

## **PROVISION POINTE SUBDIVISION**

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.

Fire-Rescue Department Comments: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile. Commercial buildings and sites within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

MAWSS Comments: No comments.

The plat illustrates the proposed 2 lot, 1.4 ± acre subdivision which is located at the East terminus of Janita Road and is located within the planning jurisdiction. The applicant states that the subdivision is served by public water and sewer systems.

The purpose of this application is to create a 2 lot subdivision from 1 legal lot of record. The proposed lots are located at the terminus of Janita Road.

The proposed lot sizes will meet the minimum size and width requirements of the Subdivision Regulations.

Development of the site will require the construction of a new 96-foot-diameter cul-de-sac to meet the International Fire Code.

It should be noted that there are 30' building setbacks shown on the West side of each of the proposed lots, as well as 40' building setbacks on the North of Lot 1 and the South of Lot 2 respectively. The Subdivision Regulation requires only a 25' minimum building setback from the side of the property adjacent to the street.

The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species. A note on preliminary plat reflects this requirement, and should also appear on the final plat.

The 25-foot minimum building setback is shown on the plat, and should remain on the Final Plat.

This site is located in the County, thus any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the

Subdivision Regulations. The note regarding this requirement should also appear on the final plat.

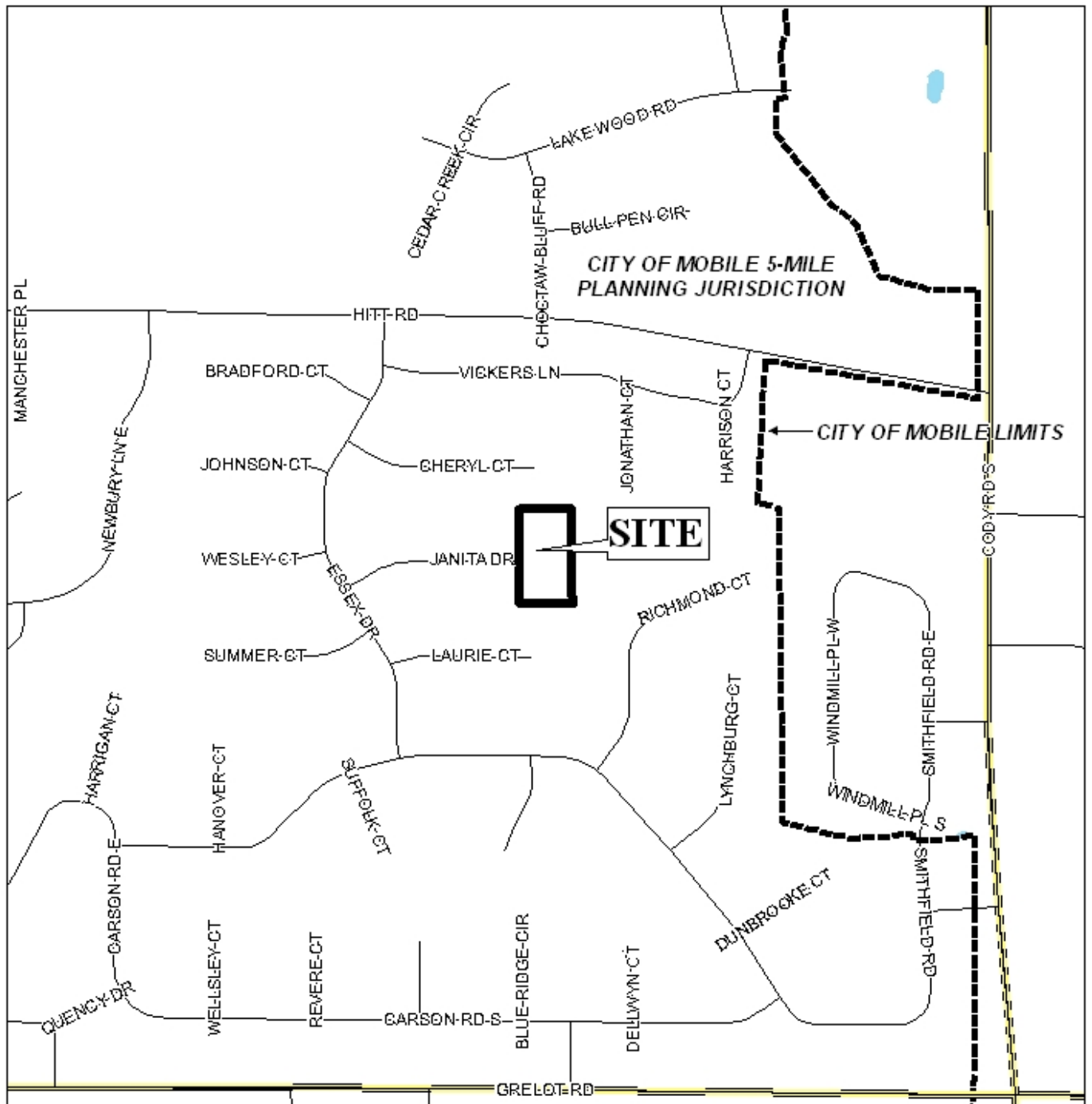
The site will have to comply with the City of Mobile storm water and flood control ordinances. The note on the preliminary plat regarding this requirement should also appear on the final plat.

The lot size information on the preliminary plat should be retained for the Final Plat.

Based on the preceding, the application is recommended for Holdover, subject to the following conditions:

- 1) illustration of the cul-de-sac to meet the International Fire Code;
- 2) illustration of a 25' minimum building setback from the cul-de-sac; and
- 3) placement of a note on the Final Plat stating that each lot is limited to one curb-cut, with the size, design and location to be approved by Mobile County Engineering;
- 4) placement of a note on the Final Plat limiting each lot to one curb cut each to Janita Drive, with the size, design, and location of all curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 5) *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.8. of the Subdivision Regulations; and*
- 6) placement of lot size information on the Final Plat.

# LOCATOR



APPLICATION NUMBER 3 DATE December 16, 2010

APPLICANT Provision Point Subdivision

REQUEST Subdivision



# PROVISION POINT SUBDIVISION



APPLICATION NUMBER 3 DATE December 16, 2010

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





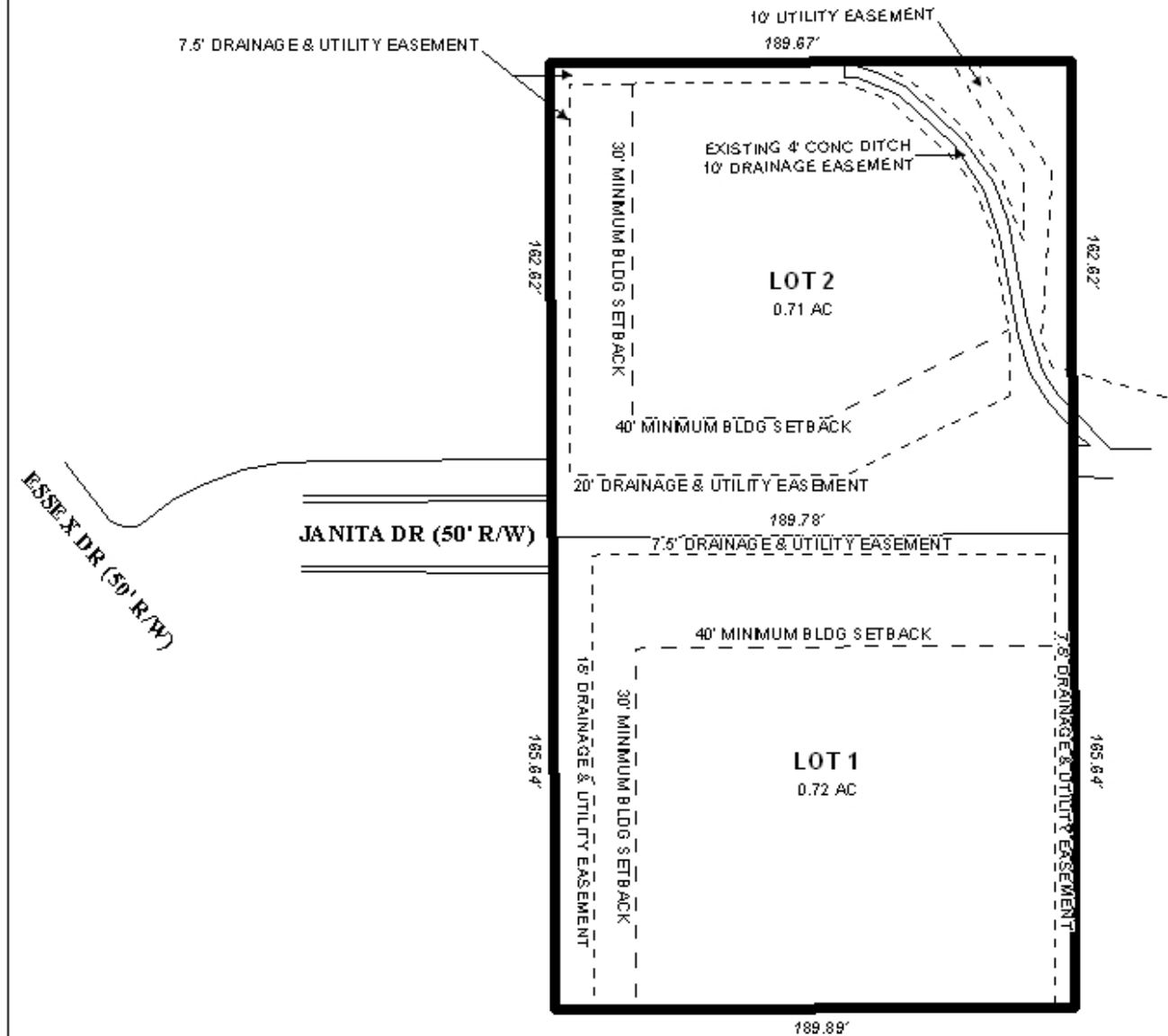
# PROVISION POINT SUBDIVISION



APPLICATION NUMBER 3 DATE December 16, 2010



# DETAIL SITE PLAN



APPLICATION NUMBER 3 DATE December 16, 2010  
APPLICANT Provision Point Subdivision  
REQUEST Subdivision

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