

MICKEY'S PLACE SUBDIVISION

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

The plat illustrates the proposed 1 lot, 0.6 ± acre subdivision which is located on the South side of Moffett Road, 250' ± East of the South terminus of Camellia Drive. The subdivision is served by South Alabama Utilities and individual septic systems.

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

The site fronts Moffett Road, a planned major street, which has an existing right-of-way of 85 feet; the Major Street Plan requires a 100-foot right-of-way. Therefore, the dedication of any necessary right-of-way to provide 50-feet from the centerline of Moffett Road, should be required. This is a commercial site; thus dedication is for a one-lot subdivision. Additionally, as a means of access management, the placement of a note on the final plat stating that the number, location and design of all curb cuts are to be approved by ALDOT and County Engineering, should be required.

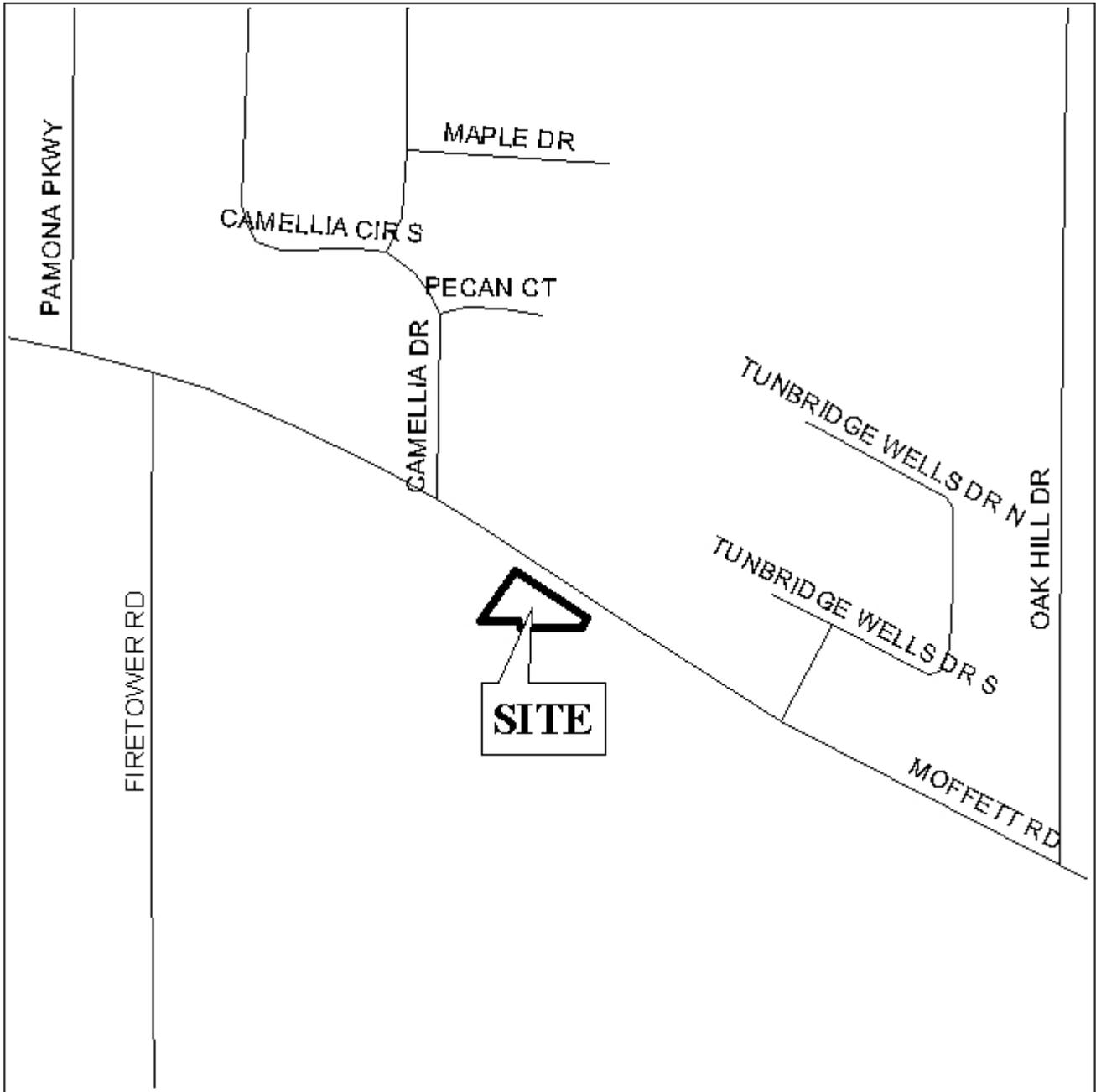
This site is located in the County, thus a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

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

There is a discrepancy in the legal description of the site and an area apparently acquired by the State. The legal description of area acquired by the State does not plot to coincide with the area reflected on the plat. This discrepancy should be addressed prior to final approval of the plat.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) submission of documentation to clear the discrepancy of the legal description to the satisfaction of Urban Development and County Engineering staffs; 2) the dedication of adequate right-of-way to provide 50-feet from the centerline of Moffett Road; 3) the placement of a note on the final plat stating that the number, location and design of all curb cuts are to be approved by ALDOT and County Engineering; 4) the 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; and 5) the placement of the 25-foot minimum setback line on the final plat.

LOCATOR MAP



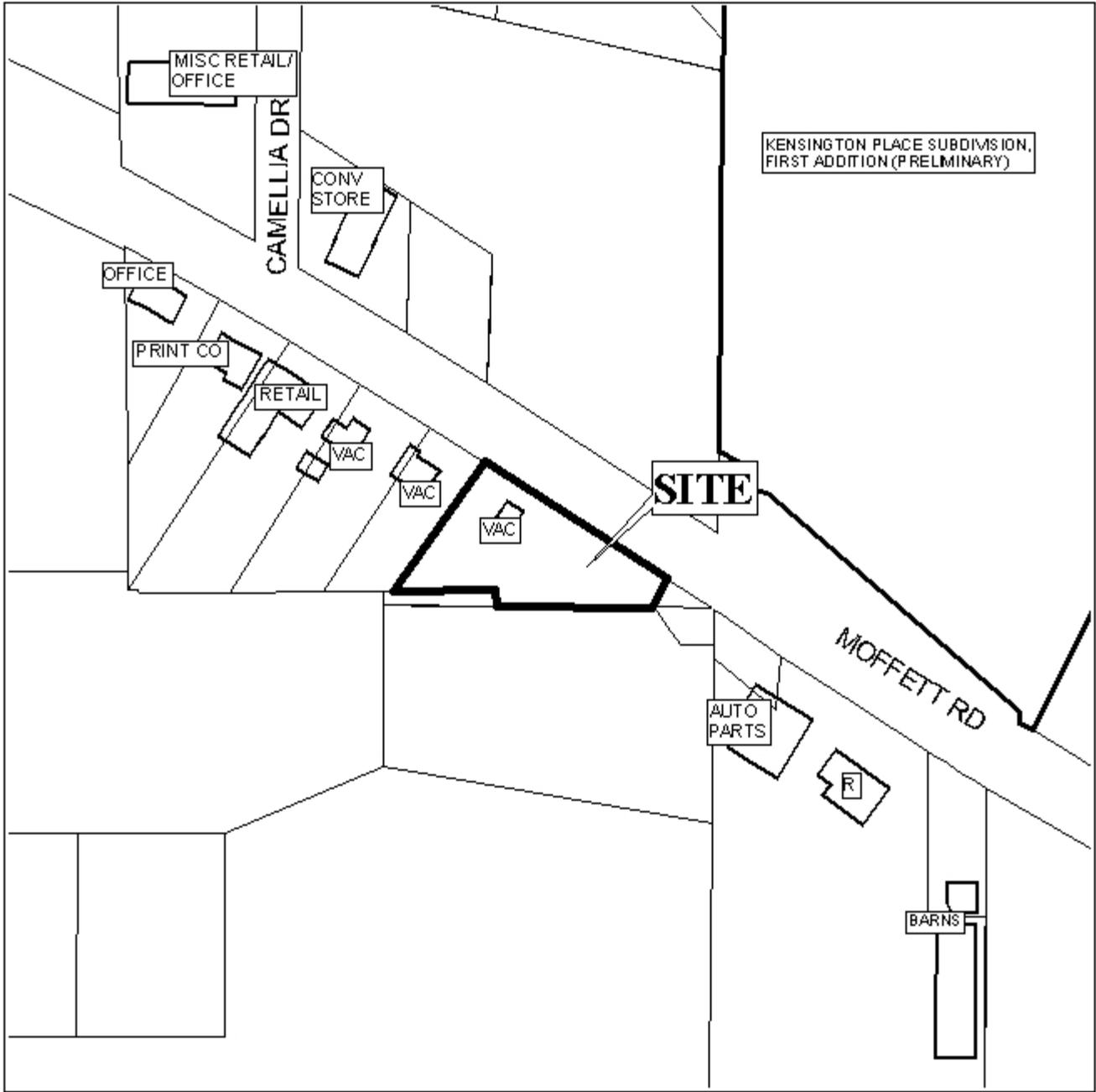
APPLICATION NUMBER 18 DATE July 15, 2004

APPLICANT Mickey's Place Subdivision

REQUEST Subdivision



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LEGEND

