

MINNIE LEE POIROUX FAMILY DIVISION

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.

MAWSS Comments: No comments.

The plat illustrates the proposed 3-lot, 7.9± acre subdivision which is located at 833 Old Pascagoula Road (South side of Old Pascagoula Road, 455'± West of Kings Ridge Road), in the planning jurisdiction. The applicant states that the subdivision is served by public water service and individual septic tanks.

The purpose of this application is to create three legal lots of record from a metes-and-bounds parcel for a family subdivision. The subject property has been deeded to the applicant and his siblings via an estate. All proposed lots would meet the minimum size requirements of the Subdivision Regulations. However, Lot 1 may not meet the 20,000 square-foot requirement for septic tank systems after frontage dedication. Therefore, the depth of Lot 1 may have to be slightly increased to meet the 20,000 square-foot requirement after dedication. As proposed, Lots 2 and 3 would require waivers of V.D.1. and V.D.3. of the Subdivision Regulations due to their irregular shapes and maximum depths. As the Regulations allow for exceptions in the case of a family subdivision or where irregularly-shaped and deep lots exist in the area, both exceptions would apply in this case. Therefore, waivers of Sections V.D.1. and V.D.3. would be in order. A note should be required on the Final Plat stating that Lots 2 and 3 are not to be allowed further subdivision until additional frontage on a paved public street is provided.

The site has frontage on Old Pascagoula Road, a component of the Major Street Plan with a planned 100' right-of-way and a current 80' right-of-way. Therefore, dedication to provide 50' from the centerline of Old Pascagoula Road should be required. The 25' minimum building setback line should be revised to be measured from any required dedication. As on the preliminary plat, all lots should be labeled with their sizes in both square feet and acres, after any required dedication, or a table should be furnished on the Final Plat providing the same

information. The area of Lot 1 should be verified to be at least 20,000 square feet after any required dedication.

As a means of access management, a note should be required on the Final Plat stating each lot is limited to one curb cut to Old Pascagoula Road, with the size, location and design of all curb cuts to be approved by County Engineering and conform to AASHTO standards.

The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species.

The site is located in the county. Therefore, a note should be placed on the Final Plat stating that any lots 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 located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. If approved, a letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

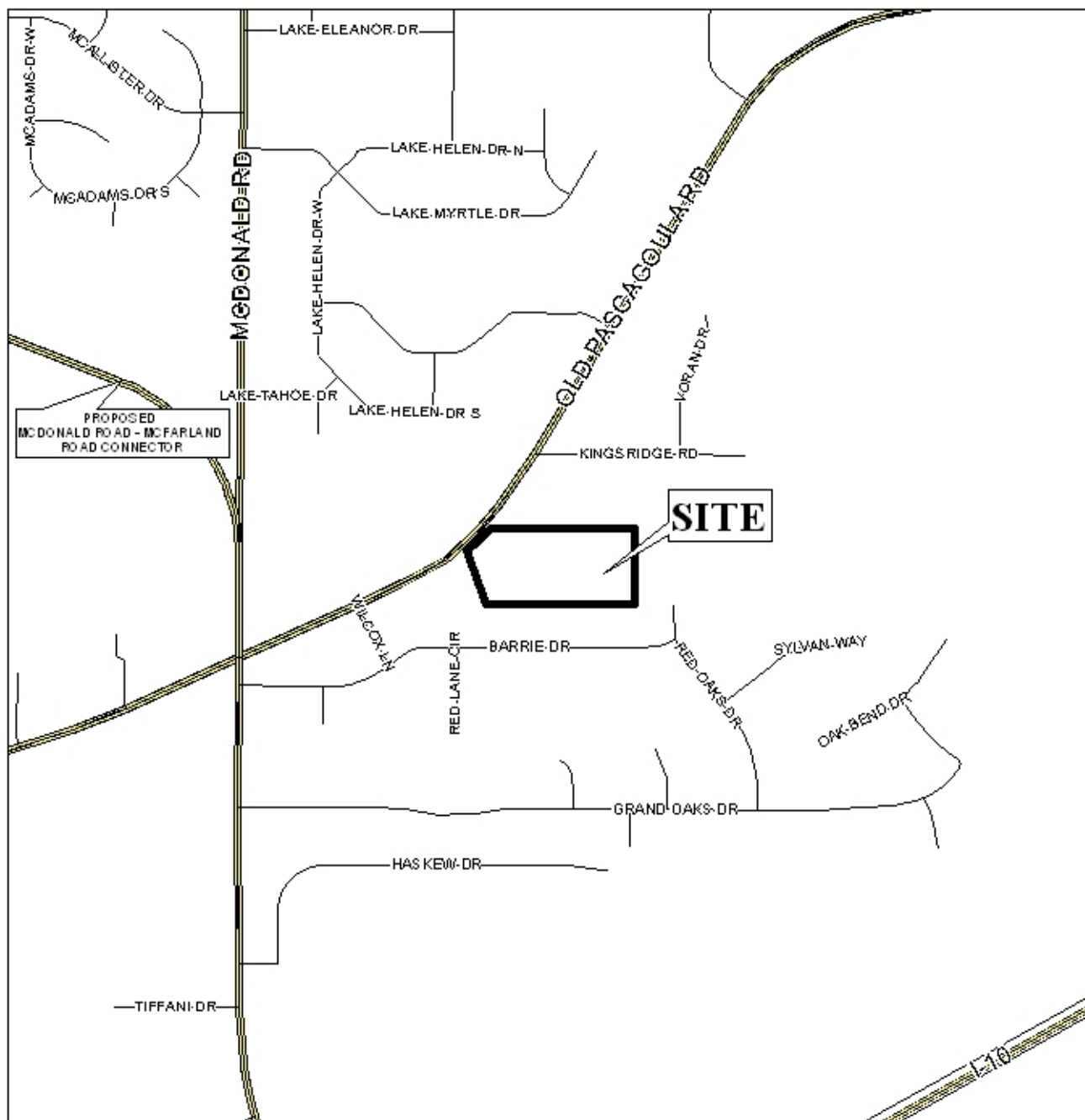
With a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that no future subdivision of Lots 2 and 3 will be allowed until additional frontage on a paved public street is provided;
- 2) dedication of sufficient right-of-way to provide 50' from the centerline of Old Pascagoula Road;
- 3) illustration of the 25' minimum building setback line along Old Pascagoula Road as measured from any required dedication;
- 4) labeling of 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) verification that Lot 1 meets the 20,000 square-foot requirement after any required dedication;
- 6) placement of a note on the Final Plat stating that each lot is limited to one curb cut to Old Pascagoula Road with the size, location and design of all curb cuts to be approved by County Engineering and conform to AASHTO standards;
- 7) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species;
- 8) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.8 of the Subdivision Regulations;
- 9) 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); and

- 10) compliance with the 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).*

LOCATOR MAP



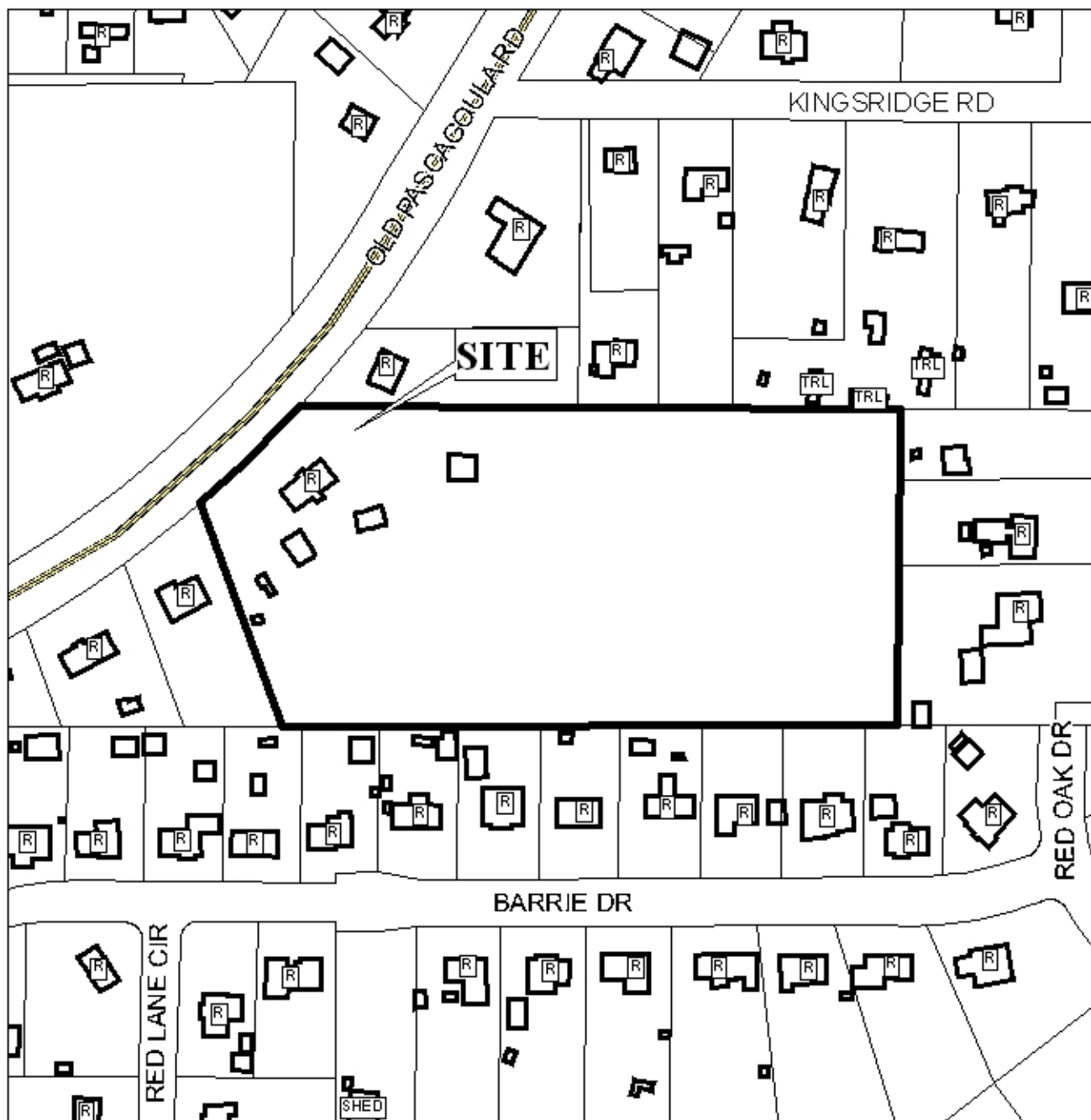
APPLICATION NUMBER 7 DATE March 1, 2012

APPLICANT Minnie Lee Poiroux Family Division Subdivision

REQUEST Subdivision



MINNIE LEE POIROUX FAMILY DIVISION SUBDIVISION



APPLICATION NUMBER 7 DATE March 1, 2012

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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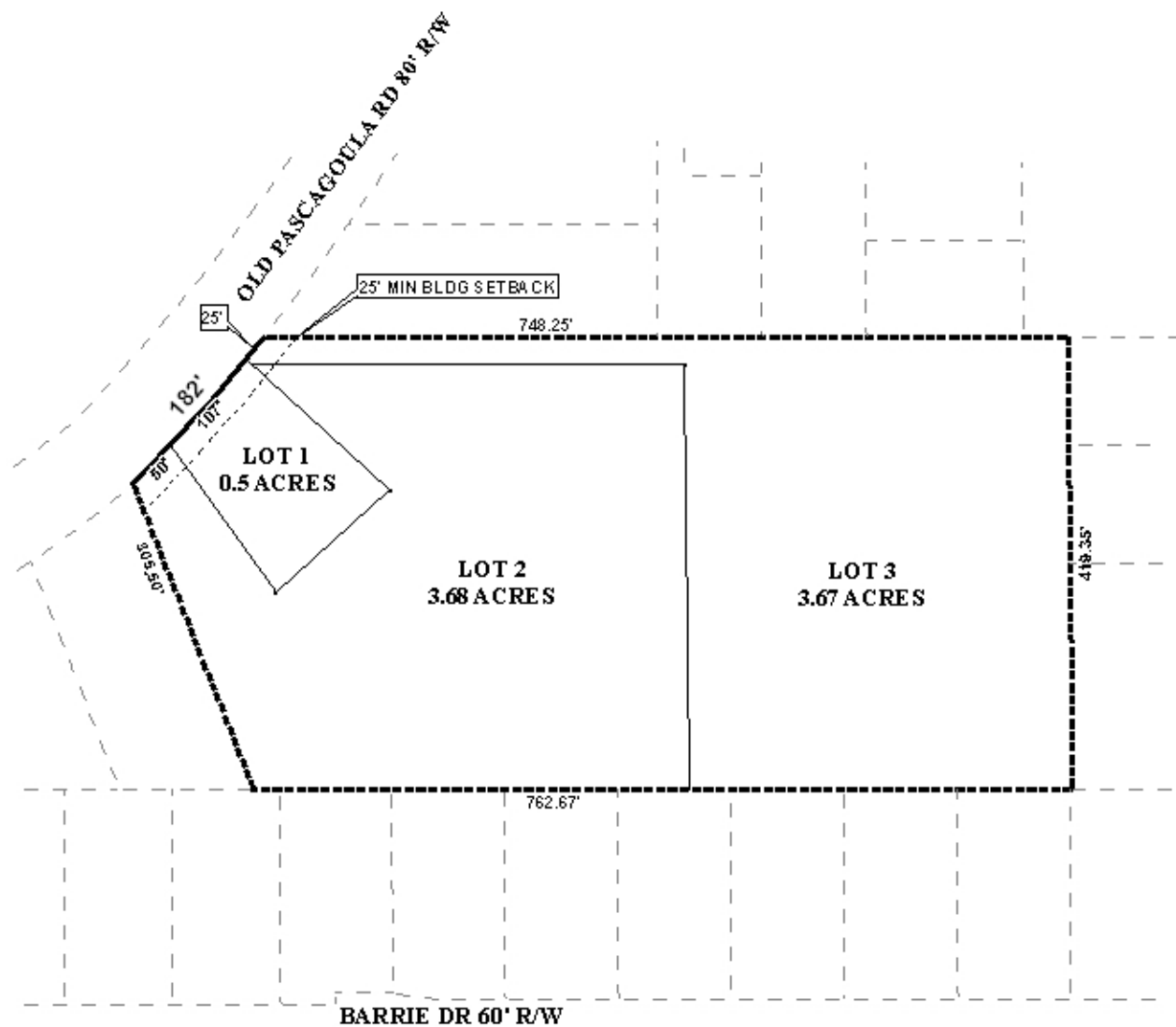
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APPLICATION NUMBER 7 DATE March 1, 2012



DETAIL SITE PLAN



APPLICATION NUMBER 7 DATE March 1, 2012
APPLICANT Minnie Lee Poiroux Family Division Subdivision
REQUEST Subdivision

