

JOSEPH MALLON 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: 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 1-lot, 2.7± acre subdivision which is located on the East side of Padgett Switch Road, 2/10 mile± South of Half Mile Road. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by city water and individual septic tanks. The purpose of this application is to create one (1) legal lot of record from one (1) metes and bounds parcel.

The proposed lot fronts Padgett Switch Road, a major street on the Major Street Plan that requires a 100' right-of-way width. The preliminary plat does not provide a right-of-way width for Padgett Switch Road. If approved, the preliminary plat should be revised to reflect dedication sufficient to provide a minimum 50' from the centerline of Padgett Switch Road.

In accordance with Section V.D.2. of the Subdivision Regulations, the proposed lot exceeds the 15,000 square foot minimum lot size requirement for lots served by public water and individual septic tanks. 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.

A 25' foot minimum building setback line is illustrated on the preliminary plat along Padgett Switch Road and, if approved, should be retained on the Final Plat, adjusted for any dedication.

As a means of access management, a note should be placed on the Final Plat, if approved, stating that Lot 1 is limited to two curb cuts, with the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards.

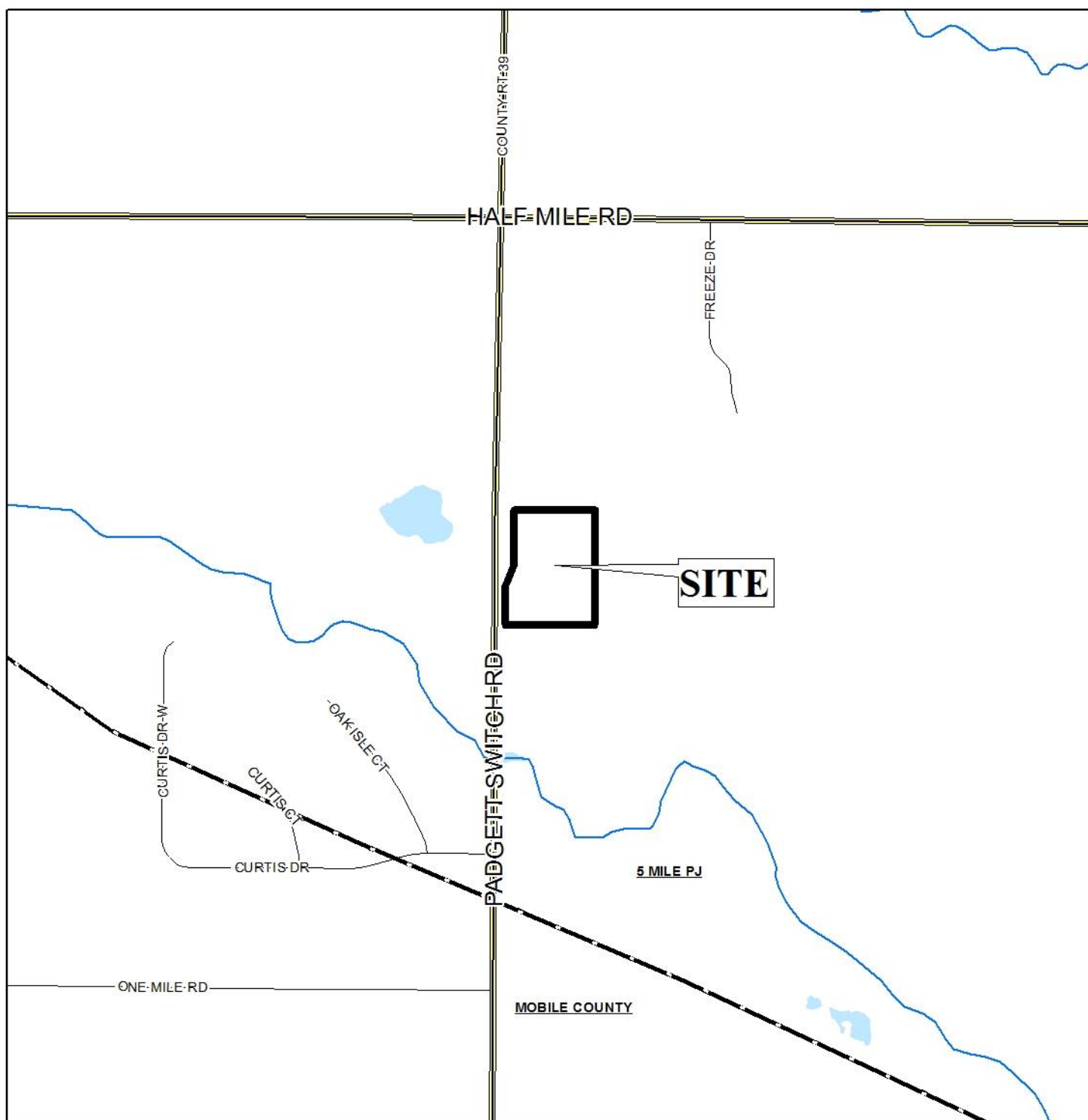
This site is located in the County; therefore, any lots which are developed commercially and adjoin residentially-developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations. A note should be placed on the Final Plat, if approved.

Based upon the preceding, this application is recommended for Tentative Approval subject to the following conditions:

- 1) Dedication sufficient to provide 50' from the centerline for Padgett Switch Road;
- 2) Retention of the lot size information in both square and in acres on the Final Plat;

- 3) Retention of 25' minimum building setback line along Padgett Switch Road, adjusted for dedication;
- 4) Placement of a note on the Final Plat stating that Lot 1 is limited to two curb cuts to Padgett Switch Road, with the size, design and location of the curb-cut 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;
- 6) Compliance with Engineering Comments and placement as a note on the Final Plat: *(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
- 7) Compliance with Fire Comment: *(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



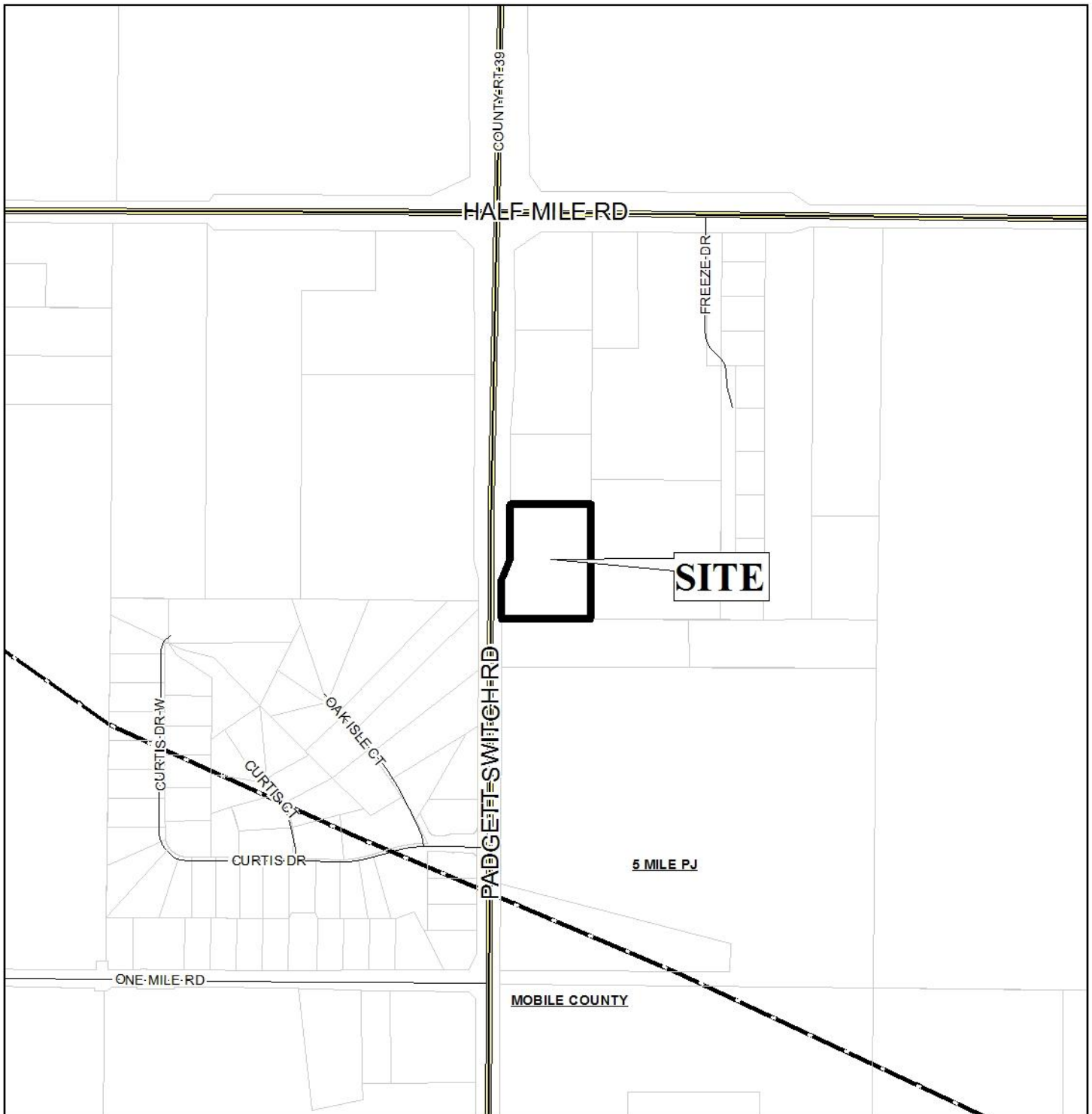
APPLICATION NUMBER 4 DATE March 23, 2017

APPLICANT Joseph Mallon Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



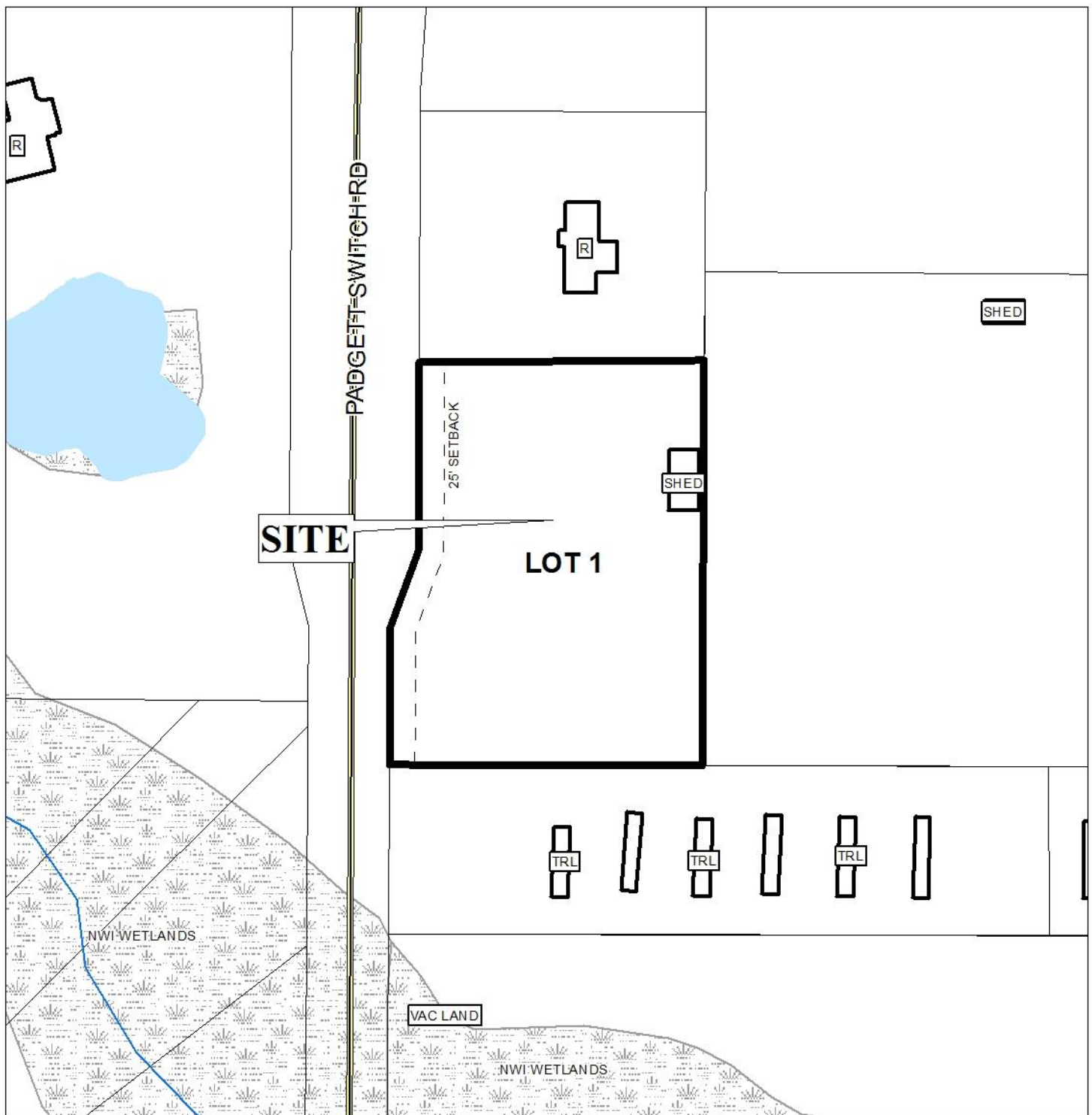
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



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