

HADLEY SUBDIVISION

Engineering Comments: Development of property must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 4.2± acre, 4-lot subdivision located on the Southeast corner of Leroy Stevens Road and Fordham Road, which is located in the County. The site is served by public water and individual septic systems.

The purpose of the application is to create four lots of record from a metes and bounds parcel.

The site fronts Leroy Stevens Road and Fordham Road, and have an 80-foot and 60-foot rights-of-way, which are in compliance with the minor street standards of the Subdivision Regulations. As a means of access management, Lots 1, 2 & 3 should be allowed one curb cut each to Fordham Road and Lot 4 should be allowed one curb cut to Fordham Road and Leroy Stevens Road, all curb cuts location, size and design should be approved by County Engineering.

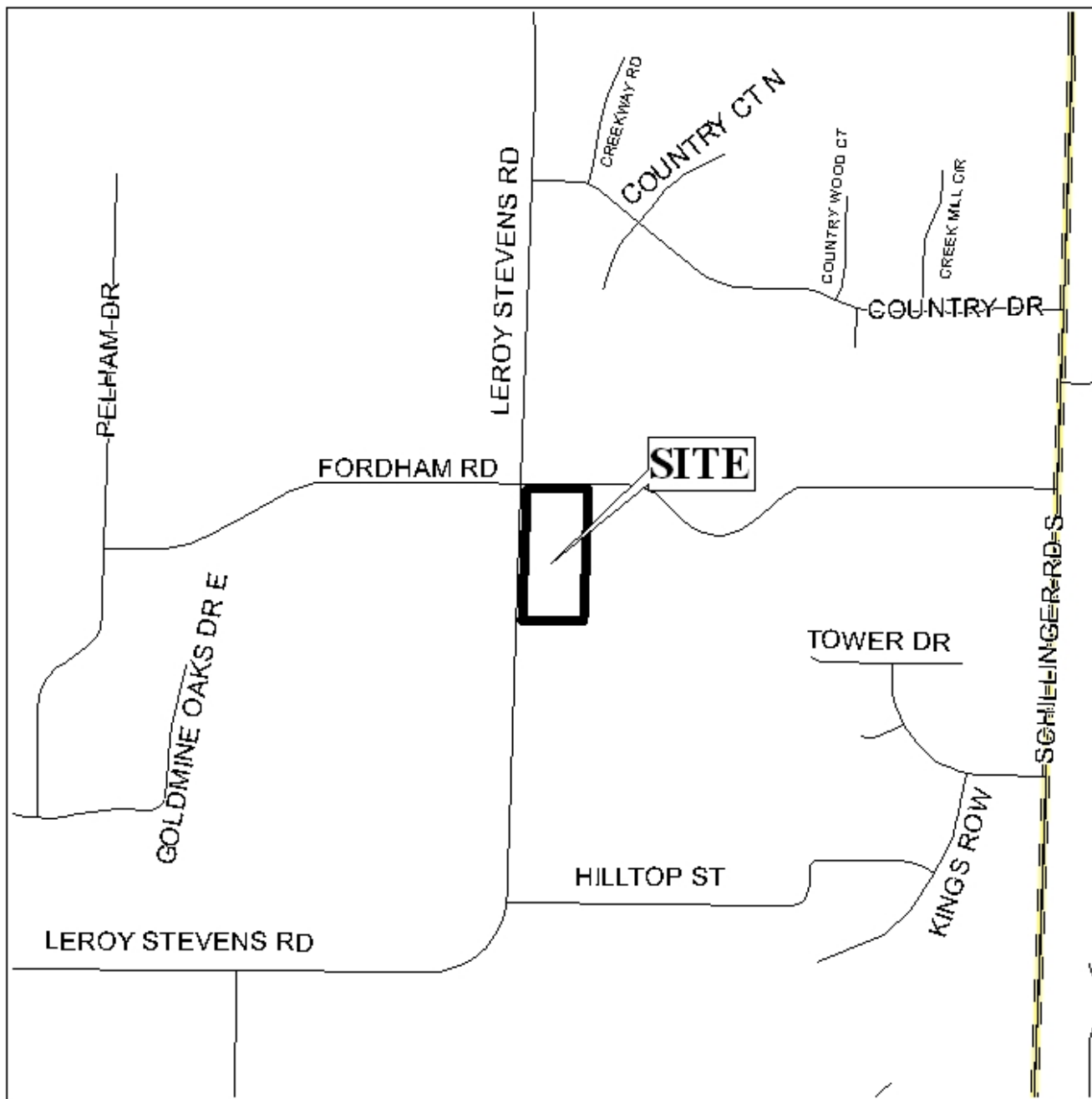
While the site is in the County, the applicant's engineer will be required to certify that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat, if approved.

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 lines, required in Section V.D.9., are not shown, but would be required on the final plat along Leroy Stevens Road and Fordham Road, if approved.

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 conditions: 1) the placement of a note on the final Plat stating that Lots 1-3 be allowed one curb cut each to Fordham Road and Lot 4 be allowed one curb cut to Fordham Road and Leroy Stevens Road, all curb cuts location, size and design are to be approved by County Engineering; 2) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat; 3) 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; and 4) the placement of the 25-foot minimum building setback lines on the Final Plat.

LOCATOR MAP

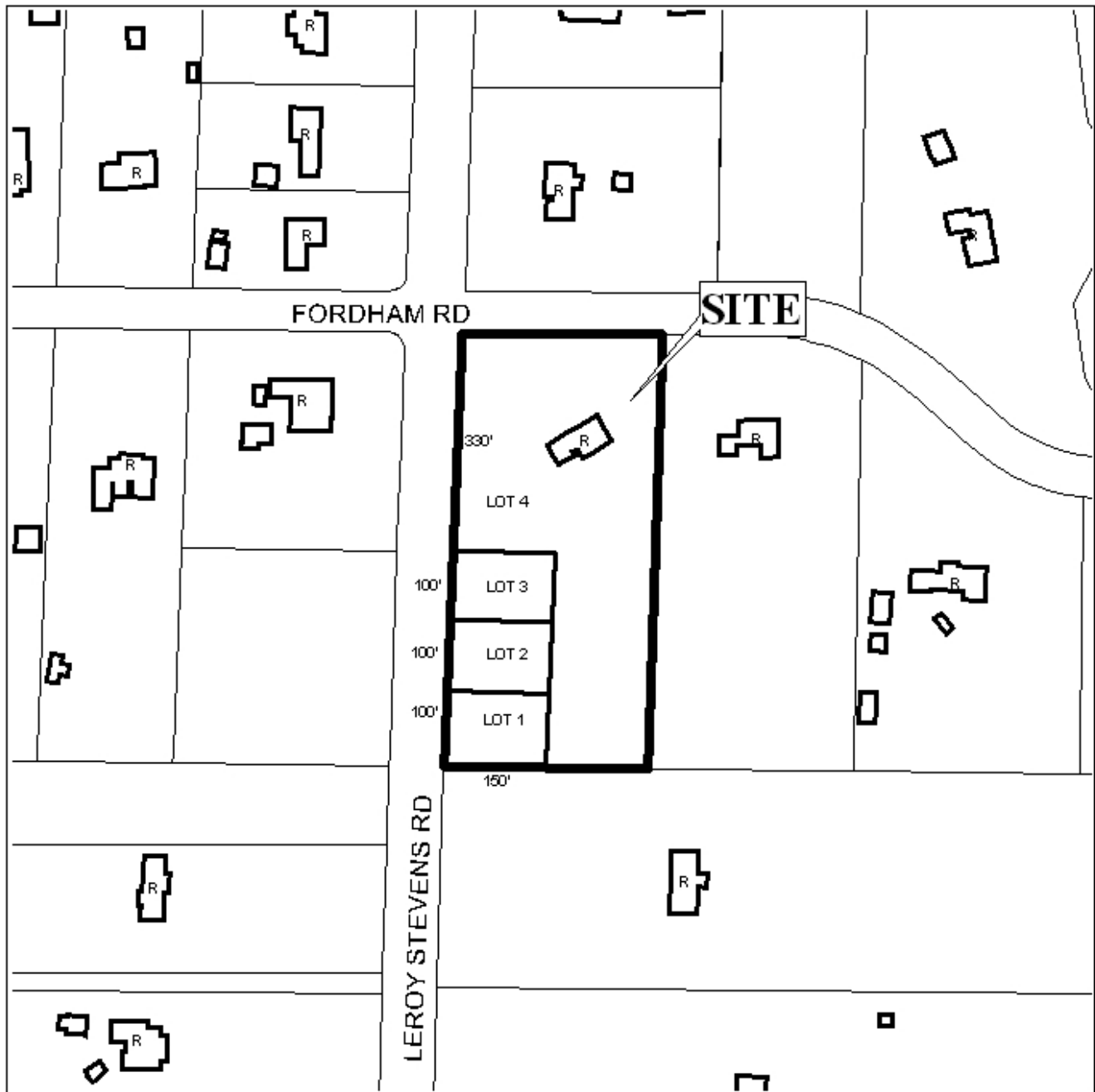


APPLICATION NUMBER 13 DATE January 4, 2007
APPLICANT Hadley Subdivision
REQUEST Subdivision



NTS

HADLEY 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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