

MAP PASCAGOULA 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: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

MAWSS Comments: MAWSS has only sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 2-lot, 7.6± acre subdivision which is located at the Southeast corner of Theodore Dawes Road and Old Pascagoula Road, within the planning jurisdiction. The applicant states that the subdivision is served by city water and sanitary sewer. The purpose of this application is to create two legal lots of record from five metes-and-bounds parcels.

The proposed lot sizes are provided in square feet and acres, and would exceed the minimum lot size required in Section V.D.2. of the Subdivision Regulations. This information should be retained on the Final Plat, if approved.

It should be noted that there is an existing playhouse which, if approved, would straddle the property lines between Lot 1 and Lot 2. The playhouse should either be relocated to be situated entirely within a single lot, or should be removed from the site.

The site has frontages along Theodore Dawes Road, a planned major street, and Old Pascagoula Road, a collector street. The Major Street Plan component of the Comprehensive Plan calls for 100-feet of right-of-way for Theodore Dawes Road, and the preliminary plat illustrates that the right-of-way varies at this location, possibly making dedications necessary to provide 50' from the centerline of Theodore Dawes Road. As a collector street, Old Pascagoula Road should have a right-of-way of 70', the preliminary plat also illustrates that the right-of-way varies along this location, possibly making dedications necessary to provide 35' from the centerline of Old Pascagoula Road.

The 25-foot minimum building setback is not illustrated on the preliminary plat. If approved, the setback should be illustrated along both frontages and adjusted for any dedication on the Final Plat.

As a means of access management, a note should be required on the Final Plat, if approved, stating that Lot 1 is limited to two curb cuts along Old Pascagoula Road and two curb cuts along Theodore Dawes Road with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards. The applicant submitted a proposed site plan illustrating that Lot 2 will have shared internal access with Lot 1 and no curb cut directly to Theodore Dawes, therefore, a note should be added to the site plan stating the Lot 2 will be limited to shared internal access with Lot 1.

This site is located in the County, thus 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 regarding this requirement should appear on the Final Plat, if approved.

The site will have to comply with the City of Mobile storm water and flood control ordinances. A note stating *"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."* should be placed on the Final Plat.

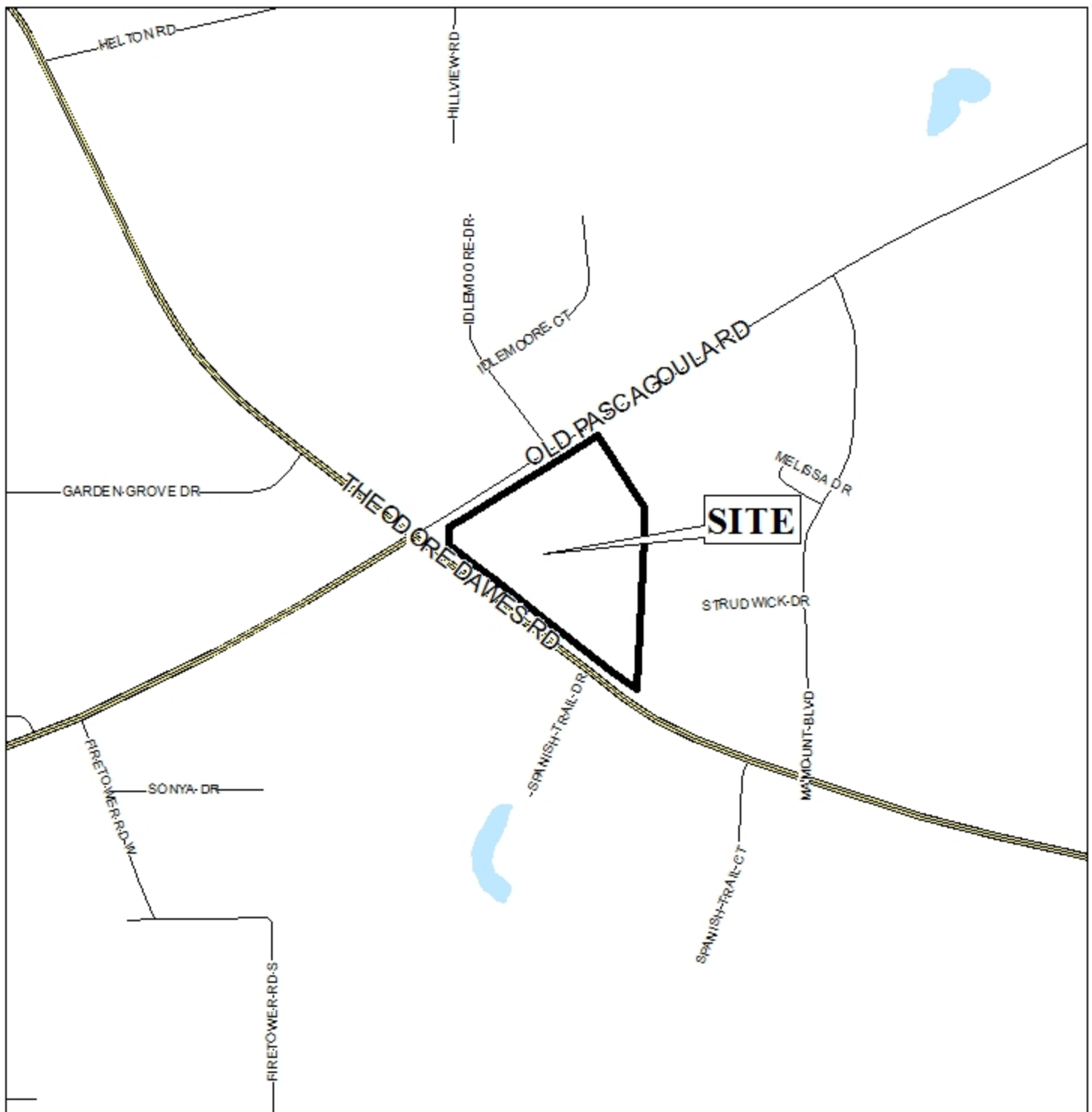
Based upon the preceding, this application is recommended Tentative Approval, subject to the following conditions:

- 1) dedication to provide 50' from the centerline of Theodore Dawes Road, if necessary;
- 2) dedication to provide 35' from the centerline of Old Pascagoula Road, if necessary;
- 3) illustration of the 25' minimum building setback along all frontages, adjusted for dedication;
- 4) labeling of the lot sizes adjusted for dedication, in square feet and acres, or provision of a table on the Final Plat with the same information;
- 5) either relocation of the existing playhouse so that it is entirely within one lot;
- 6) 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;
- 7) placement of a note on the Final Plat stating the site must comply with the City of Mobile storm water and flood control ordinances: *(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.);*
- 8) compliance with Fire Department comments *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and*

approved fire apparatus access roads and shall meet the requirements of Section D104.3.);

- 9) placement of a note stating that Lot 2 will be limited to shared internal access with Lot 1; and
- 10) placement of a note on the Final Plat limiting Lot 1 two curb cuts along Old Pascagoula Road and two curb cuts along Theodore Dawes Road, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards.

LOCATOR MAP



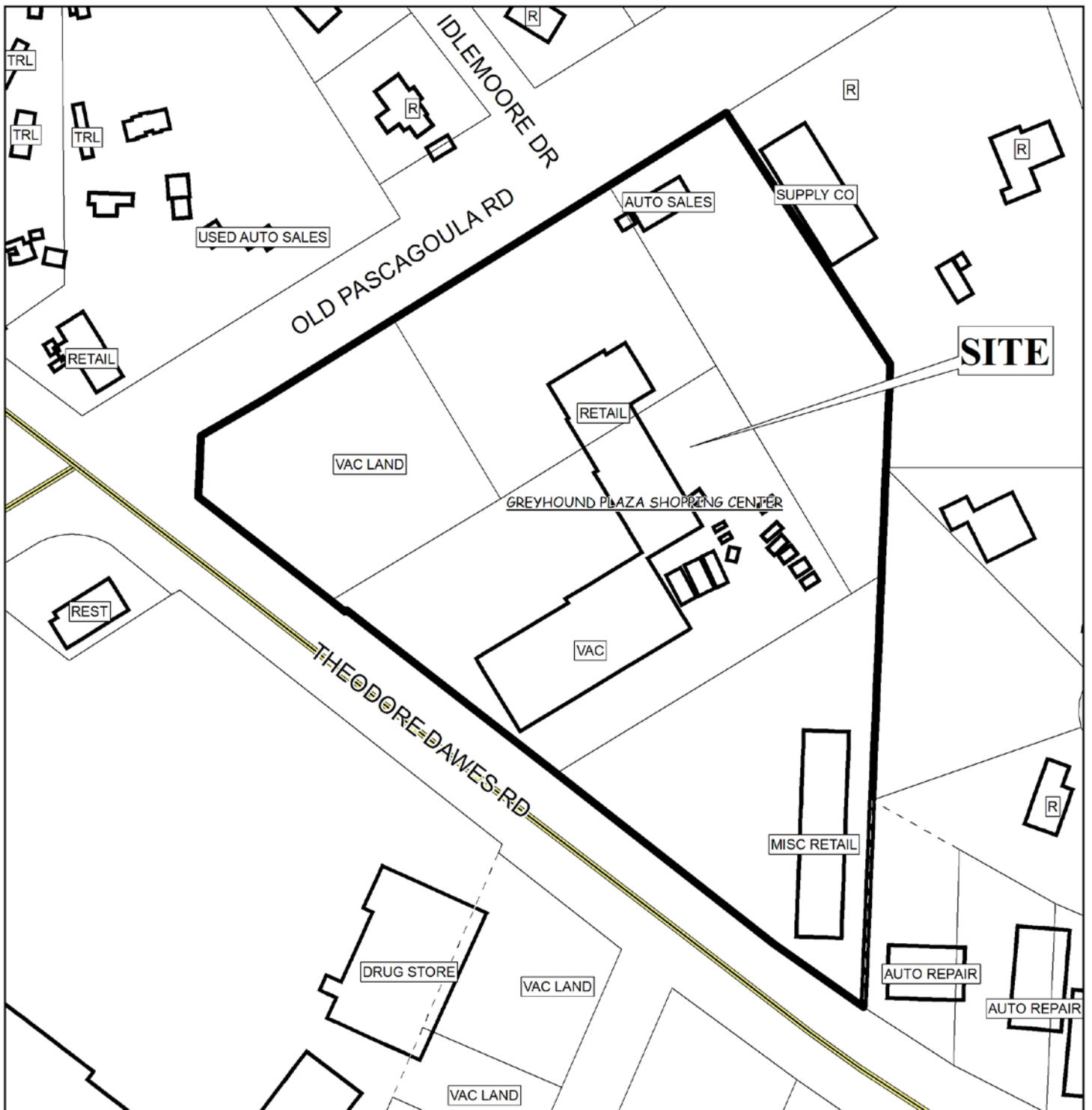
APPLICATION NUMBER 6 DATE May 7, 2015

APPLICANT MAP Pascagoula Subdivision

REQUEST Subdivision



MAP PASCAGOULA 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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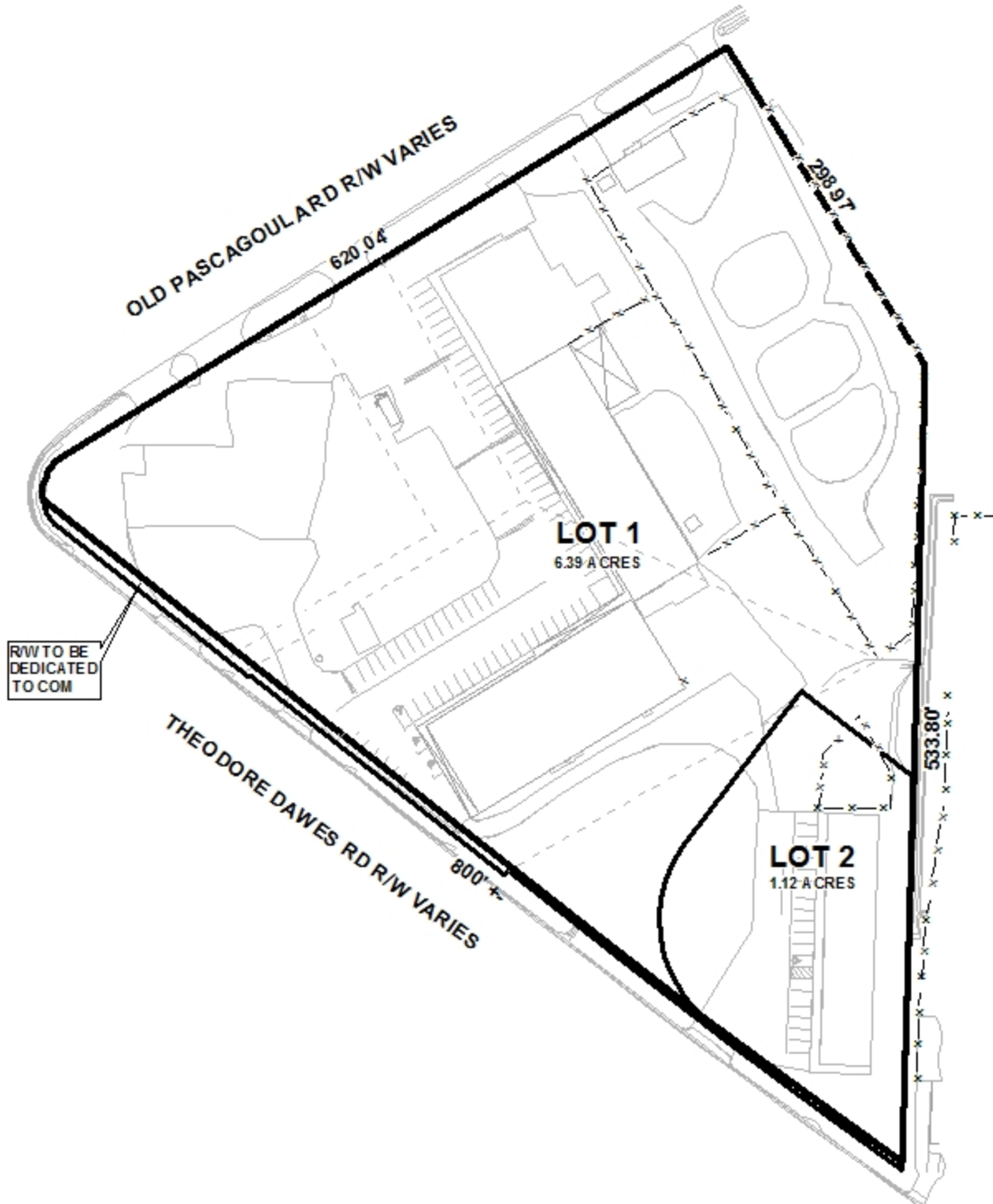


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NTS

DETAIL SITE PLAN



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APPLICANT MAP Pascagoula Subdivision

REQUEST Subdivision



NTS