

FRENCHMAN'S HOLLOW SUBDIVISION, **RESUBDIVISION OF LOT 1**

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: All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

MAWSS Comments: No comments.

The preliminary plat illustrates the proposed 3-lot, 6.4± acre subdivision which is located on the East side of Maurice Poiroux Road, 2/10± mile North of Old Pascagoula Road. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by city water and septic systems. The purpose of this application is to create three legal lots of record from one legal lot of record.

The proposed lots front Maurice Poiroux Road. Maurice Poiroux Road is a paved minor street without curb and gutter. As a paved minor street without curb and gutter, this street requires a 60' wide right-of-way width. The existing right-of-way width is depicted as 60' on the preliminary plat, and should be retained as such on the Final Plat, if approved.

The proposed site configurations for Lots 1 and 2 are standard; however, the proposed configuration for Lot 3 creates an irregular-shaped, flag lot. According to Section V.D.1. of the Subdivision Regulations, panhandle or flag lots are generally not allowed, but may be permitted in those locations where varied and irregularly-shaped lot designs are common and the informality of design is consistent with other lots in the vicinity; where unusual circumstances such as an odd shaped lot exists; separate disparate uses that exist on a single lot; where there are natural or pre-existing man-made barriers which may cause an undue hardship on the land owner; or in the case of a family division. It appears that there are other flag lots located within close proximity to the subject site that have been previously approved by the Planning Commission, and is a general characteristic of the area.

The 25-foot minimum building setback line is depicted on the preliminary plat along Maurice Poiroux Road for the proposed lots. If approved, the 25' minimum building setback line should be retained on the Final Plat.

A note should be placed on the Final Plat stating that there shall be no further subdivision of Lot 3 will be allowed until such time as additional frontage on a public or compliant private street is provided, if approved.

According to the Subdivision Regulations, lots served by city water and septic systems are required to be a minimum of 15,000 square feet. The proposed lot dimensions range in size from 51,343 square feet to 154,113 square feet, thus, reflecting compliance with Subdivision Regulations. The lot size information is depicted in both square feet and in acres on the preliminary plat; and should be retained on the Final Plat, if approved.

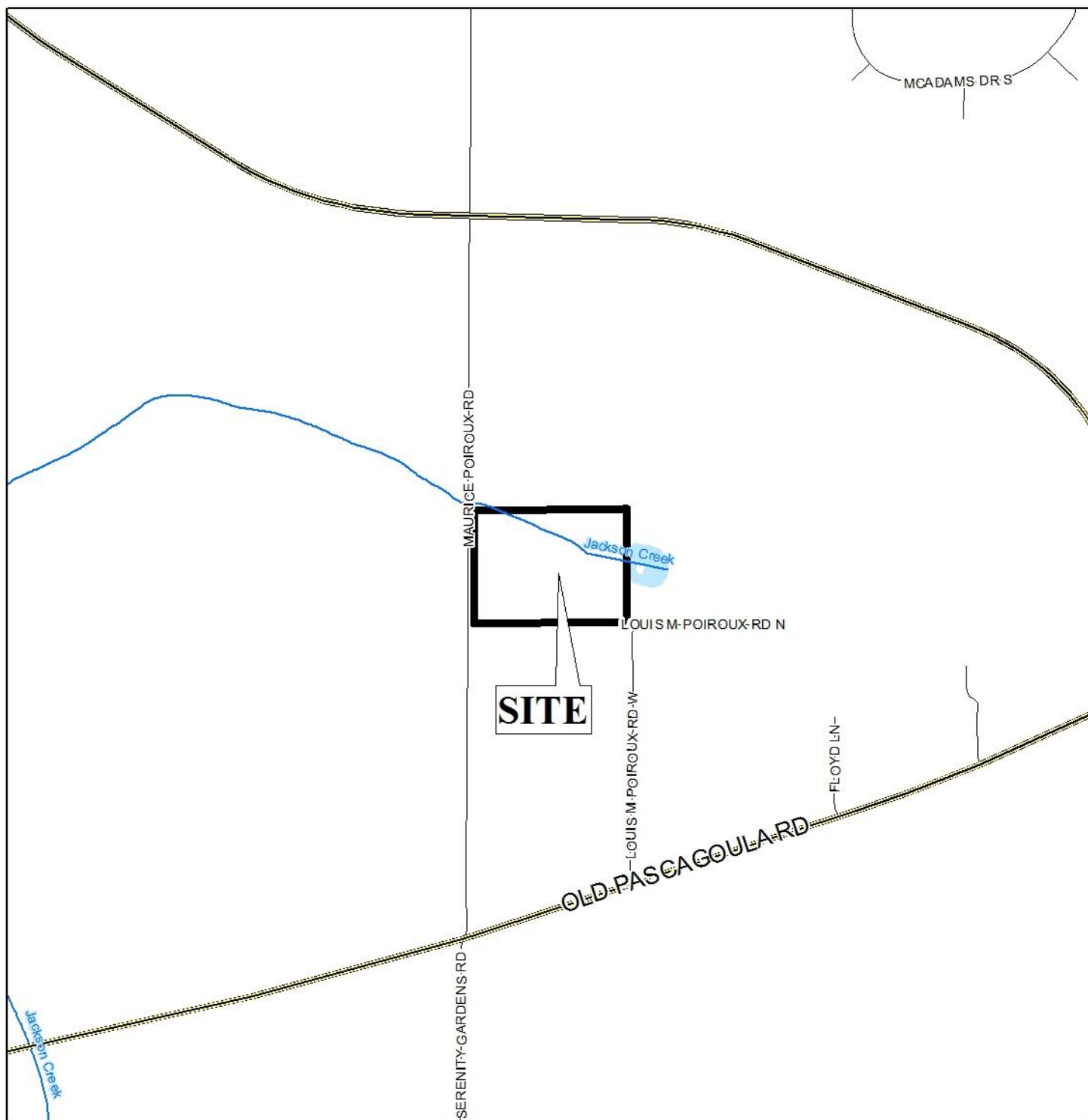
As a means of access management, a note should be placed on the Final Plat, if approved, stating that Lots 1, 2, and 3 are limited to one curb cut each to Maurice Poiroux Road, with any changes to the size, design and location of the curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards.

This site is located in the County; therefore, 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. A note should be placed on the Final Plat, if approved.

With a waiver of Section V.D.1 of the Subdivision Regulations, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Retention of the 60' wide right-of-way width along Maurice Poiroux Road;
- 2) Retention of the 25-foot minimum setback line along Maurice Poiroux Road;
- 3) Placement of a note stating that there shall be no further subdivision of Lot 3 will be allowed until such time as additional frontage on a public or compliant private street is provided;
- 4) Retention of the lot size information in both square feet and in acres for each lot;
- 5) Placement of a note on the Final Plat stating that Lots 1, 2, and 3 are limited to one curb cut each to Maurice Poiroux Road, with any changes to the size, design and location of the curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 6) Placement of a note on the Final Plat stating this site is located in the County, and therefore 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;
- 7) Compliance with 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.);and,*
- 8) Compliance with Fire Department comments and placement of a note *(Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC)).*

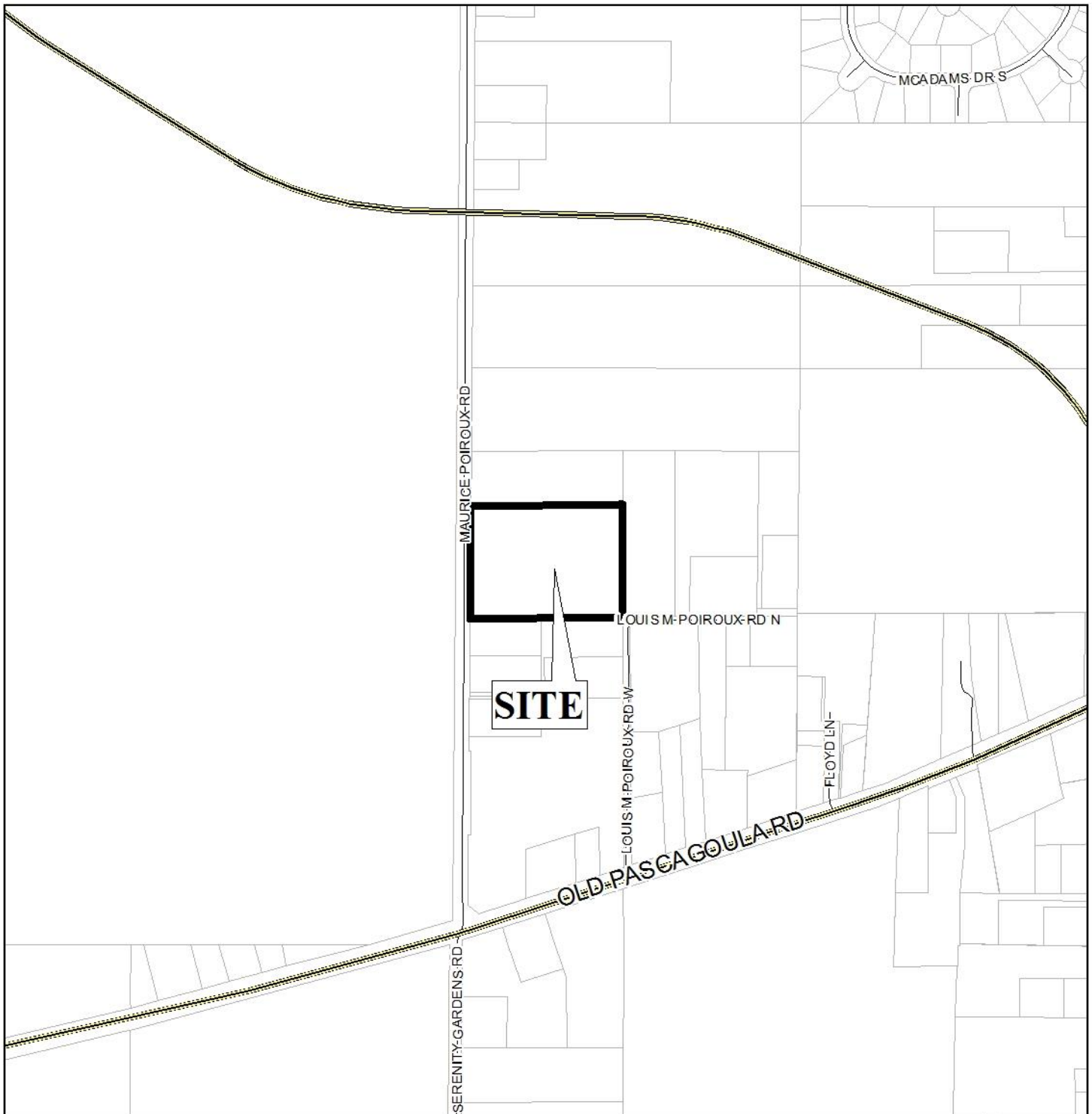
LOCATOR MAP



APPLICATION NUMBER 4 DATE June 1, 2017
APPLICANT Frenchman's Hollow Subdivision, Resubdivision of Lot 1
REQUEST Subdivision



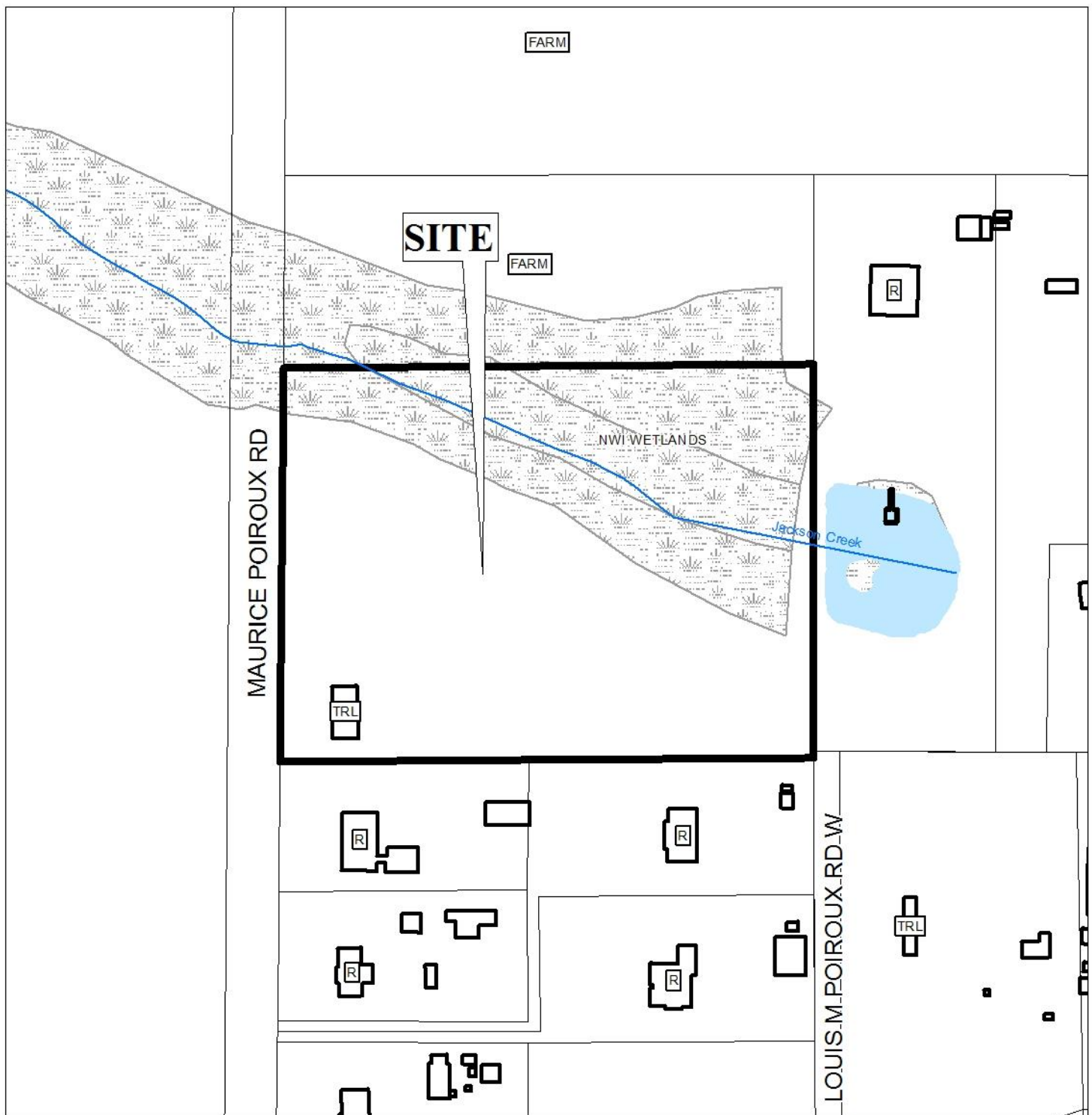
LOCATOR ZONING MAP



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 R-A	 R-3	 T-B	 B-2	 B-5	 MUN	 SD-WH	 T5.1
 R-1	 R-B	 B-1	 B-3	 I-1	 OPEN	 T3	 T5.2
 R-2	 H-B	 LB-2	 B-4	 I-2	 SD	 T4	 T6



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DETAIL SITE PLAN

MAURICE POIROUX RD 60' R/W

446.64'

25' SETBACK

LOT 1

LOT 2

618.57'

25' SETBACK

LOT 3

447.32'

619.09'

LOUIS M POIROUX RD W
60' R/W (PRIVATE RD)

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NTS

