

## **COOPER-HADLEY 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: 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 comment.

The preliminary plat illustrates the proposed 2-lot, 2.5± acre subdivision which is located on the North side of Old Pascagoula Road, 250'± East of the North terminus of Plantation Oaks Drive. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by onsite water and sewer systems.

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

The proposed lots front Old Pascagoula Road, a collector street. As a collector street, this street requires a 70' wide right-of-way width along this portion of Old Pascagoula Road. The existing right-of-way width is depicted as 80' on the preliminary plat and should be retained on the Final Plat, if approved.

The 25-foot minimum building setback line is depicted on the preliminary plat, and, if approved, should be retained on the Final Plat.

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. The applicant states the site has onsite water and sewer services; however, the applicant does not specify whether the water and sanitary sewer services will be provided via public water and public sanitary sewer systems, public water and individual septic systems, or some other variation of services in order to ensure that the subject site meets the minimum lot size requirements for the provided services. The application should be revised to indicate the providers of the onsite water and sanitary services and/or provide a note on the Final Plat stating such, if this application is approved.

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

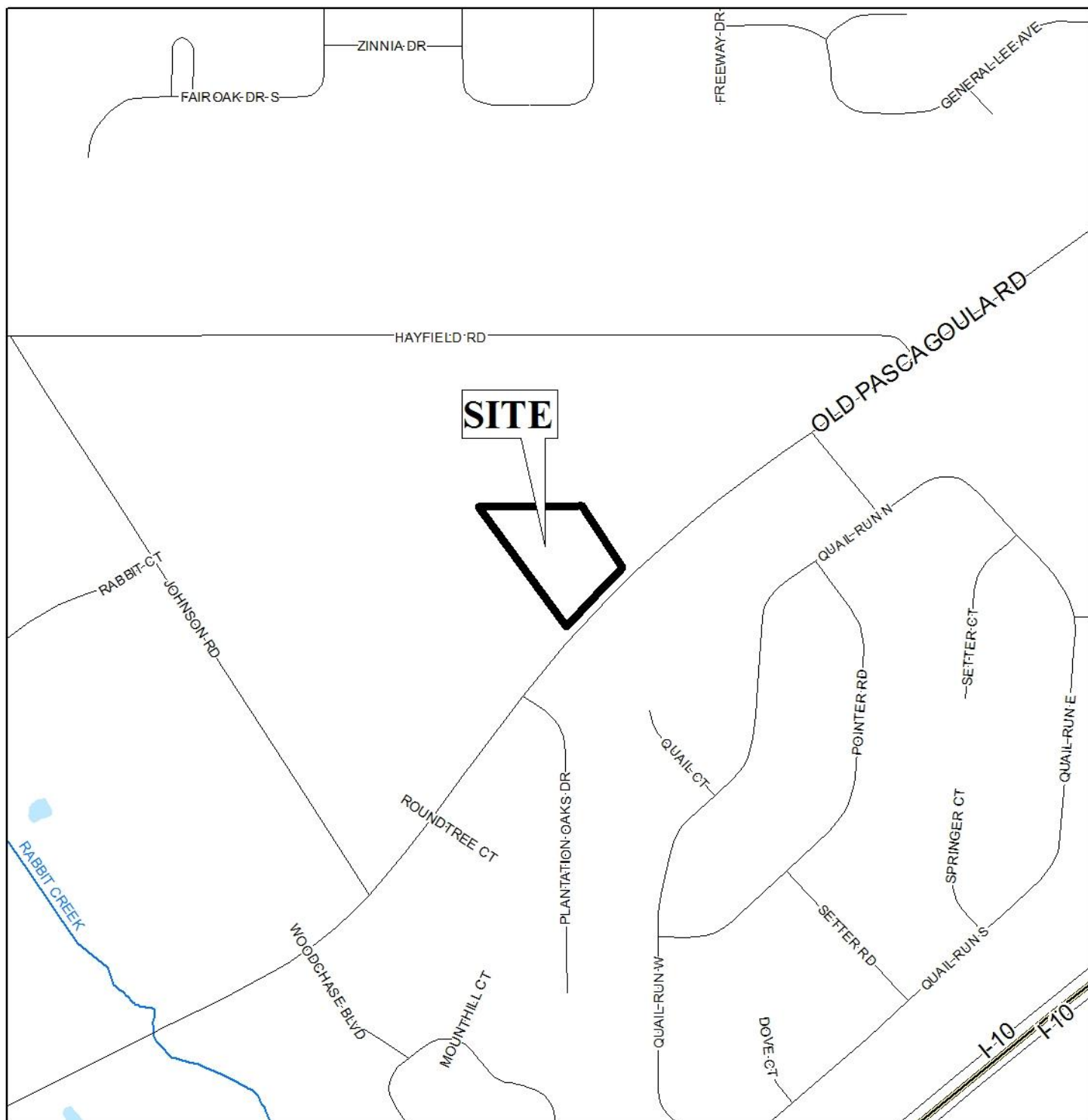
A 16' ingress/egress easement is illustrated on the preliminary plat. If approved, this should be retained on the Final Plat, along with a note stating that no structures are to be erected in any easement.

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) Revision of the application and/or the provision of a note on the Final Plat indicating the providers of both the onsite water and sanitary sewer services;
- 2) Retention of the 25-foot minimum building setback line on the Final Plat;
- 3) Retention of the lot size information in both square and in acres on the Final Plat;
- 4) Placement of a note on the Final Plat stating that stating that Lots 1 and 2 are limited to the existing curb cuts to Old Pascagoula Road, with any changes to 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 no structures are to be erected in any easement;
- 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 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*
- 8) Compliance with Fire Comment: *(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).*

# LOCATOR MAP



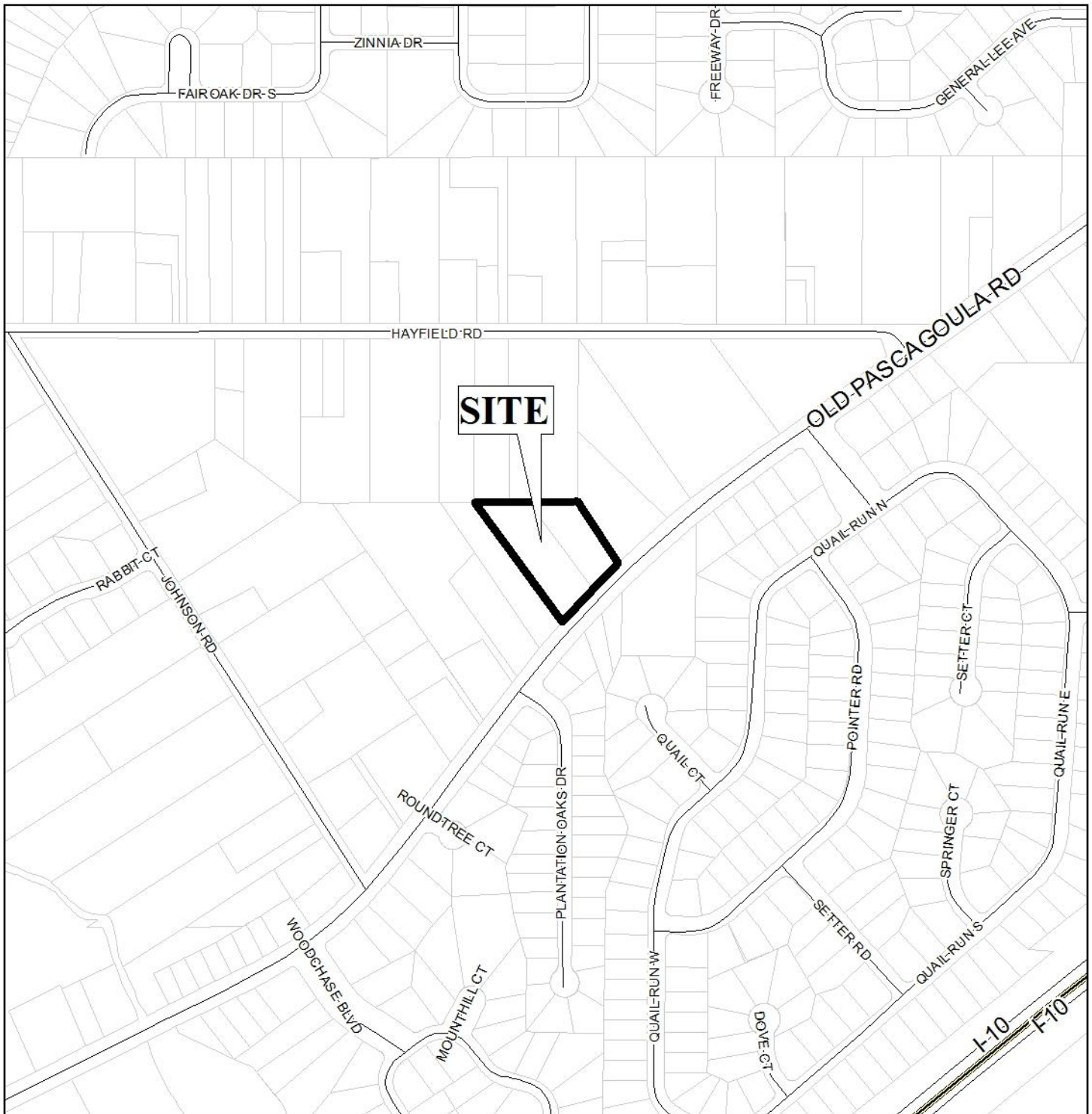
APPLICATION NUMBER 6 DATE February 2, 2017

APPLICANT Cooper-Hadley Subdivision

REQUEST Subdivision



# LOCATOR ZONING MAP



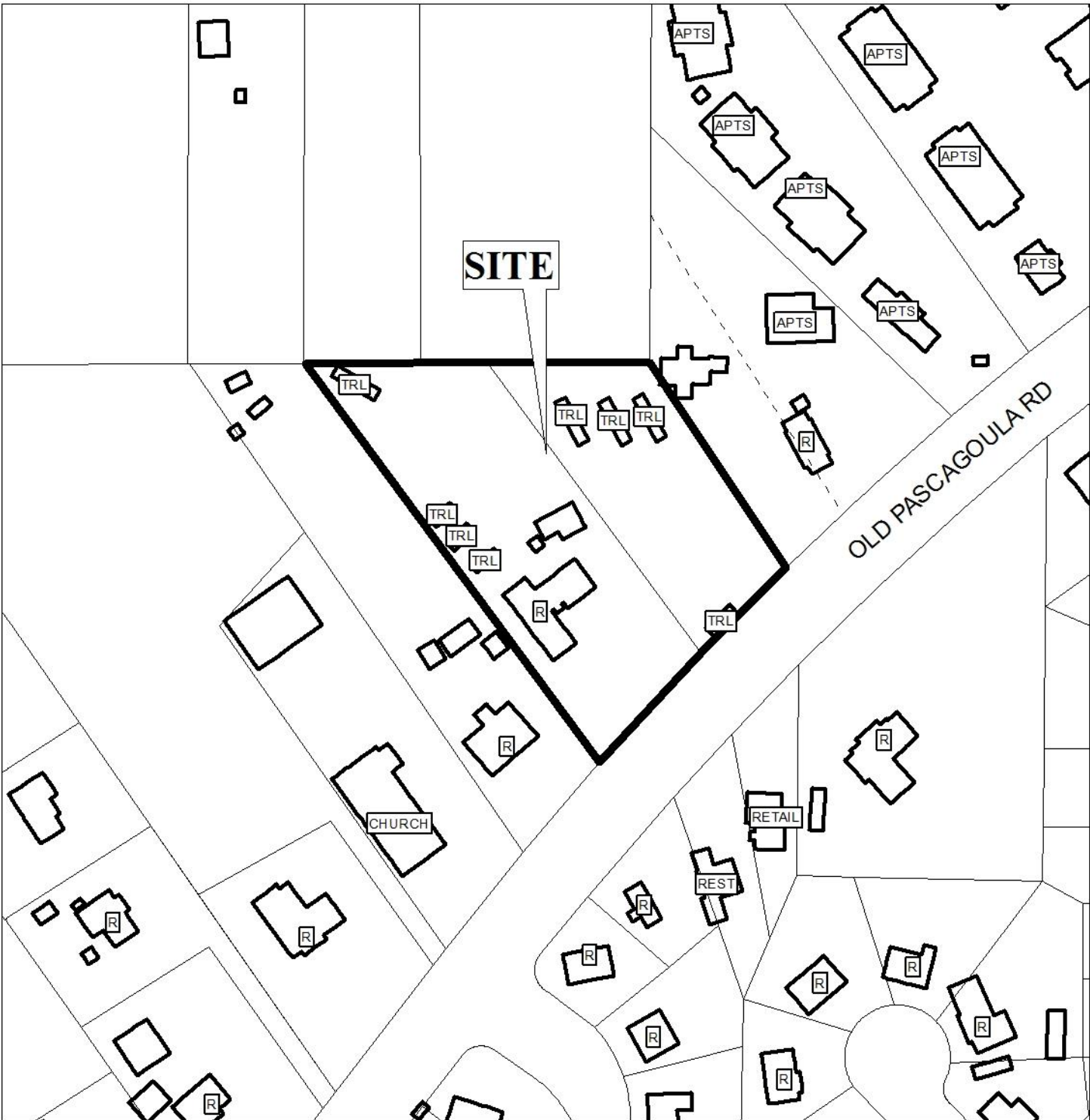
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6





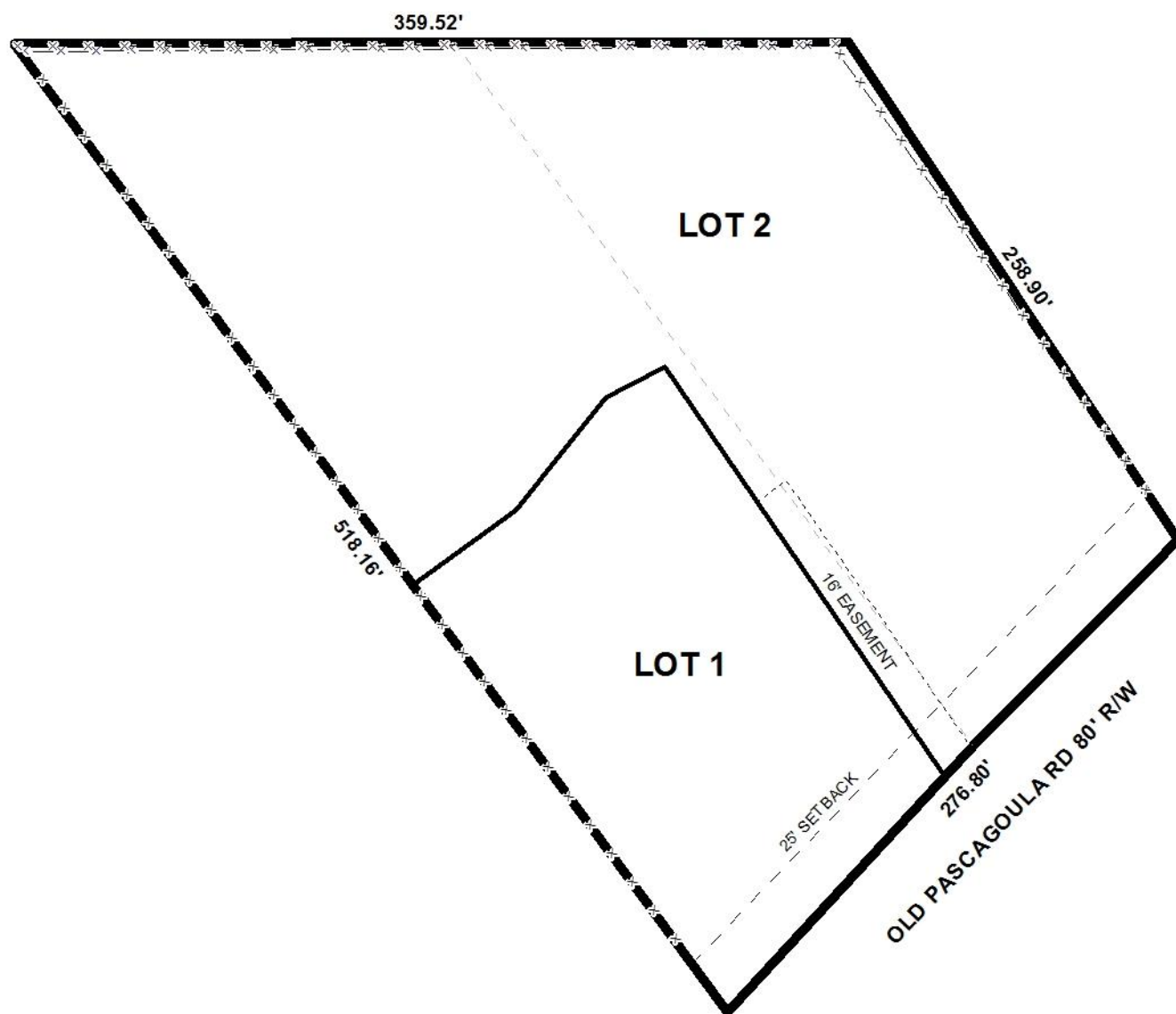
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# DETAIL SITE PLAN



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