

## **HUFF FAMILY DIVISION**

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.

Mobile Area Water and Sewer Systems Comments: No Comments

The plat illustrates the proposed 10± acre, 3 lot subdivision, which is located on the East side of Maurice Poiroux Road, 990'+ South of Leytham Road – within the planning jurisdiction. The site is served by city water and individual septic tanks.

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

The site fronts Maurice Poiroux Road with 60' of right-of-way, compliant with the Subdivision Regulations for minor streets without curb and gutter. Therefore, no dedication is required.

Proposed Lots 2 and 3 will be flag lots with 35' and 25' of frontage respectively on Maurice Poiroux Road. Therefore, waiver of Section V.D.1. and V.D.3. will be required. However, there does not appear to be any other flag lots in the immediate vicinity, thus no precedence can be found to recommend approval for the proposed subdivision. But if approved, a note should be placed on the final plat stating that no future subdivision of Lots 2 and 3 will be allowed until additional adequate frontage on a public street is provided.

The site has approximately 330' of frontage along Maurice Poiroux Road. If approved, a note should be placed on the final plat stating that each lot is limited to one curb cut to Maurice Poiroux Road.

The proposed lots meet the minimum size requirement for developments with access to public water and individual septic tanks. However, it is requested that the applicant revise the preliminary plat to label the lots with their sizes in square feet, or provide a table on the plat with the same information.

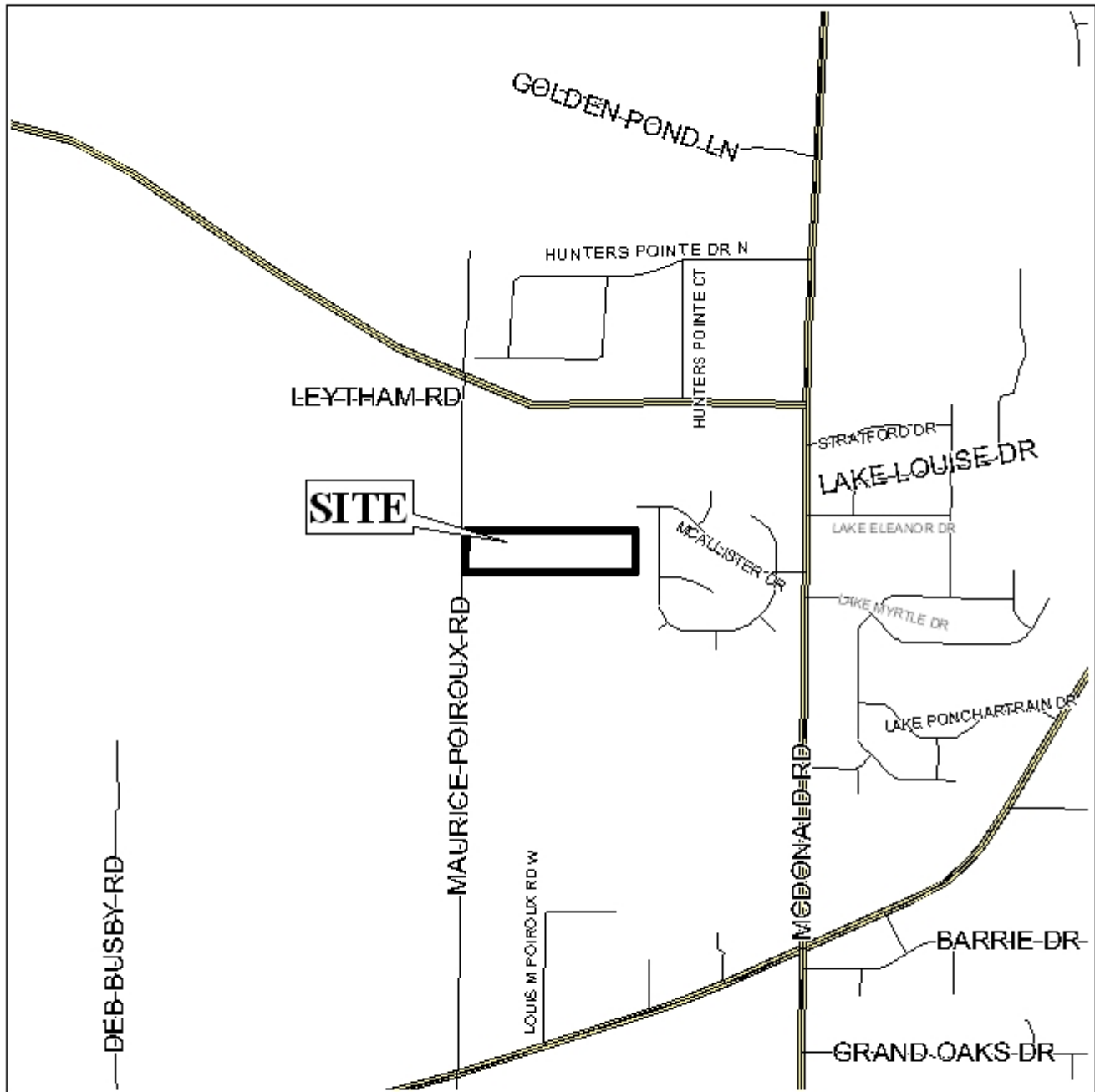
The site is located in the county. If approved, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations.

While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. If approved, a letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

Based on the preceding, this application is recommended for denial because it is in violation of Sections V.D.1. and V.D.3. of the Subdivision Regulations. However, if the subdivision is approved, it should be subject to the following conditions:

- 1) placement of a note on the final plat stating that no future subdivision of Lots 2 and 3 will be allowed unless adequate frontage on a public street is provided;
- 2) placement of a note on the final plat stating that each lot is limited to one curb cut to Maurice Poiroux Road, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) labeling of the lots with their sizes in square feet (in addition to acreage), or the provision of a table on the plat with the same information;
- 4) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations.
- 5) submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.

# LOCATOR MAP



APPLICATION NUMBER 27 DATE January 3, 2008

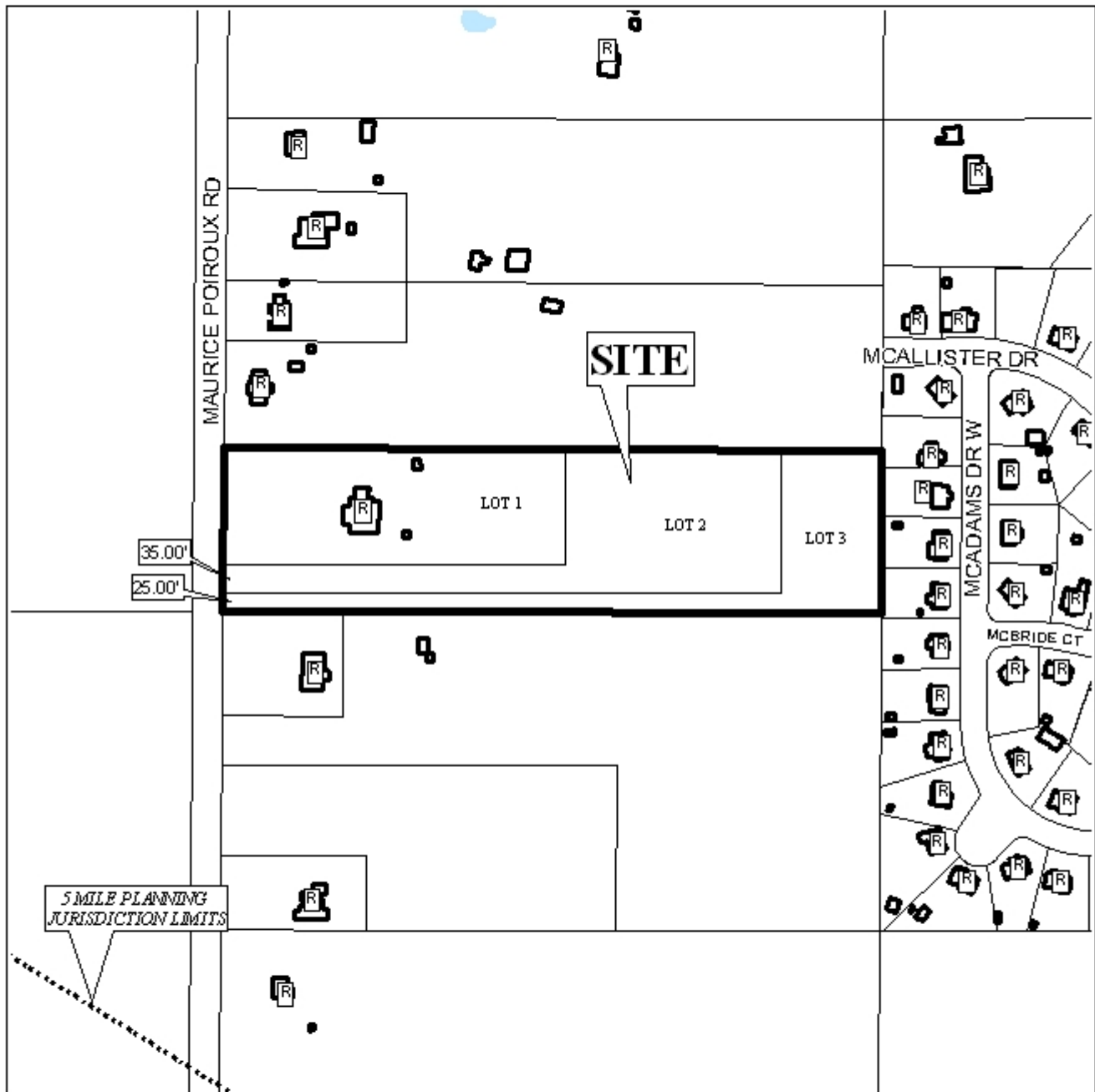
APPLICANT Huff Family Subdivision

REQUEST Subdivision



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# HUFF FAMILY SUBDIVISION



APPLICATION NUMBER 27 DATE January 3, 2008

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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