

## **VERA DOWNS SUBDIVISION, RESUBDIVISION OF LOTS 37 & 38**

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, 1.0± acre subdivision which is located on the South side of Old Pascagoula Road, 430'± West of Mamont Boulevard. 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 two (2) legal lots of record.

The proposed lot fronts Old Pascagoula Road, a minor street with adequate right-of-way width. The preliminary plat depicts an 80' right-of-way width for Old Pascagoula Road. It should also be noted that right-of-way for a service road with a 50' right-of-way width runs along the North of the subject property between Old Pascagoula Road and the proposed Lot 1, however, the service road has not been built in front of the subject site.

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.

It should be noted that there are drainage and utility easements along the East, West and South perimeter of the proposed Lot 1. Therefore, if approved, a note should be placed on the Final Plat stating that no structure shall be erected in any easement.

A 25' foot minimum building setback line is illustrated on the preliminary plat along the frontage and, if approved, should be retained on the Final Plat.

As a means of access management, a note should be placed on the Final Plat, if approved, stating that Lot 1 is limited to one curb cut, 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) Retention of the lot size information in both square and in acres on the Final Plat;
- 2) Retention of 25' minimum building setback line along the frontage;
- 3) Placement of a note on the Final Plat stating that no structure shall be erected any easement;
- 4) Placement of a note on the Final Plat stating that Lot 1 is limited to one curb cut to Old Pascagoula 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 Department Comment: *(Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).*

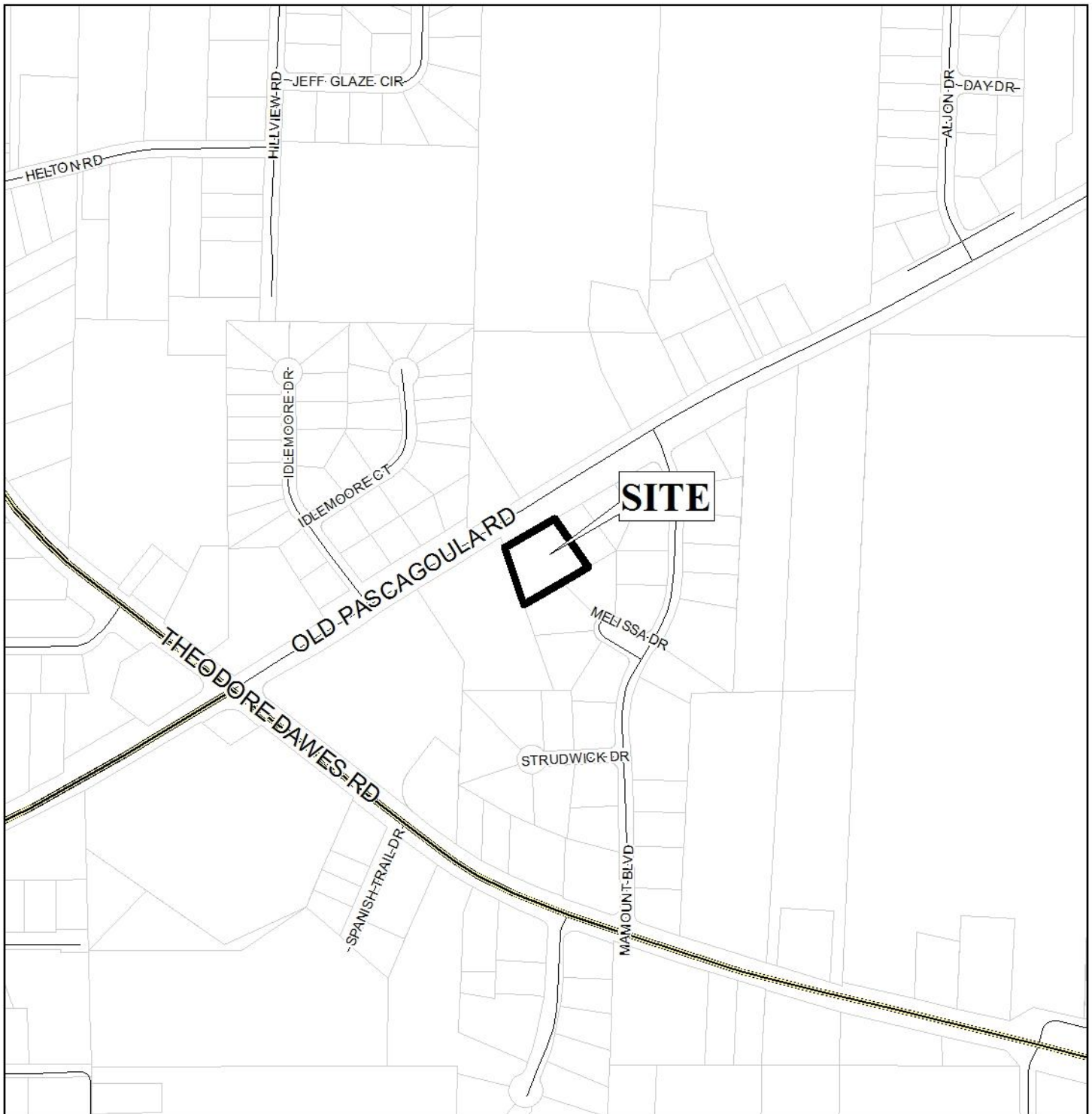
# LOCATOR MAP



APPLICATION NUMBER 5 DATE May 18, 2017  
APPLICANT Vera Downs Subdivision, Resubdivision of lots 37 & 38  
REQUEST Subdivision



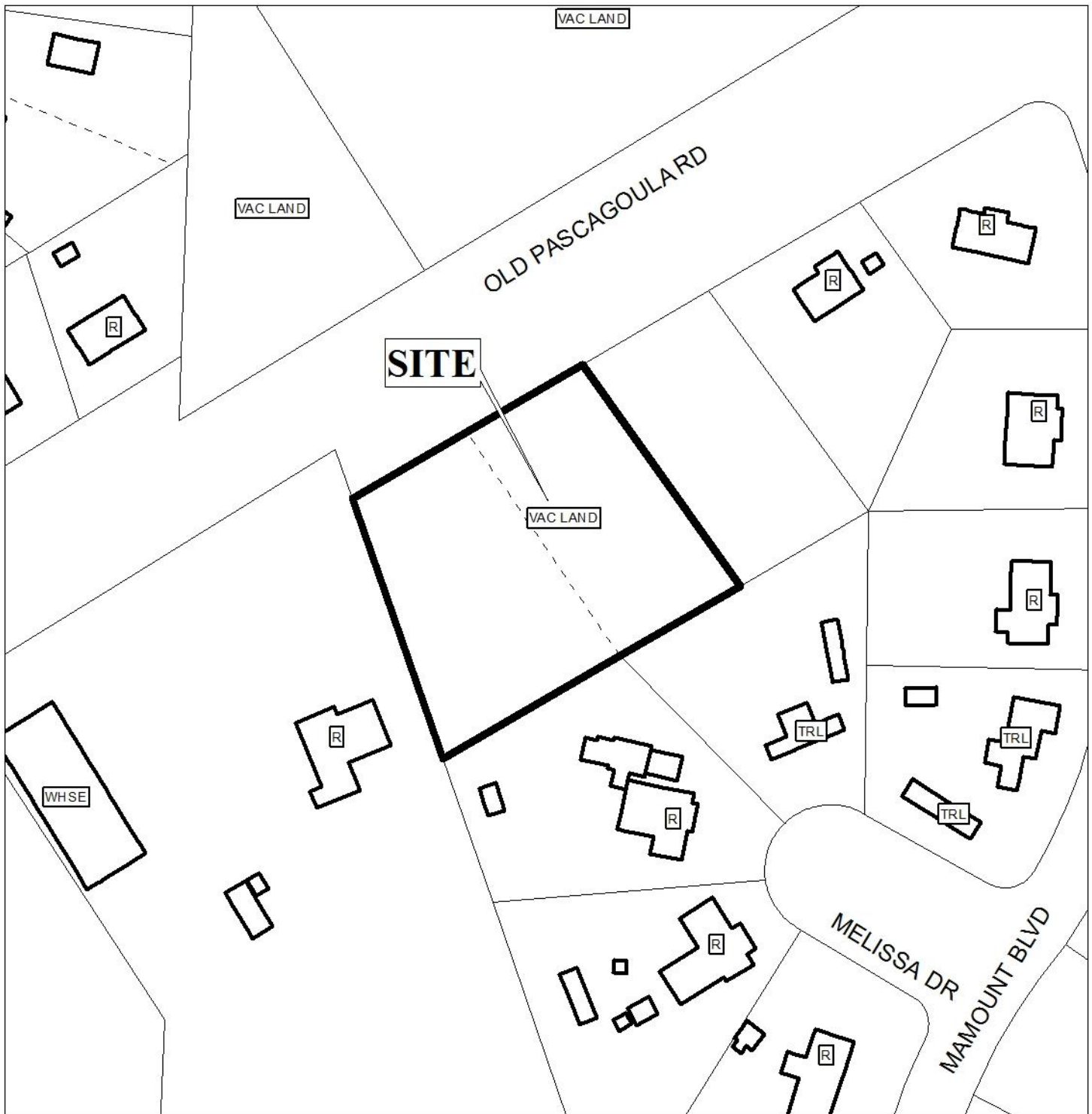
# LOCATOR ZONING MAP



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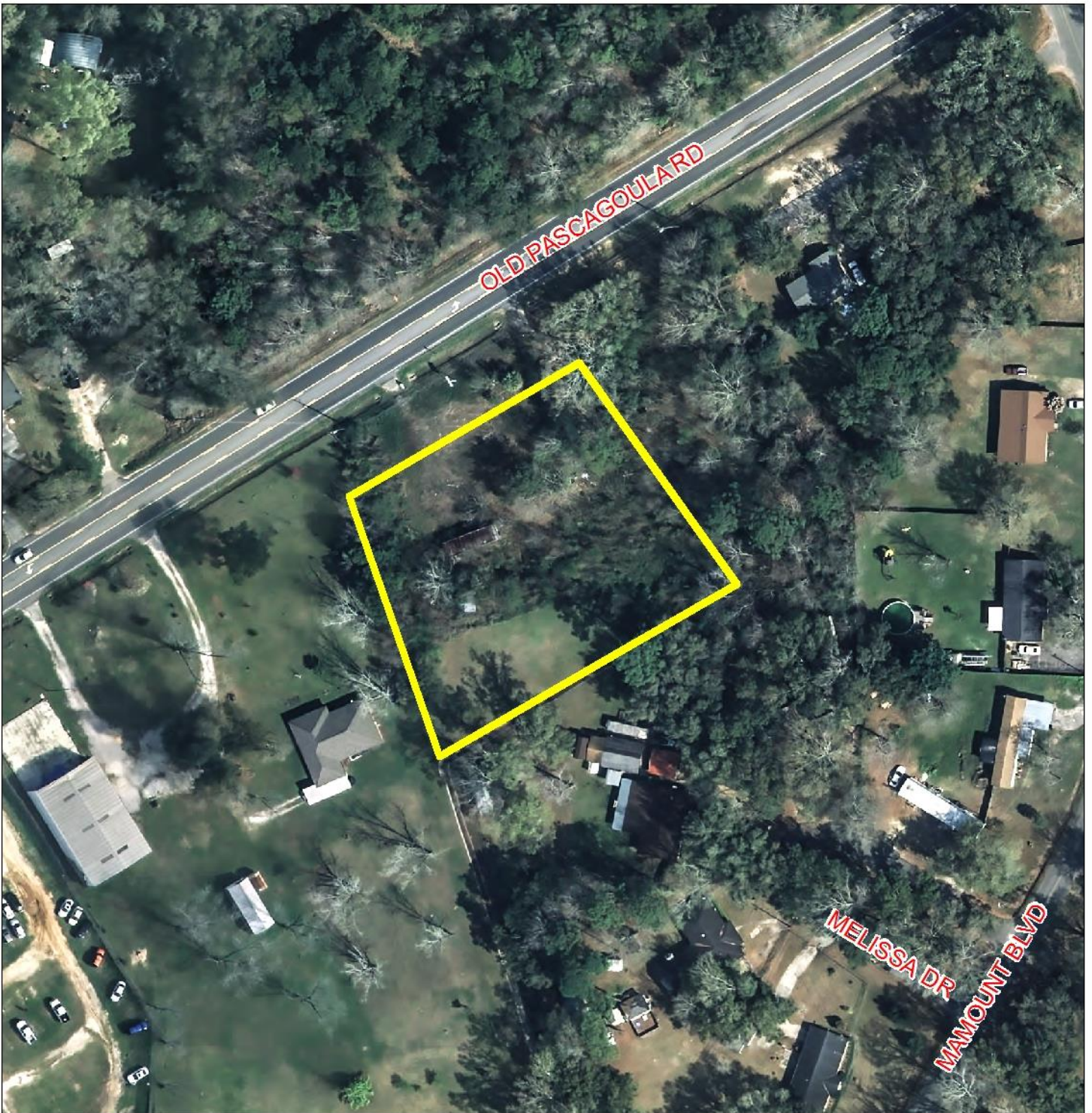
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6





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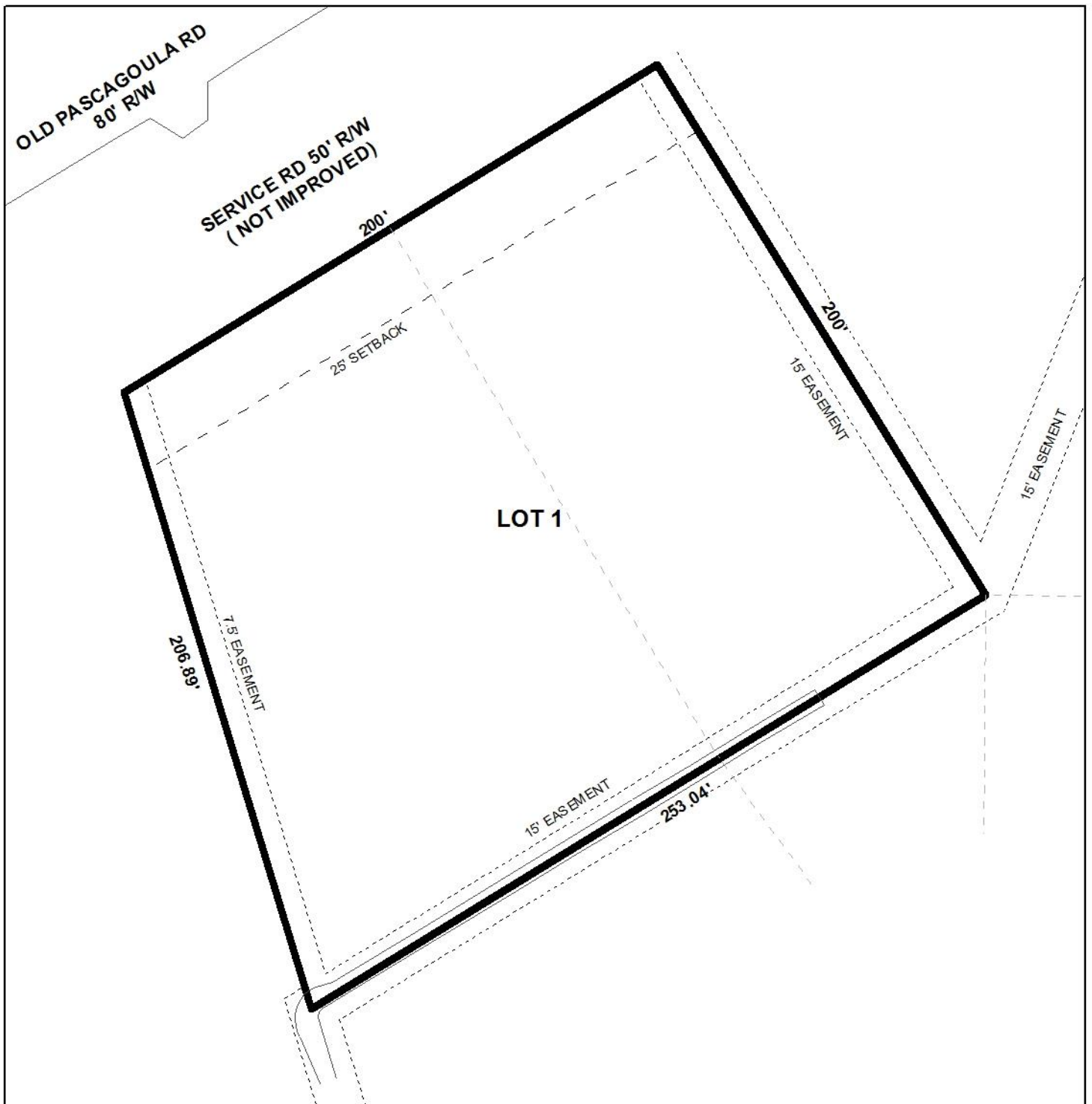
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NTS



# DETAIL SITE PLAN



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