

GEORGE V. POIROUX ESTATES SUBDIVISION

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

The plat illustrates the proposed 2 lot, 10.0 \pm acres subdivision which is located on the East side of Maurice Road, 650' \pm South of Leytham Road. The subdivision is served by public water and individual septic systems.

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

As proposed, Lot 2 exceeds the maximum width to depth ratio; therefore, a waiver of Section V.D.3. of the Subdivision Regulations would be required. The flag-shaped nature of Lot 2 is in character with surrounding lots in the area directly to the North and nearby to the South.

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.

With a waiver of Section V.D.3., the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 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.

LOCATOR MAP



APPLICATION NUMBER 10 DATE January 5, 2006

APPLICANT George V. Poiroux Estates Subdivision

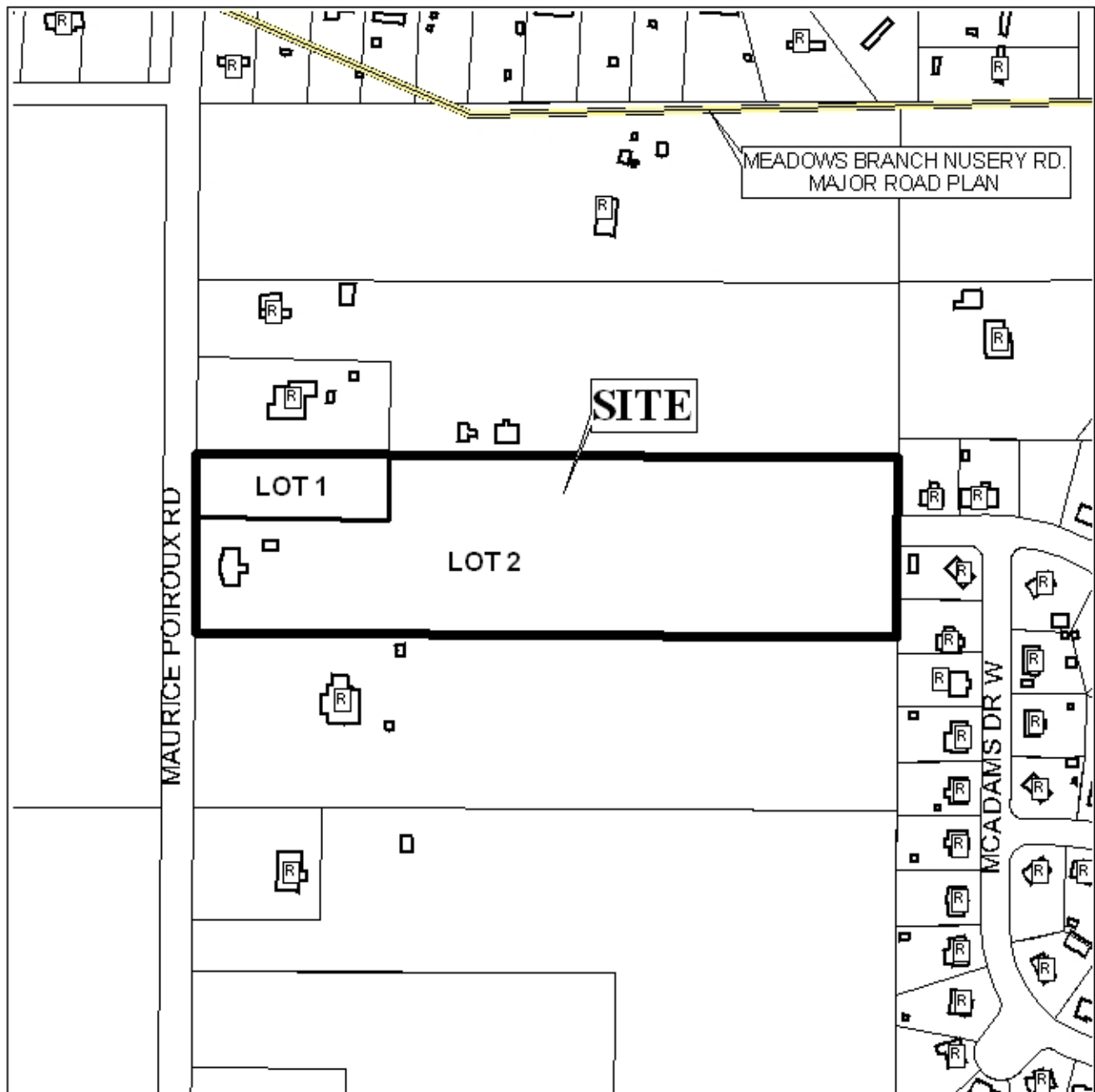
REQUEST Subdivision

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GEORGE V. POIROUX ESTATES SUBDIVISION



APPLICATION NUMBER 10 DATE January 5, 2006

LEGEND

