

SMHP COUNTRY ESTATES 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 plat illustrates the proposed 2-lot, 17.0 ± acre subdivision which is located at the Southwest corner of Old Pascagoula Road and Creel Road, within the Planning Jurisdiction. The applicant states that the site is served by public water and individual septic services.

The purpose of this application is to create 2 legal lots of record from two existing metes-and-bounds parcels.

The site fronts Old Pascagoula Road and Creel Road. Old Pascagoula Road is a component of the Major Street Plan with a planned 100' right-of-way. As the current right-of-way width along Old Pascagoula Road is 80', dedication to provide 50' from the centerline would be required. As the current right-of-way width along Creel Road is 60', no dedication will be required. A 25' corner radius dedication would also be required at the intersection of Old Pascagoula Road and Creel Road.

The plat should be revised to illustrate the 25' minimum building setback line along both street frontages as measured from any required right-of-way dedication. The plat should also be revised to label each lot with its size in both square feet and acres, after any required dedication, or a table should be furnished on the Final Plat providing the same information.

Access management is a concern along both Old Pascagoula Road and Creel Road. As each proposed lot would have over 200' of street frontage, a note should be required on the Final Plat stating that each lot is limited to two curb cuts, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards.

The plat indicates Alabama Power Company and Bellsouth easements on the site. Therefore, a note should be required on the Final Plat stating that no structures may be constructed or placed within any easements.

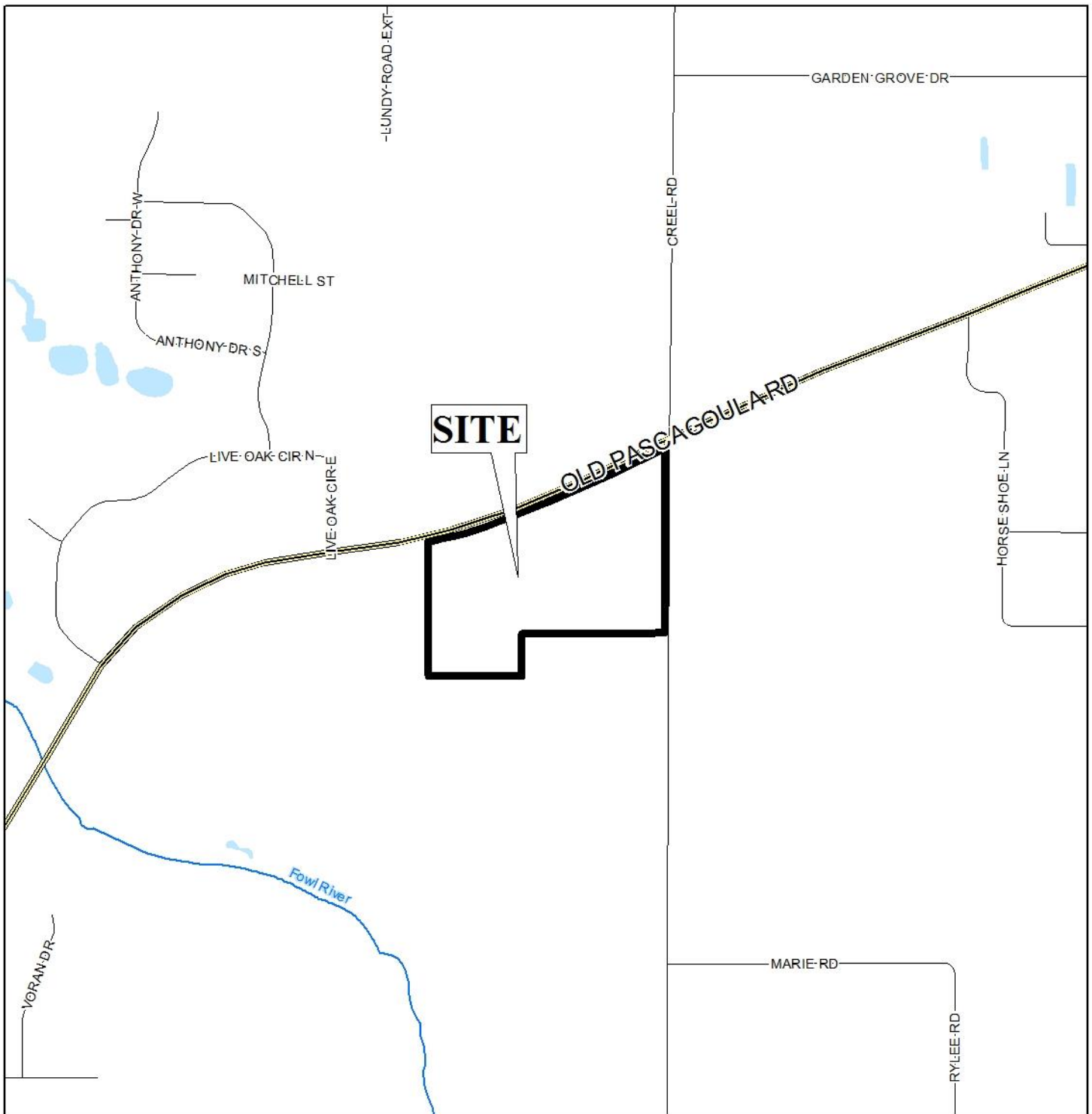
This site is located in Mobile County, thus a note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.

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 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.

RECOMMENDATION The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) dedication sufficient to provided 50' from the centerline of Old Pascagoula Road;
- 2) dedication to provide a 25' corner radius at the intersection of Old Pascagoula Road and Creel Road;
- 3) revision of the plat to illustrate a 25' minimum building setback line along all street frontages, as measured from any required right-of-way dedication;
- 4) revision of the plat to label each lot with its size in both square feet and acres, after any required dedication; or the furnishing of a table on the Final Plat providing the same information;
- 5) placement of a note on the Final Plat stating that each lot is limited to two curb cuts, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards;
- 6) placement of a note on the Final Plat stating that no structures may be constructed or placed within any easements;
- 7) 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;
- 8) placement of a note on the Final Plat stating that the site must 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 and Zoning Department and County Engineering; and
- 9) compliance with the 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)]*.

LOCATOR MAP



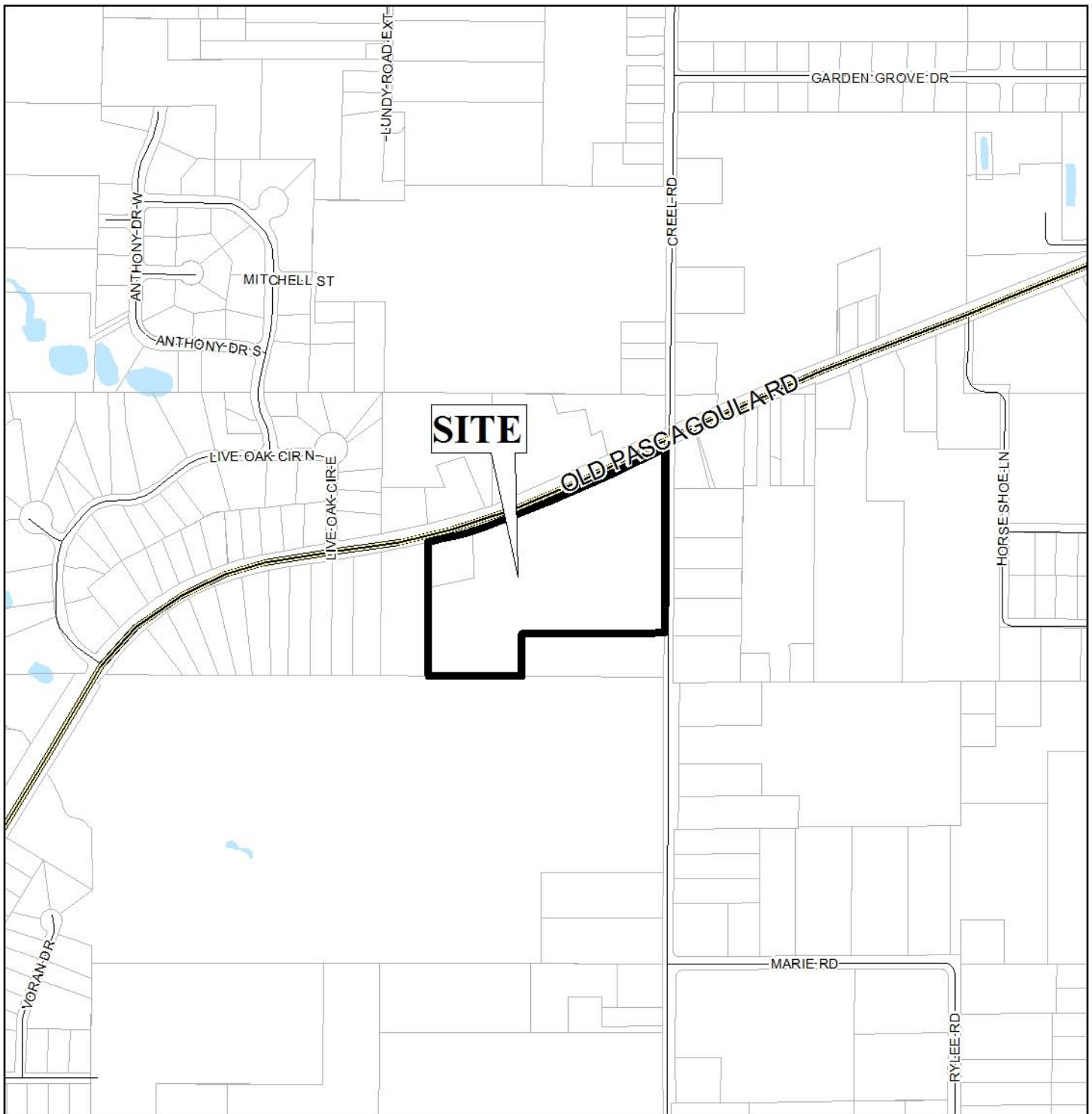
APPLICATION NUMBER 4 DATE February 1, 2018

APPLICANT SMHP Country Estates Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



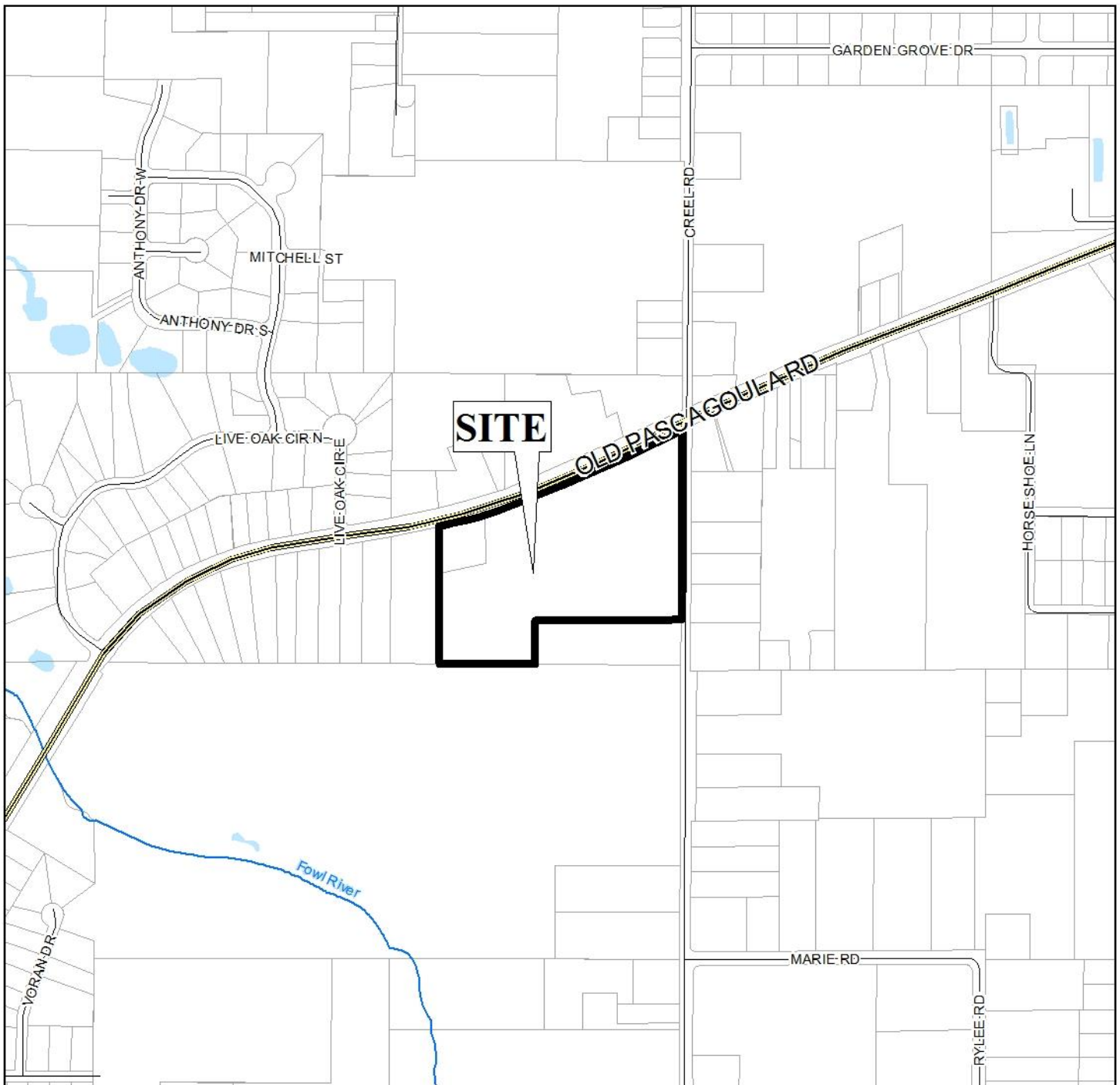
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APPLICANT SMHP Country Estates Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE February 1, 2018

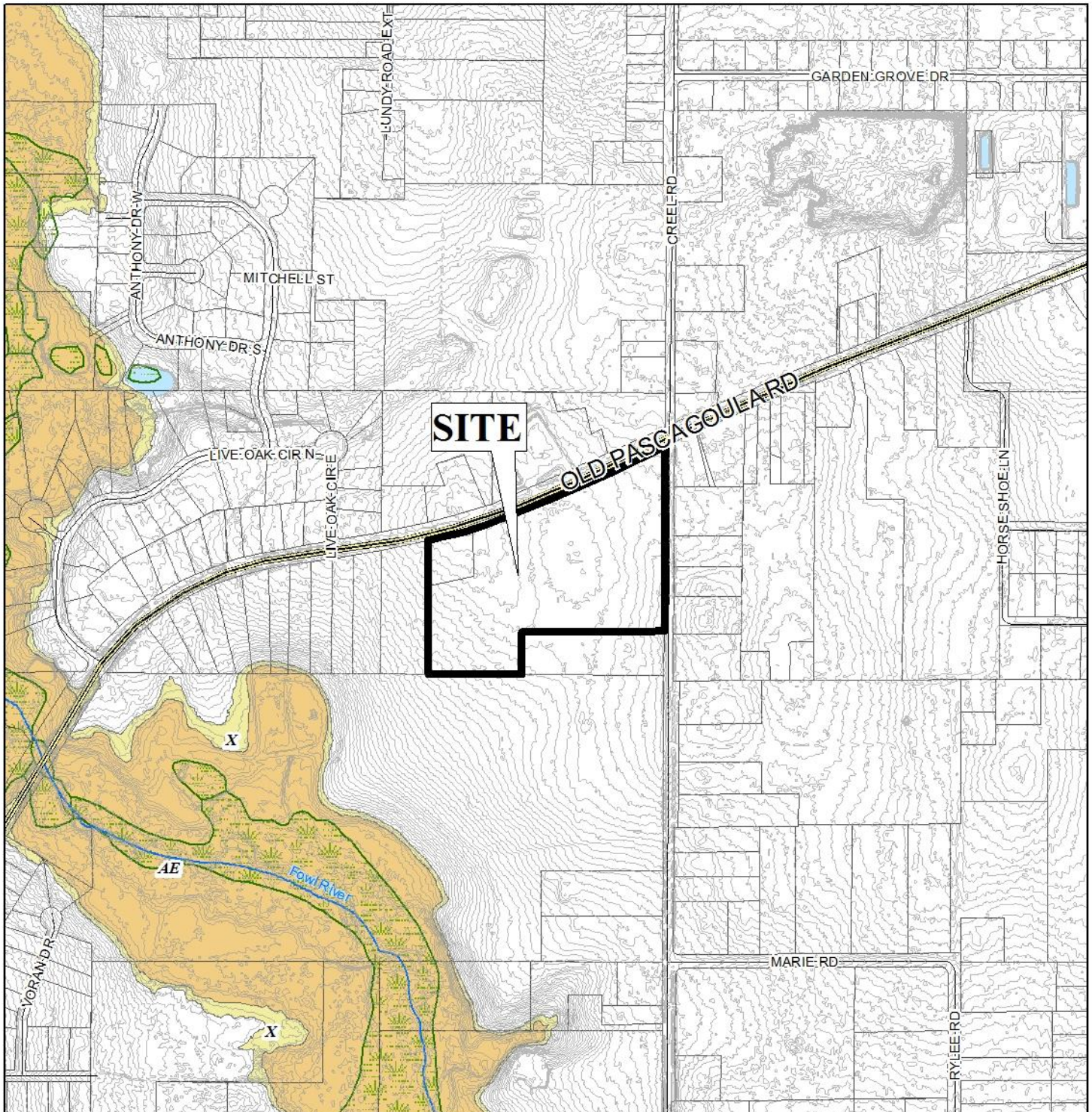
APPLICANT SMHP Country Estates Subdivision

REQUEST Subdivision

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



ENVIRONMENTAL LOCATOR MAP



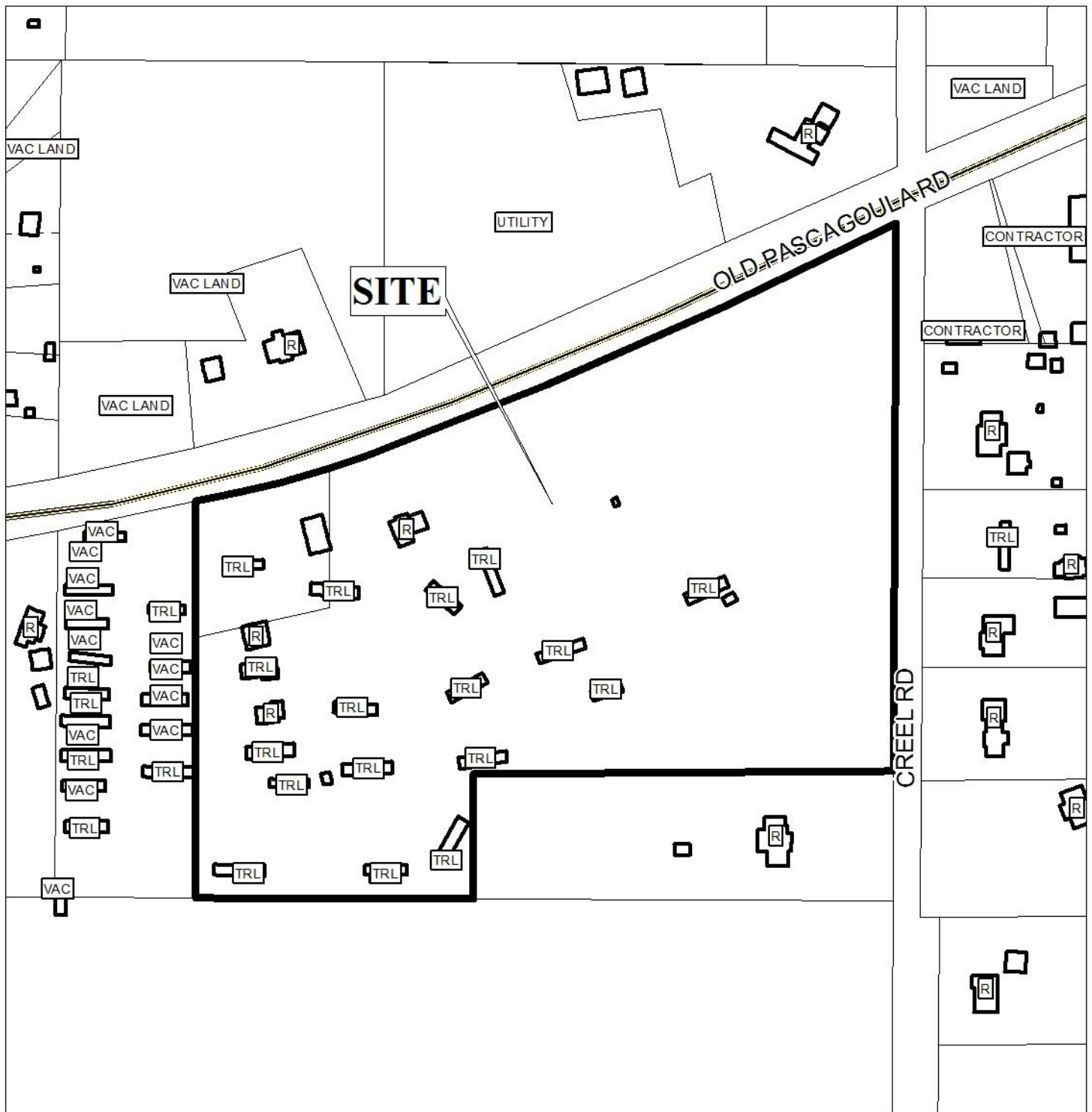
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APPLICANT SMHP Country Estates Subdivision

REQUEST Subdivision



SMHP COUNTRY ESTATES SUBDIVISION

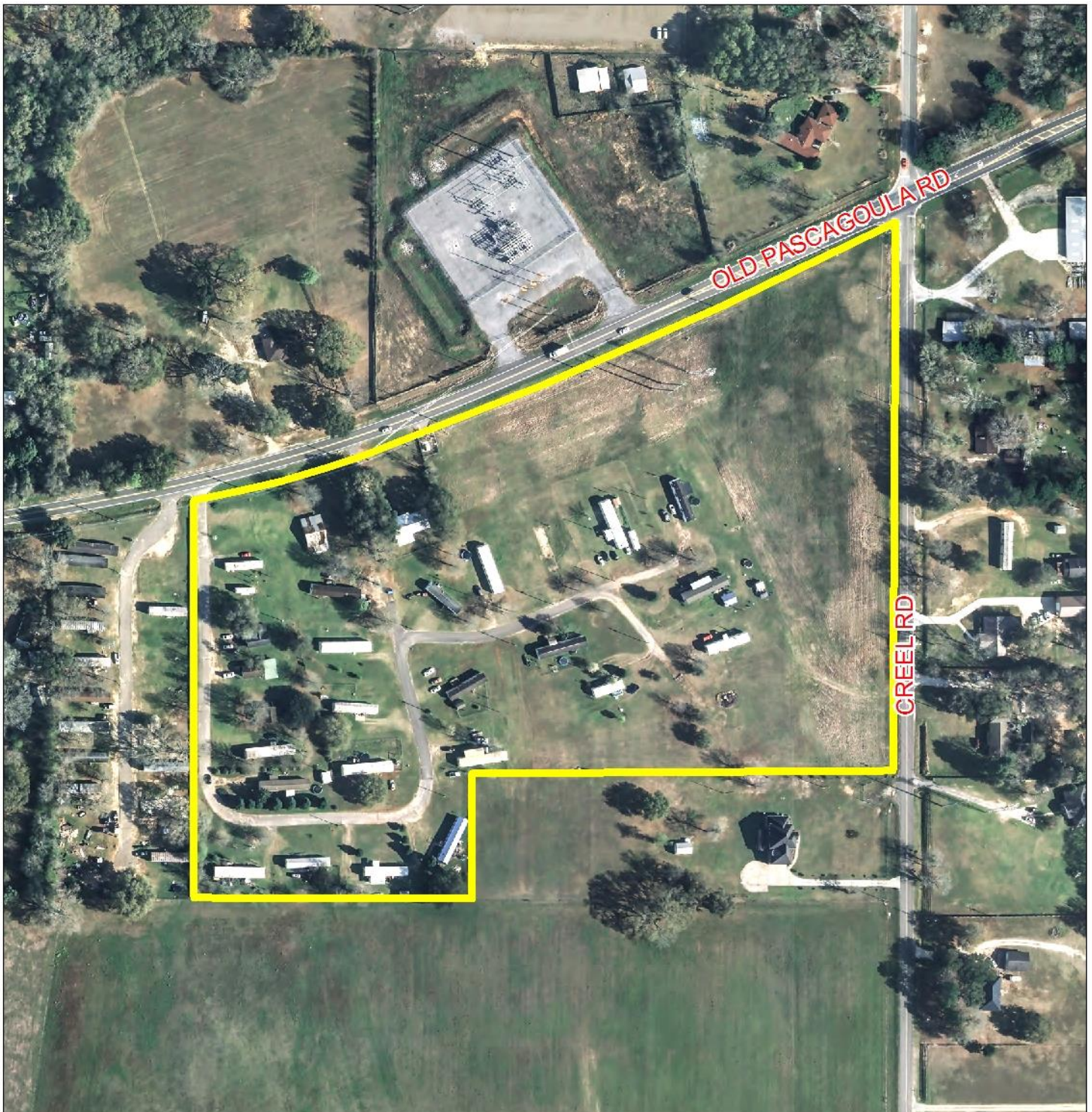


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



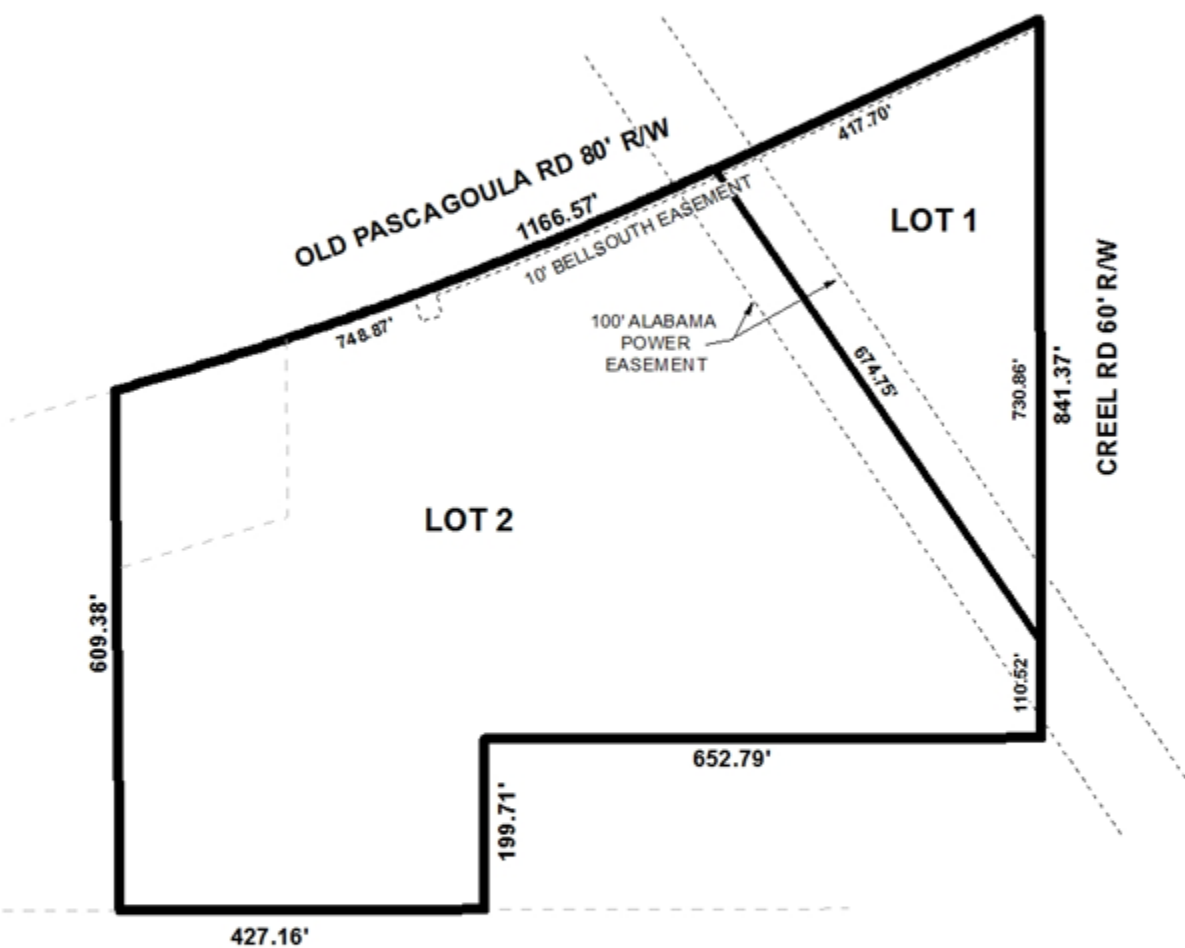
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APPLICATION NUMBER 4 DATE February 1, 2018



DETAIL SITE PLAN



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REQUEST Subdivision



