

T. TODD MARTIN SUBDIVISION

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

The plat illustrates the proposed 7.2 acre \pm , 3 Lot subdivision which is located at 7358 and 7360 Moffett Road (North side of Moffett Road, 300' \pm West of Woodard Drive). The application states that the subdivision is served by public water and sanitary facilities.

The purpose of this application is to reconfigure five parcels into 3 legal lots of record. It appears that four of the five parcels were established prior to 1984, and that the fifth is being re-incorporated into the parcel from which it appears to have been taken.

The site is located on Moffett Road (US Highway 98), which is shown as a major street on the Major Street Plan component of the Comprehensive Plan; and as such, requires a minimum right-of-way of 100'. The plat indicates that this section of Moffett Road has a variable right-of-way. Therefore, dedication sufficient to provide a minimum of 50' from centerline should be required.

Additionally, as Moffett Road is a major street, access management is a concern. Therefore a limitation on the number of curb cuts would be appropriate. Given the amount of linear frontage and the proposed configuration, a maximum of two curb cuts would be appropriate.

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, compliance with the City of Mobile stormwater and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances should be submitted to the Planning Section of Urban Development prior to the signing of the final plat, if approved.

The 25-foot minimum building setback lines, required in Section V.D.9., are not shown, but would be required on the final plat.

Given the unusual configuration of the existing parcels, it is not possible for Lot 3 to be resubdivided in the future, unless additional frontage on a county maintained road is provided. Therefore, if approved, a note should be required on the final plat stating that there be no future resubdivision of Lot 3 unless additional adequate frontage on a county maintained road is provided. Additionally, there are issues relating to the access for Lot 3 as proposed.

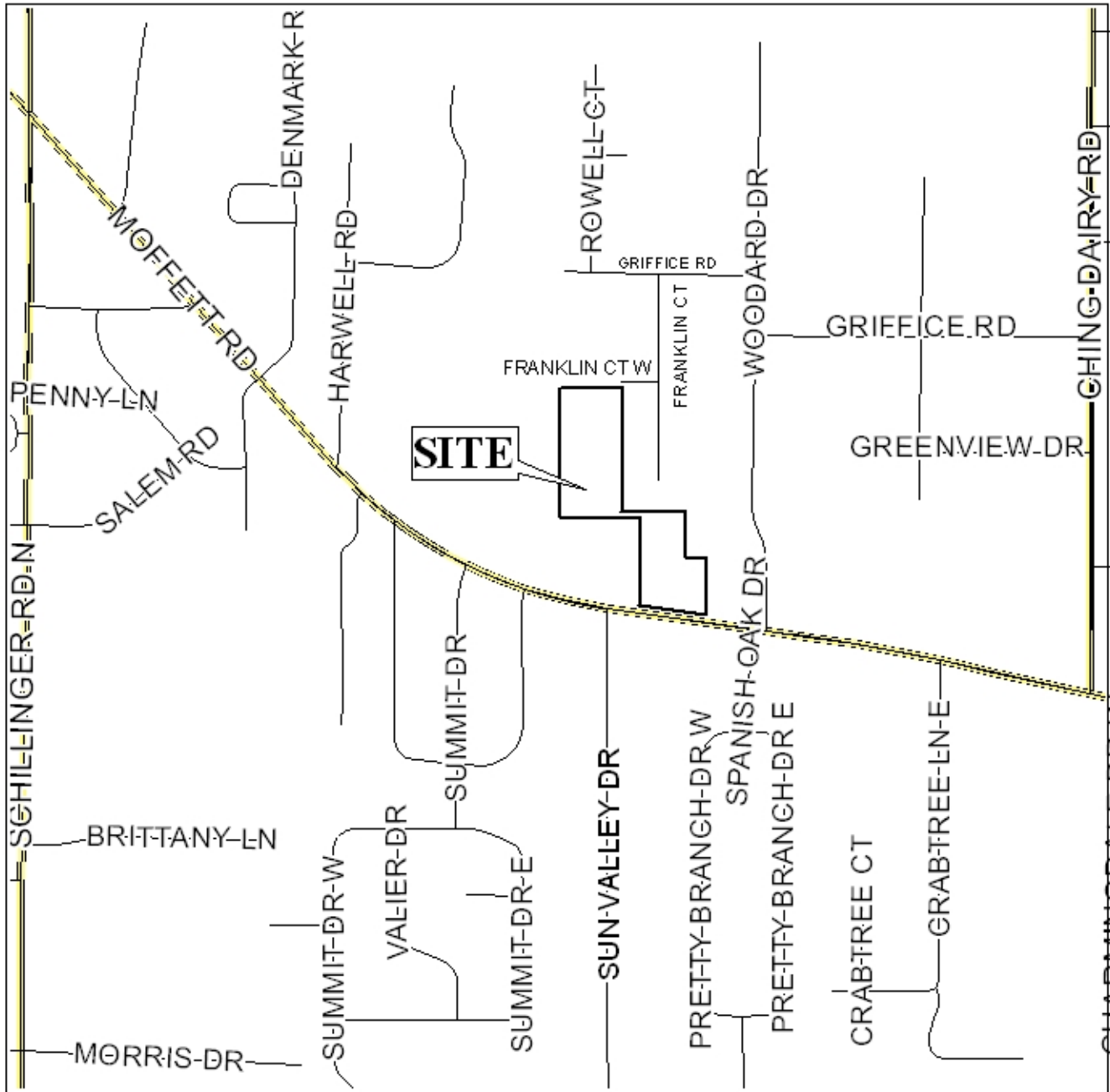
Lot 3 is somewhat of a flag parcel, with approximately 43' of frontage on Moffett Road. However, that access strip then tapers down to approximately 18' where it joins the "body" of the lot. The minimum standard for such access strips on "flag lots" is 25'. The plat shows an ingress / egress easement totaling 24', and running along the lot line between lots 2 and 3,

coinciding with the existing curb cut to Moffett Road. While this easement would provide for access, the lot line between Lots 2 and 3 could easily be reconfigured to maintain a minimum width of 25' for the Lot 3 access strip.

The plat also reflects the relocation of a water and sewer easement, which should be coordinated with and approved by MAWSS.

Based on the preceding, it is recommended that Section V.D.3 be waived and the plat granted Tentative Approval subject to the following conditions: 1) dedication of sufficient right-of-way to provide a minimum of 50' from centerline of Moffett Road; 2) placement of a note on the final plat stating that the subdivision is limited to a maximum of two curb cuts to Moffett Road; 3) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development and the Mobile County Engineering Department, certifying that the stormwater detention and drainage facilities comply with the City of Mobile stormwater and flood control ordinances prior to the signing and recording of the final plat; 4) placement of a note on the final plat stating that there be no future resubdivision of Lot 3 unless additional adequate frontage on a county maintained road is provided; 5) the lot line between lots 2 and 3 be reconfigured to provide a minimum width of 25' for the entire frontage/access strip of Lot 3; 6) placement of the required minimum building setback line on the final plat; and 7) provision of verification that the relocation of the water and sewer easement has been approved by MAWSS.

LOCATOR MAP



APPLICATION NUMBER 5 DATE January 18, 2007

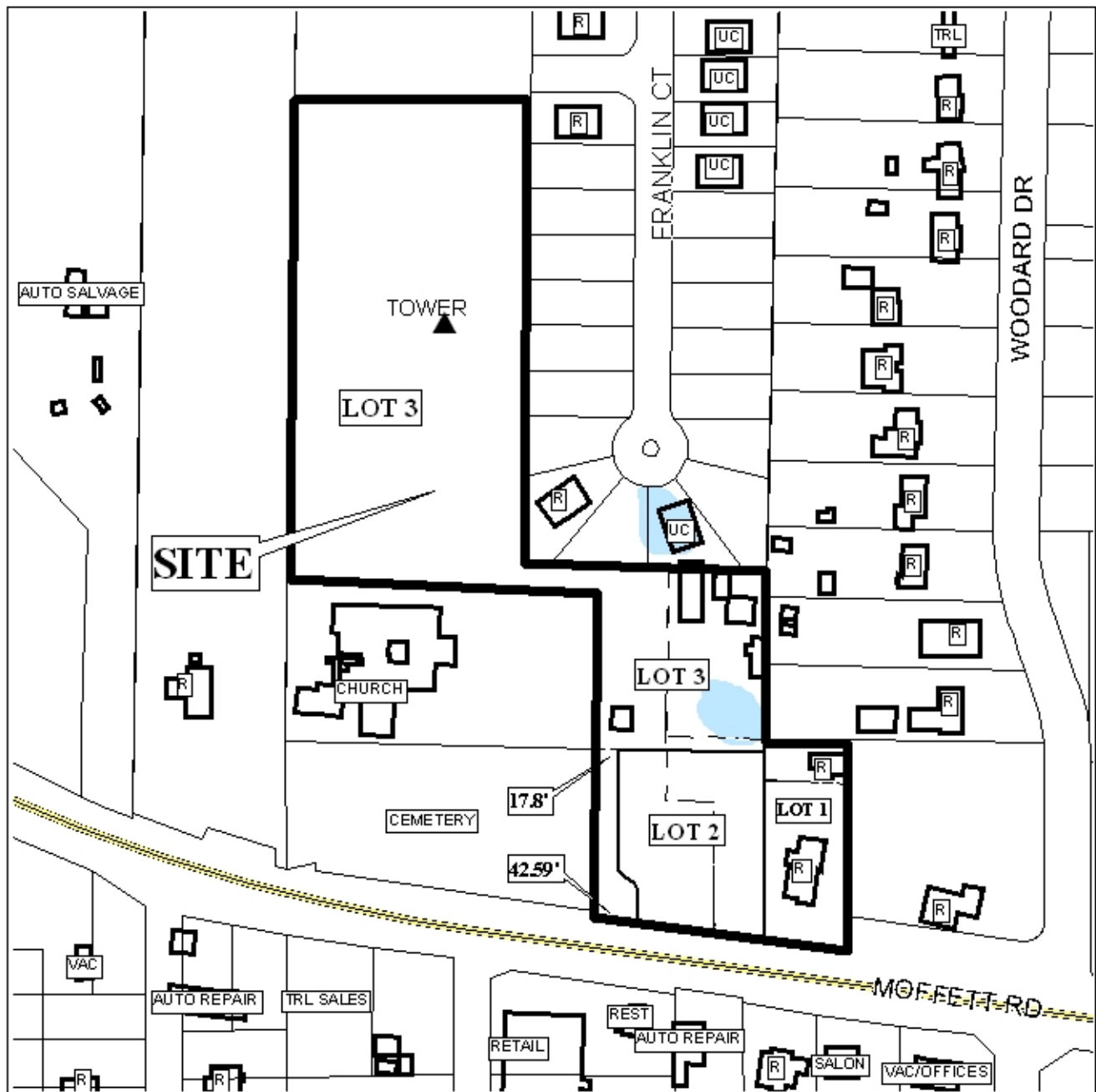
APPLICANT T. Todd Martin Subdivision

REQUEST Subdivision



NTS

T. TODD MARTIN 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
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