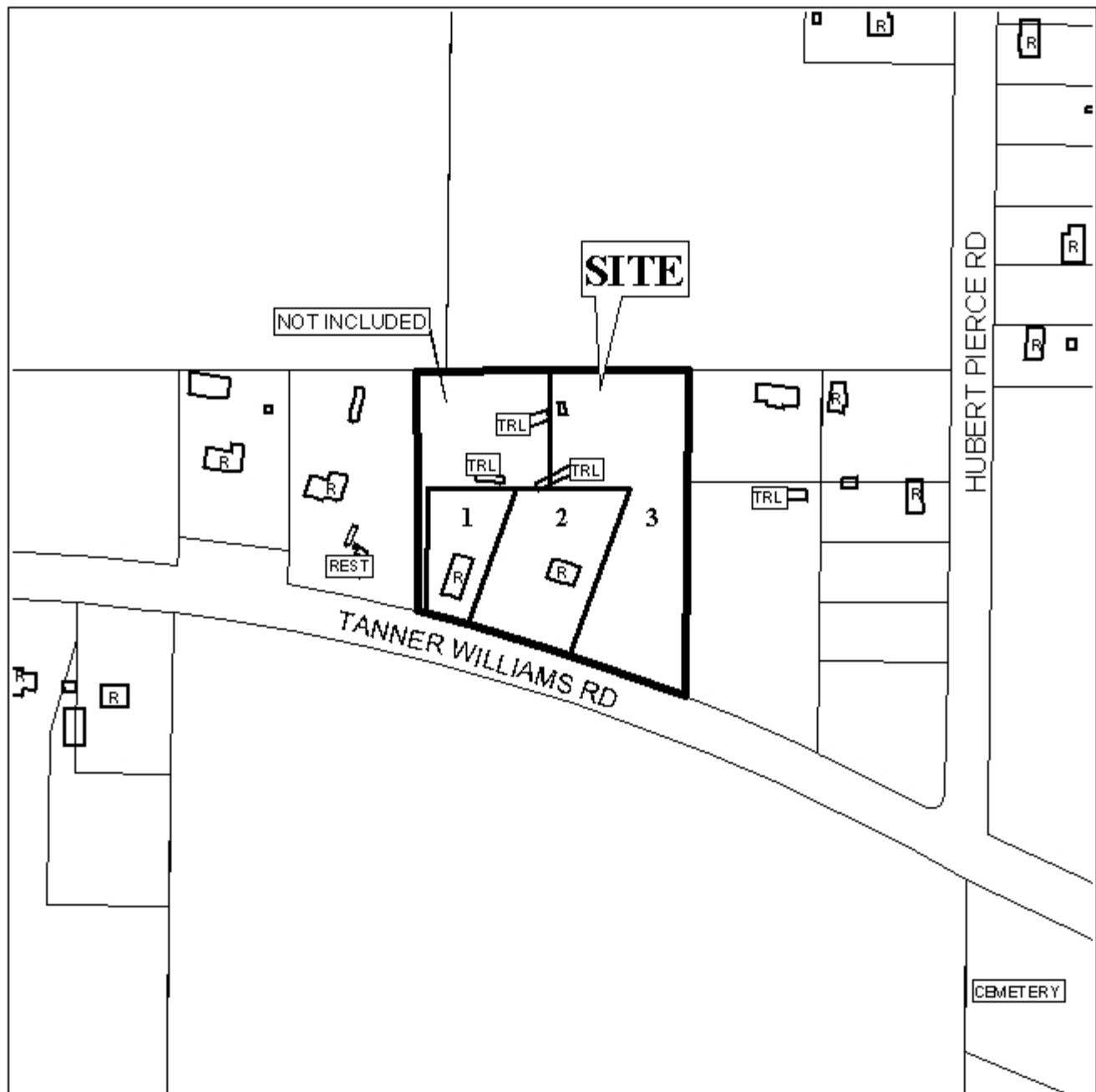
APPLICANT Joe Miller Subdivision

REQUEST Subdivision



NTS

JOE MILLER 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

