GEORGE V. POIROUX FAMILY DIVISION 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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

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.

MAWWS Comments: No comments.

The plat illustrates the proposed 2-lot, 9.0± acre subdivision which is located on the East side of Maurice Poiroux Road, 785'± South of Leythan Road. The applicant states that the subdivision is served by public water service and individual septic tanks.

The purpose of this application is to resubdivide an existing legal lot of record into two legal lots of record. The existing lot is part of a two-lot subdivision, George V. Poiroux Estates Subdivision, approved by the Commission in January, 2006. The same applicant now proposes to create two lots from the larger of the two lots created by the previous subdivision.

The proposed lots meet the minimum size requirements as regulated by Section V.D.2. of the Subdivision Regulations. The existing lot is a flag lot and the two proposed lots would both be flag lots. Proposed Lot 1 would be of a nature characteristic of other flag lots in the vicinity, most notably the lots in Huff Family Subdivision which is adjacent to the South of the subject site and was approved by the Commission in January, 2008. Proposed Lot 2 would wrap around three sides of proposed Lot 1 and would have one 25' wide "pole" on one side fronting Maurice Poiroux Road, and the other side would have approximately 160' of frontage along Maurice Poiroux Road but would narrow to a 25' wide "pole" accessing the rear of the lot. In essence, the rear of the lot would have two 25' wide "poles" in which to access Maurice Poiroux Road. However, that rear portion fronts the West terminus of McAllister Drive, an opened 50' public right-of-way. This would allow for future subdivision of the rear portion of the lot via construction and dedication of an extension of McAllister Drive.

Although the Subdivision Regulations were amended in April, 2008, to generally prohibit flag lot subdivisions, allowances were made for family subdivisions and in instances where other flag lots are common in the vicinity. Proposed Lot 1 would be common with the adjacent Huff Family Subdivision and a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations would be in order. The configuration of proposed Lot 2 is not generally characteristic of other flag lots in the vicinity; however, the Subdivision Regulations do no specify that lots must be consistent with other flag lots in the case of family subdivisions. And proposed Lot 2 would make the allowance for future subdivision via street construction and dedication at the rear. A waiver of Sections V.D.1. and V.D.3. would be required for proposed Lot 2, also. A note should also be required on the Final Plat stating that there shall be no further resubdivision of Lot 2 until such time AS McAllister Drive is extended into the site, or additional frontage onto a paved public street is provided.

The site fronts on Maurice Poiroux Road with a compliant 60' right-of-way: therefore, no dedication would be required. As a means of access management, a note should be required on the Final Plat stating that each lot is limited to one curb cut to Maurice Poiroux Road, with the curb cut for Lot 2 to be on the wide portion fronting the road and not on the 25' "pole" section, with the size, location and design of all curb cuts to be approved by County Engineering and conform to AASHTO standards.

The plat should be revised to remove the 25' building setback from the frontage of the two "poles" along Maurice Poiroux Road and relocate them 25' from the "pole", within the lots. A 25' minimum building setback line should also be illustrated at the West terminus of McAllister Drive. The lots should be labeled with their sizes in square feet and acres, or a table should be furnished on the Final Plat providing the same information.

While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the Final Plat, if approved, stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

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.

The site is located in the county. Therefore, a note should be placed on the Final Plat stating that any lots developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.

Based on the preceding, this application is recommended for tentative approval subject to the following conditions:

1) placement of a note on the Final Plat stating that each lot is limited to one curb cut to Maurice Poiroux Road, with the curb cut for Lot 2 to be on the wide portion fronting the road and not on the 25' "pole" section, with the size, location and design of all curb cuts to be approved by County Engineering and conform to AASHTO standards;
2) placement of a note on the Final Plat stating that there shall be no further resubdivision of Lot 2 until such time that McAllister Drive is extended into the site or additional frontage onto a paved public street is provided;
3) revision of the plat to remove the 25' building setback from the frontage of the two "poles" along Maurice Poiroux Road and relocate them 25' from the "pole", within the lots;
4) illustration of a 25' minimum building setback line at the West terminus of McAllister Drive;
5) labeling of the lots with their sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
6) placement of a note on the Final Plat stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
7) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species prior to the issuance of permits for land disturbance or building activities; and
8) 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.

Revised for the June 17th meeting:

This application was heldover from the June 3rd meeting to allow the applicant to reconfigure the proposed subdivision as discussed at the meeting.

A revised plat was submitted eliminating the "pole" for proposed Lot 2 along the South side of proposed Lot 1 and shifting proposed Lot 1 completely to the South property line, including its "pole". This reconfiguration eliminates the two wrap-around "poles" of the original plat submission while still maintaining almost the same original buildable site configurations of the two lots. This new configuration is more characteristic of existing flag lots in the vicinity.

Based on the revised plat submitted, with a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations, this application is recommended for Tentative Approval, subject to the following conditions:

1) *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 of all curb cuts to be approved by County Engineering and conform to AASHTO standards;*
2) *placement of a note on the Final Plat stating that there shall be no further resubdivision of Lot 2 until such time that McAllister Drive is extended into the site or additional frontage onto a paved public or private street is provided;*
3) *illustration of the 25' minimum building setback line for Lot 1, as measured from the West line of the buildable site;*
4) *illustration of the 25' minimum building setback line for Lot 2 as measured from the Maurice Poiroux Road right-of-way;*
5) *illustration of a 25' minimum building setback line at the West terminus of McAllister Drive;*
6) *labeling of the lots with their sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;*
7) *placement of a note on the Final Plat stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;*
8) *placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species prior to the issuance of permits for land disturbance or building activities; and*
9) *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.*

LOCATOR MAP

APPLICATION NUMBER 4 DATE June 17, 2010

APPLICANT George V. Poiroux Family Division Subdivision

REQUEST Subdivision

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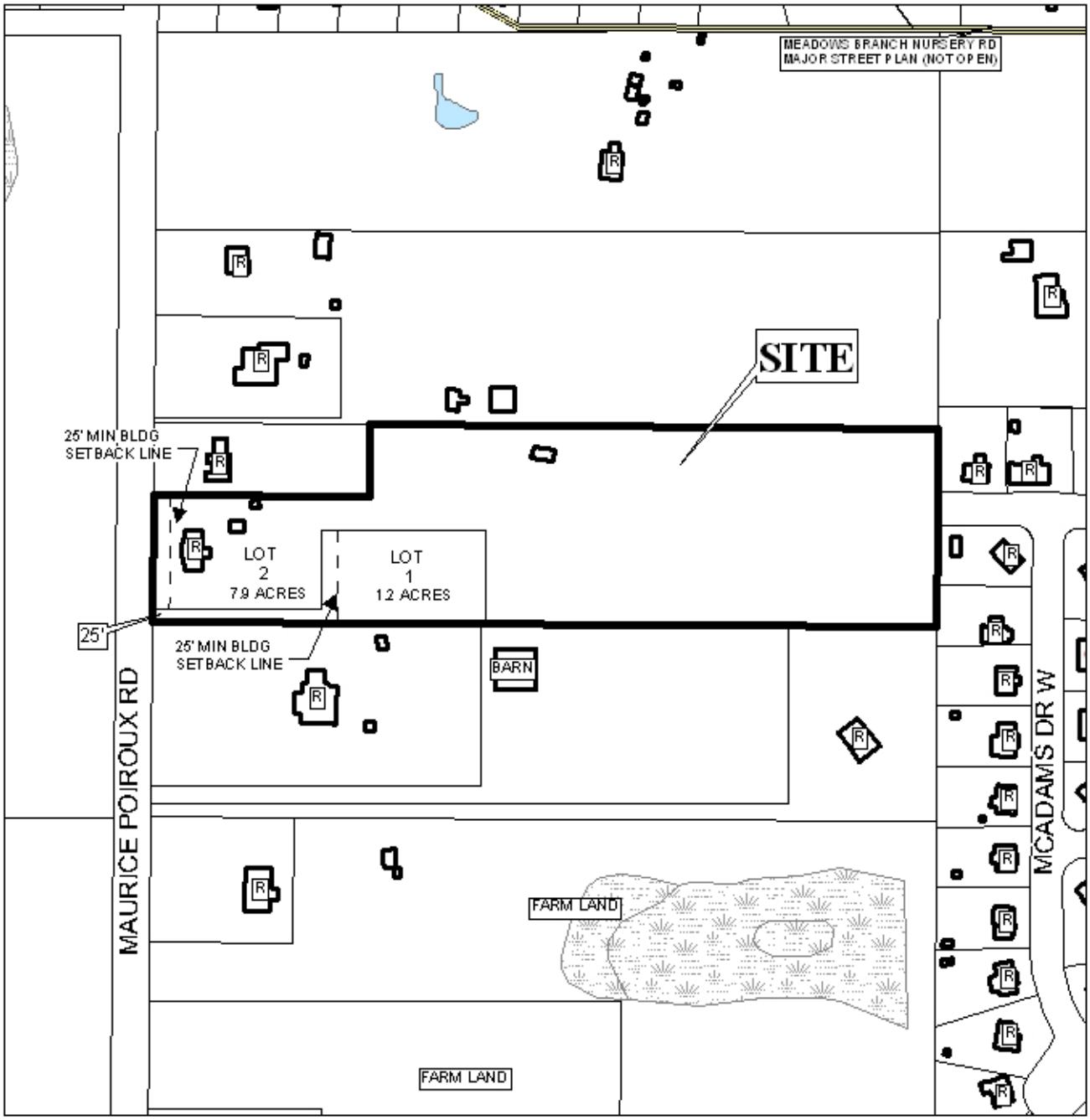
NTS

GEORGE V. POIROUX FAMILY DIVISION SUBDIVISION



APPLICATION NUMBER 4 DATE June 17, 2010

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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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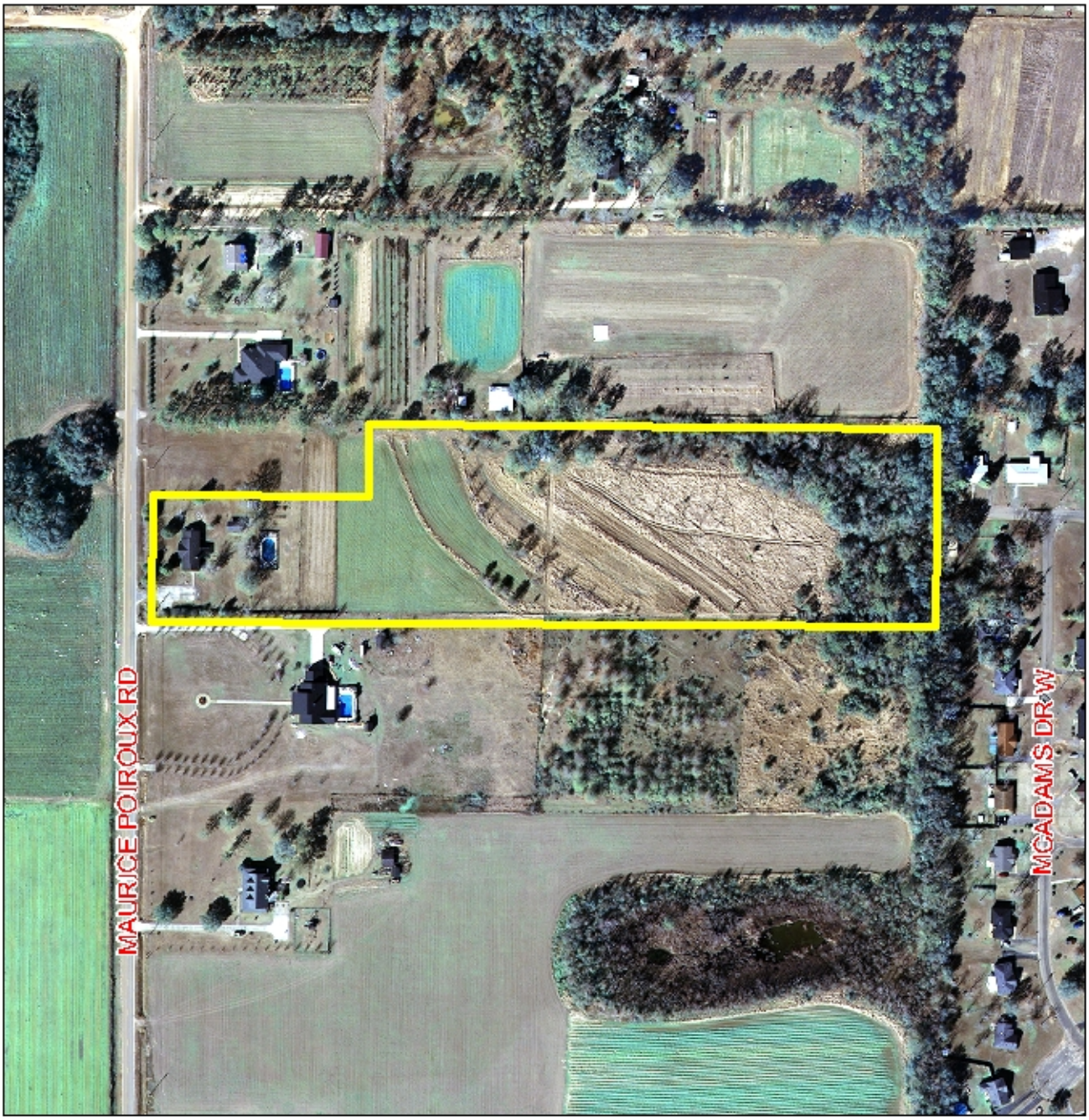
GEORGE V. POIROUX FAMILY DIVISION SUBDIVISION



APPLICATION NUMBER 4 DATE June 17, 2010

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